

STATE OF TEXAS
COUNTY OF BLANCO

KNOW ALL MEN BY THESE PRESENT, THAT RED OAK MOUNTAIN, LLC, BEING THE OWNER OF THAT CERTAIN 492.6 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 194189 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, TO BE KNOWN AS THE RED OAK MOUNTAIN SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF MAENIUS ROAD PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENTS SHOWN HEREON AND DO HEREBY DEDICATE TO THE HOMEOWNER'S ASSOCIATION THE PRIVATE STREETS SHOWN HEREIN.

WITNESS MY HAND, THIS THE ____ DAY OF _____, A.D., 2 ____.

RED OAK MOUNTAIN, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: DAVID ROBERTS
DAVID ROBERTS, AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID ROBERTS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS OF THEREIN STATED. A

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF OCTOBER, A.D., 2020

Jessika Prem Horner
Notary Public, State of Texas
Comm. Expires 04-29-2024
Notary ID: 132457278

STATE OF TEXAS
COUNTY OF BLANCO

I, LAURA WALLA, COUNTY CLERK OF BLANCO COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 10 DAY OF November, A.D., 2020 THE COMMISSIONERS COURT OF BLANCO COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF THE SAID COURT IN BOOK ____ PAGE ____

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 10 DAY OF November, A.D., 2020

Laura Walla
LAURA WALLA, COUNTY CLERK
BLANCO COUNTY, TEXAS

Brett Bray
BRETT BRAY, COUNTY JUDGE
BLANCO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BLANCO

I, LAURA WALLA, COUNTY CLERK OF BLANCO COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 10 DAY OF November, 2020 AT 10:09 O'CLOCK A.M. AND DULY RECORDED ON THE 10 DAY OF November, A.D., 2020 AT 10:09 O'CLOCK A.M. IN PLAT RECORDS OF BLANCO COUNTY, TEXAS IN BOOK 3 PAGE 298

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 10 DAY OF November, A.D., 2020

Laura Walla
LAURA WALLA, COUNTY CLERK
BLANCO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BLANCO

KNOWN TO ME BY THESE PRESENT, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE BLANCO COUNTY SUBDIVISION REGULATIONS AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

Kyle L. Pressler
KYLE L. PRESSLER, R.P.L.S.
LICENSE NO. 6528

DATE 10/13/2020

STATE OF TEXAS
REGISTERED
KYLE L. PRESSLER
6528
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BLANCO

KNOWN TO ME BY THESE PRESENT, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ENGINEERING RELATED REQUIREMENTS OF THE BLANCO COUNTY SUBDIVISION REGULATIONS.

Garrett D. Keller
GARRETT D. KELLER, P.E.
LICENSE NO. 111511

DATE 10/13/2020

STATE OF TEXAS
GARRETT D. KELLER
111511
LICENSED
PROFESSIONAL ENGINEER

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO EITHER: AN INDIVIDUAL WELL, THE LOCATION OF WHICH HAS BEEN APPROVED BY THE BLANCO-PEDERNALES GROUNDWATER CONSERVATION DISTRICT; A TCEQ APPROVED PUBLIC WATER SUPPLY SYSTEM; OR OTHER DOMESTIC WATER SUPPLY SUBJECT TO APPROVAL BY THE BLANCO COUNTY COMMISSIONERS COURT.

BLANCO-PEDERNALES GROUNDWATER CONSERVATION DISTRICT
830-868-9196

DATE _____

REPLAT FOR RED OAK MOUNTAIN

A 492.663 ACRE TRACT OF LAND, OUT OF THE G.C. MANIUS SURVEY NO. 96, ABSTRACT 1543, THE C. SCHAMHORST SURVEY NO. 92, ABSTRACT 1366, AND THE C.C.S.D. & R.G.N.G. SURVEY NO. 91, ABSTRACT 677, BLANCO COUNTY, TEXAS, AND BEING ALL OF A CALLED 492.663 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 194189 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.

LOCATION MAP
N.T.S.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF BLANCO COUNTY, TEXAS, IT IS UNDERSTOOD THAT ALL ROADS SHOWN HEREON ARE PRIVATE ROADS AND SHALL REMAIN THE PROPERTY OF THE SUBDIVIDER AND/OR SUBSEQUENT OWNERS OF THE PROPERTY. THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF THESE ROADS AND ANY ASSOCIATED DRAINAGE IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND/OR SUBSEQUENT OWNERS OF THE SUBDIVISION AND WILL NOT BE THE RESPONSIBILITY OF BLANCO COUNTY.

David Roberts 10/13/2020
DAVID ROBERTS, AUTHORIZED AGENT DATE

NOTES:

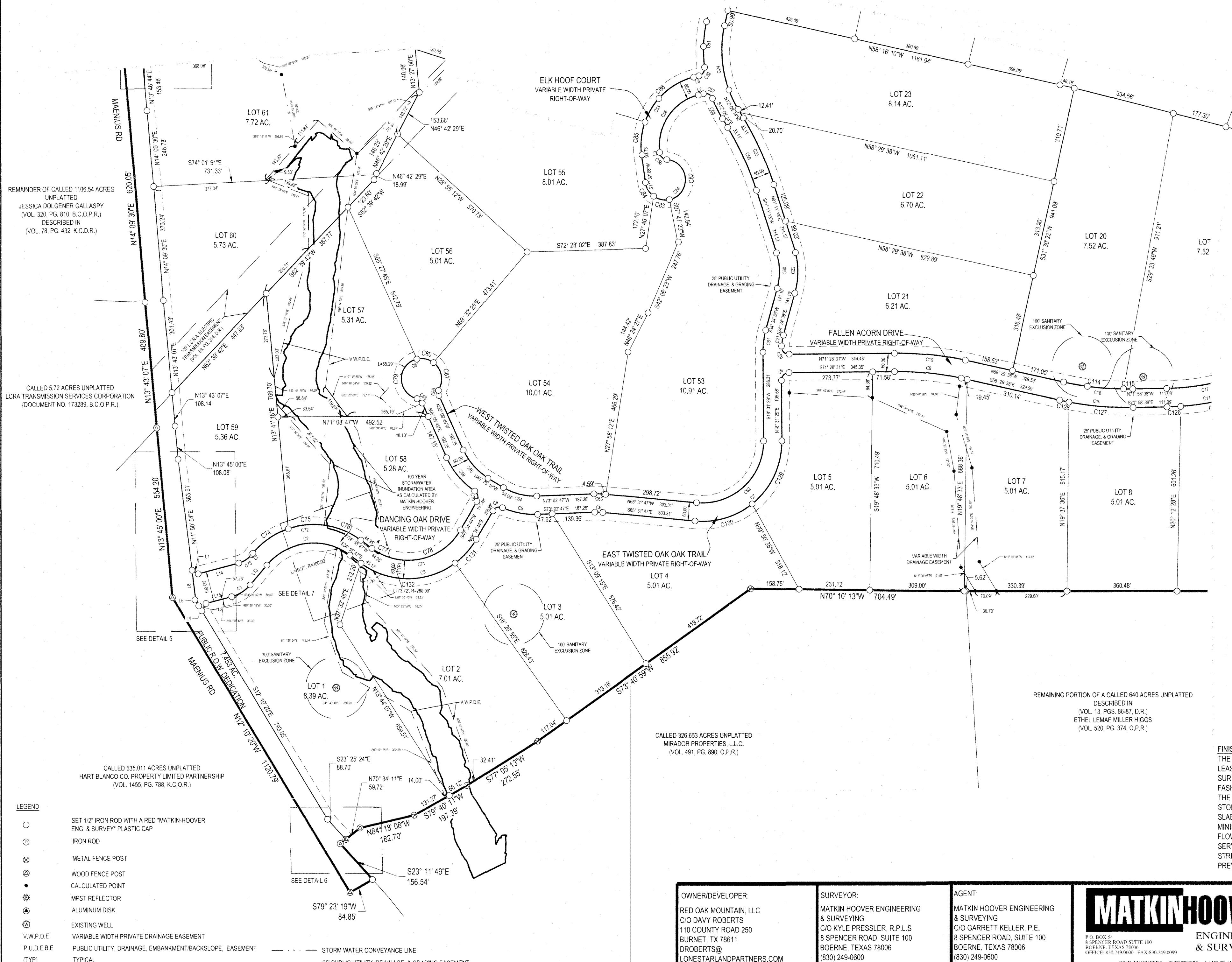
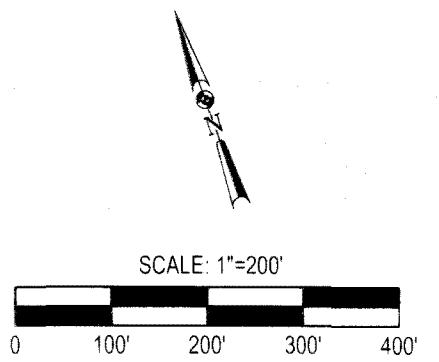
- EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND BLANCO COUNTY.
- WATER IS PROVIDED BY PRIVATE WELLS. NO PRIVATE SEPTIC SYSTEM WILL BE PERMITTED WITHIN 100' OF WELLS.
- THE "HOA EASEMENT" IS ESTABLISHED TO ALLOW THE HOME OWNER'S ASSOCIATION TO ACCESS AND MAINTAIN THE ONSITE FIRE SUPPRESSION WATER STORAGE TANK
- THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
- GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
- ELECTRICAL SERVICE IS PROVIDED BY PEDERNALES ELECTRIC COOP.
- POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES AT THE SUBDIVISION ENTRANCE.
- THERE IS 19.1 ACRES OF NEW ROAD RIGHT OF WAY.
- THERE IS 12,935 LINEAR FEET OF NEW PRIVATE ROADS.
- ALL ROADS WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE RED OAK MOUNTAIN PROPERTY OWNERS ASSOCIATION.
- THERE ARE 65 RESIDENTIAL LOTS WITHIN THIS SUBDIVISION.
- BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- LOCATION OF UTILITY EASEMENTS HEREBY CONVEYED SHALL BE LIMITED TO A STRIP OF LAND BEING TWENTY FIVE (25) FEET IN WIDTH ALONG ALL FRONT AND REAR LOT LINES AND FIFTEEN (15) FEET ALONG ALL SIDE LOT LINES, WITH ADDITIONAL GUYING EASEMENTS AS NEEDED, OR AS INDICATED ON SAID PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS TO OR FROM SAID UTILITY EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, HANGING NEW WIRE ON, MAINTAINING AND REMOVING SAID LINES AND APPURTENANCES.
- THERE IS HEREBY DEDICATED DRAINAGE EASEMENTS WITHIN THIS SUBDIVISION AS NOTED ON THIS PLAT. THE REVIEW COMMITTEE OF THE PROPERTY OWNER'S ASSOCIATION MAY FURTHER RESTRICT THE LOCATION OF BUILDINGS AND/OR OTHER IMPROVEMENTS AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AT THE BLANCO COUNTY COURTHOUSE. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DRAINAGE EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO SOLID FENCES, DENSE SHRUBBERY, STRUCTURES, SEPTIC TANK DRAIN FIELDS, ETC.).
- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, LANDSCAPING, FENCES, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL NOT BE ALLOWED WITHOUT THE APPROVAL OF BLANCO COUNTY.
- NO LOTS WITHIN THIS SUBDIVISION ARE ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48031C0050C, EFFECTIVE DATE FEBRUARY 6, 1991 FOR BLANCO COUNTY, TEXAS.
- NOT ALL EXISTING STORM WATER CONVEYANCE FLOW PATHS AND/OR AREAS ARE SHOWN ON THIS PLAT. PROPERTIES ADJACENT TO ANY STORM WATER CONVEYANCE AREAS MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR FLOW ELEVATION.
- ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, AND/OR CATV LINES AND APPURTENANCES.
- GRANTOR HEREBY DEDICATES TO THE PUBLIC UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
- BLANCO COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, RECREATION AREAS AND OPEN SPACES. THE SUBDIVISION PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS BLANCO COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS NOTE.
- A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE COUNTY ORDINANCES, AND GIVING THE COUNTY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH PRIVATE DRIVES, STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND COUNTY ORDINANCES. THE POA SHALL MAINTAIN AT ALL TIMES WITH THE COUNTY EMERGENCY MANAGEMENT OFFICE THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.
- RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LAND OWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
- BLANCO COUNTY DRIVEWAY PERMITS ARE REQUIRED FOR LOTS 60-65. DRIVEWAYS FOR THESE LOTS WILL BE PERMITTED AND CONSTRUCTED CONCURRENT WITH THE SUBDIVISION IMPROVEMENTS.

PEDERNALES ELECTRIC NOTES:

- ANY PEC MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF PEC EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) AS PART OF ITS ELECTRIC SYSTEM ARE HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: NONE.

OWNER/DEVELOPER: RED OAK MOUNTAIN, LLC C/O DAVY ROBERTS 110 COUNTY ROAD 250 BURNET, TX 78611 DROBERTS@LONESTARLANDPARTNERS.COM	SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 (830) 249-0600 KYLE.PRESSLER@MATKINHOOVER.COM	AGENT: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 (830) 249-0600 GKELLER@MATKINHOOVER.COM	MATKINHOOVER ENGINEERING & SURVEYING P.O. BOX 52 8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 FAX: (830) 249-0595 TEXAS REGISTERED ENGINEERING FIRM F-004512 TEXAS REGISTERED SURVEYING FIRM F-10024000 CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS DATE: OCTOBER 12, 2020 JOB NO. <u>3157.00</u> SHEET <u>1</u> OF <u>6</u>
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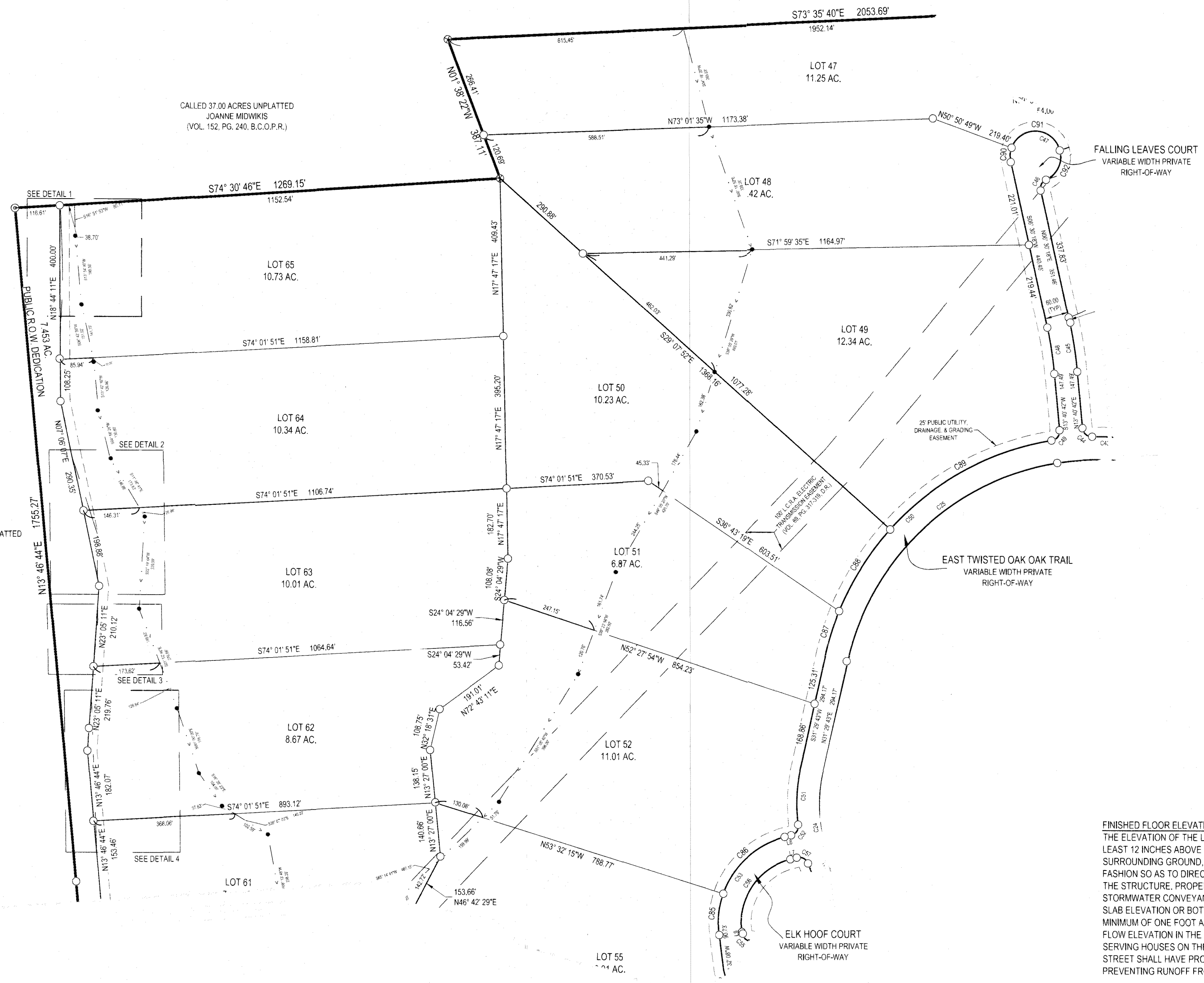
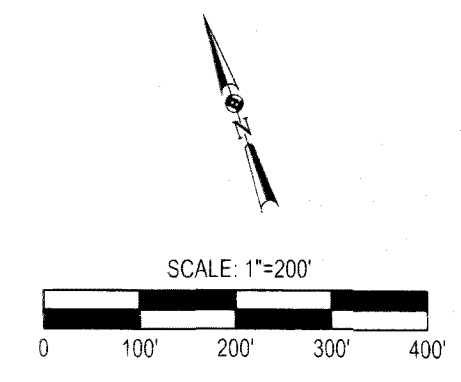
REPLAT FOR RED OAK MOUNTAIN



- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
 - ⊙ IRON ROD
 - ⊗ METAL FENCE POST
 - ⊕ WOOD FENCE POST
 - CALCULATED POINT
 - ⊛ MPST REFLECTOR
 - ⊙ ALUMINUM DISK
 - ⊙ EXISTING WELL
 - V.V.P.D.E. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
 - P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BACKSLOPE, EASEMENT
 - (TYP) TYPICAL
 - STORM WATER CONVEYANCE LINE
 - 25' PUBLIC UTILITY, DRAINAGE, & GRADING EASEMENT

OWNER/DEVELOPER: RED OAK MOUNTAIN, LLC C/O DAVY ROBERTS 110 COUNTY ROAD 250 BURNET, TX 78611 DROBERTS@LONESTARLANDPARTNERS.COM	SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 (830) 249-0600 KYLE.PRESSLER@MATKINHOOVER.COM	AGENT: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 (830) 249-0600 GKELLER@MATKINHOOVER.COM	MATKINHOOVER ENGINEERING & SURVEYING P.O. BOX 54 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFFICE: 830.249.0600 FAX: 830.249.0699 CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS	DATE: OCTOBER 12, 2020 MHES JOB NO. - 3157 SHEET 2 OF 6
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REPLAT FOR RED OAK MOUNTAIN



LEGEND

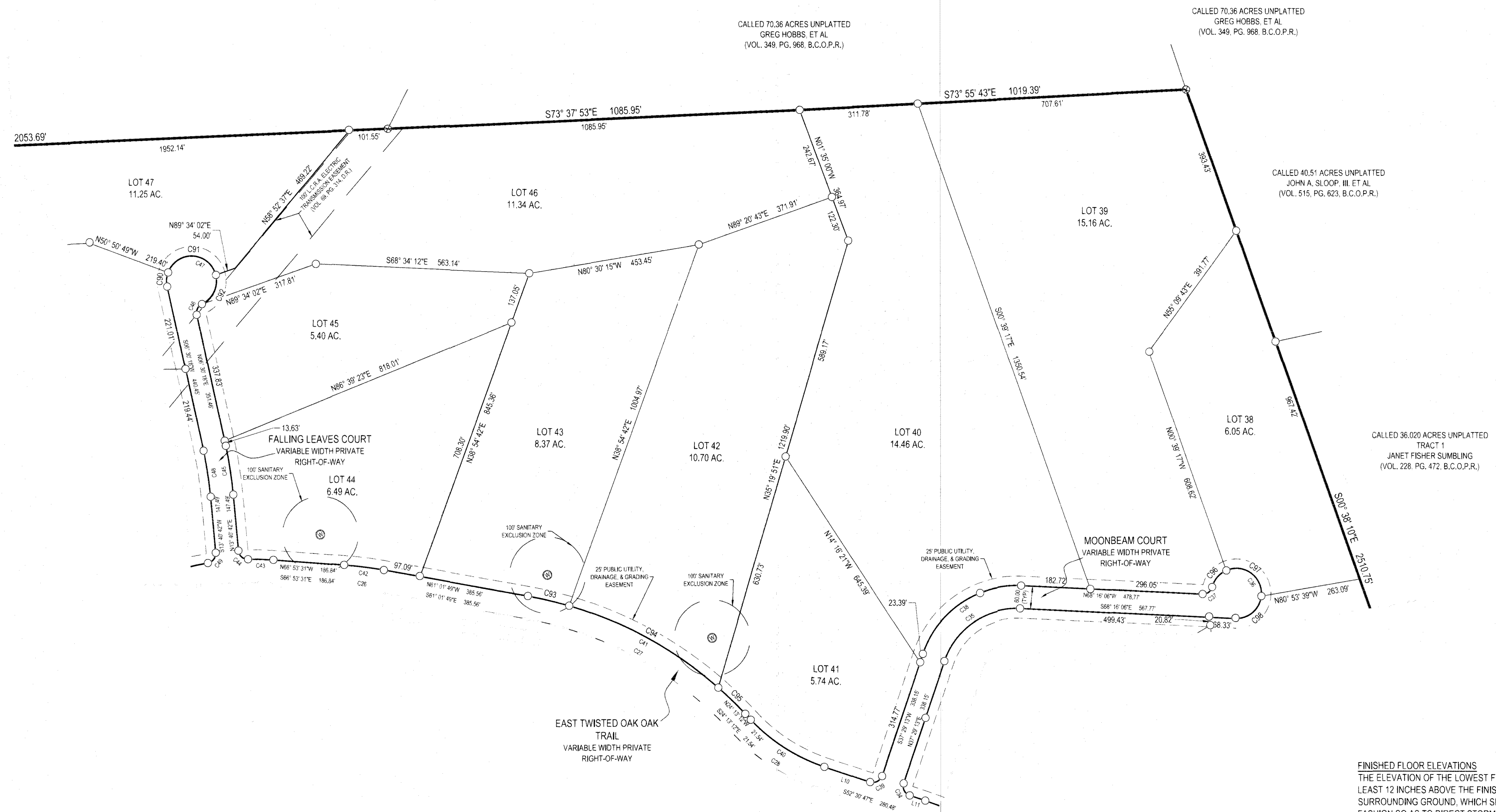
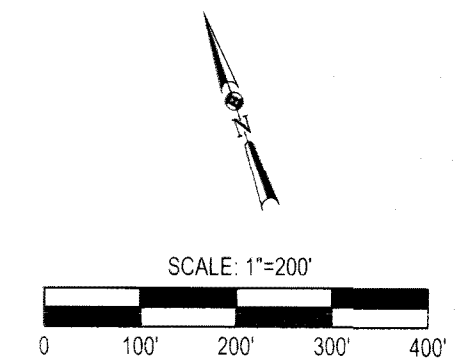
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REPLAT FOR RED OAK MOUNTAIN

vol3.jpg301



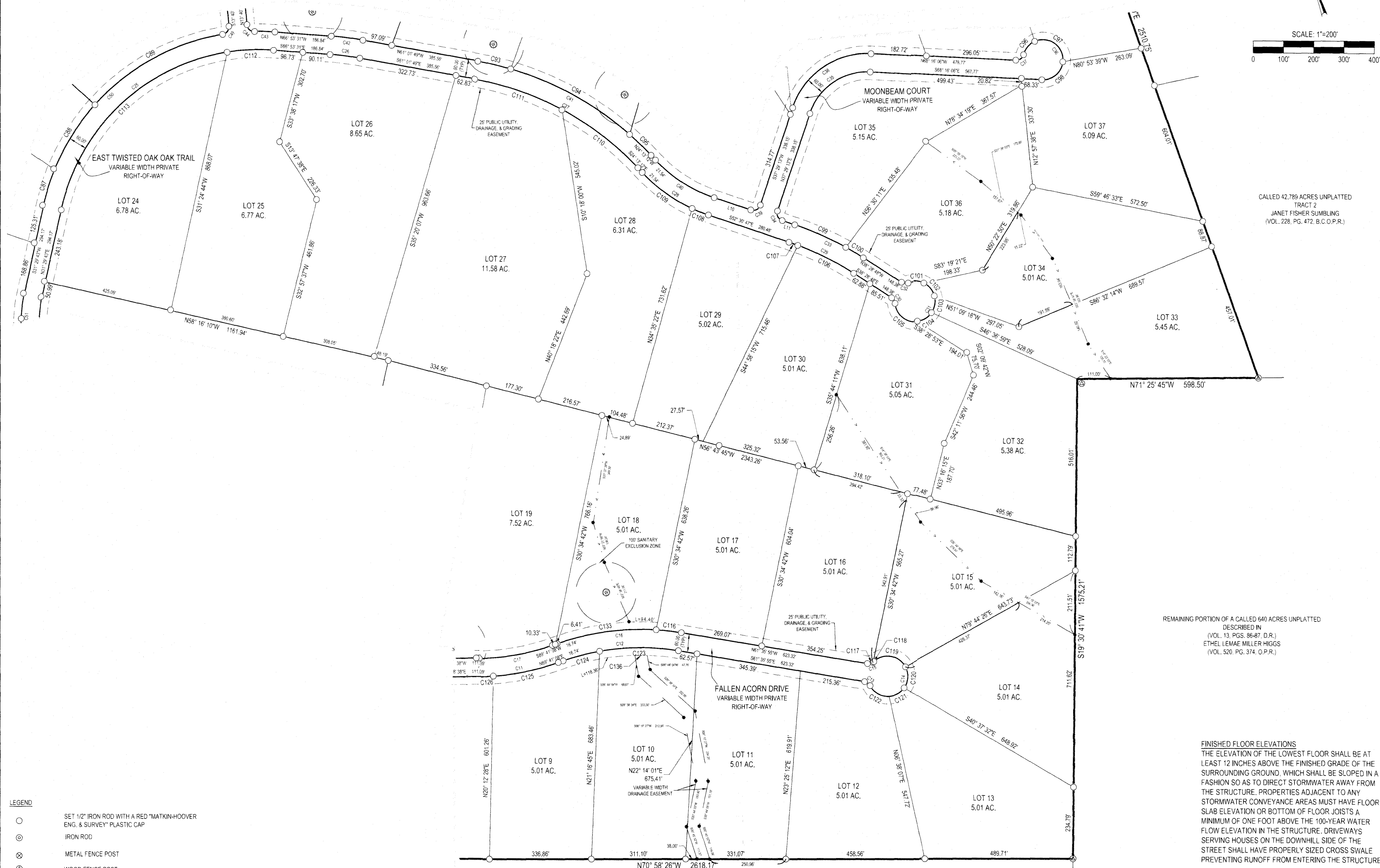
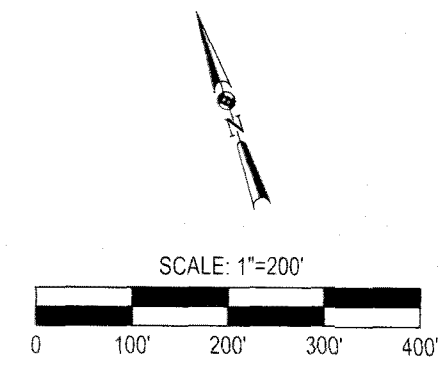
LEGEND

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OWNER/DEVELOPER: RED OAK MOUNTAIN, LLC C/O DAVY ROBERTS 110 COUNTY ROAD 250 BURNET, TX 78611 DROBERTS@LONESTARLANDPARTNERS.COM	SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 (830) 249-0600 KYLE.PRESSLER@MATKINHOOVER.COM	AGENT: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 (830) 249-0600 GKELLER@MATKINHOOVER.COM	P.O. BOX 54 8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: 830.249.0600 FAX: 830.249.0600 CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS	DATE: OCTOBER 12, 2020 MHES JOB NO. - 3157 SHEET 4 OF 6
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REPLAT FOR RED OAK MOUNTAIN



CALLED 42.789 ACRES UNPLATTED
TRACT 2
JANET FISHER SUMBLING
(VOL. 228, PG. 472, B.C.O.P.R.)

REMAINING PORTION OF A CALLED 640 ACRES UNPLATTED
DESCRIBED IN
(VOL. 13, PGS. 86-87, D.R.)
ETHEL LEMAE MILLER HIGGS
(VOL. 520, PG. 374, O.P.R.)

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 - (TYP) TYPICAL
- STORM WATER CONVEYANCE LINE
--- 25' PUBLIC UTILITY, DRAINAGE, & GRADING EASEMENT

CALLER 320 ACRES UNPLATTED
ZELLA F. MILLER
(VOL. 69, PG. 850, D.R.)

OWNER/DEVELOPER:
RED OAK MOUNTAIN, LLC
C/O DAVY ROBERTS
110 COUNTY ROAD 250
BURNETT, TX 78611
DROBERTS@
LONESTARLANDPARTNERS.COM

SURVEYOR:
MATKIN HOOVER ENGINEERING
& SURVEYING
C/O KYLE PRESSLER, R.P.L.S.
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
(830) 249-0600
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT:
MATKIN HOOVER ENGINEERING
& SURVEYING
C/O GARRETT KELLER, P.E.
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
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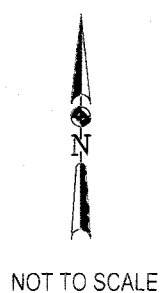


**ENGINEERING
& SURVEYING**

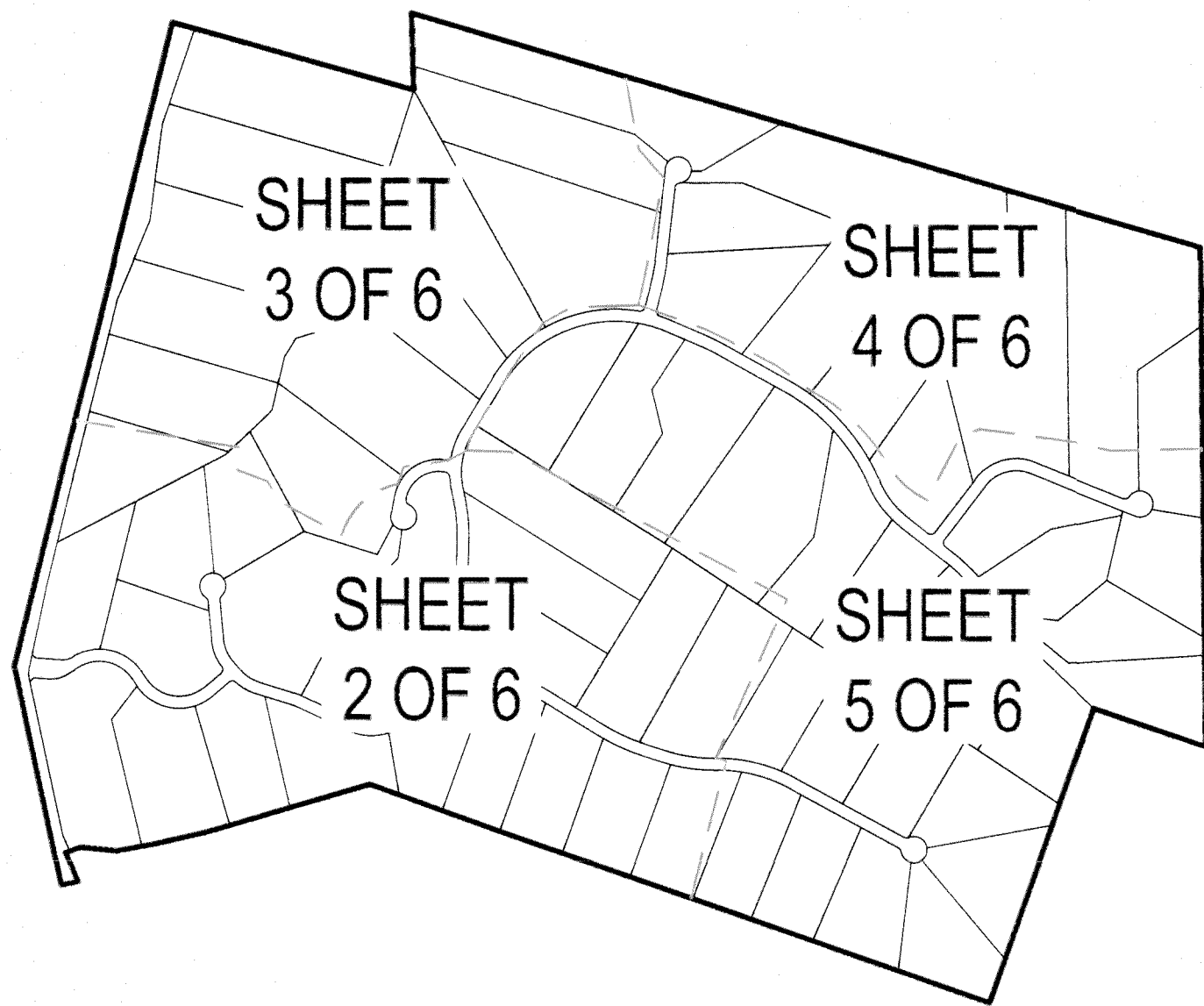
P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0090

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

DATE: OCTOBER 12, 2020
MHES JOB NO. - 3157



NOT TO SCALE



CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	115.00	72.78	35°02'38"	N76°38'23"E	71.66
C2	200.00	301.63	86°24'37"	S77°40'38"E	273.85
C3	260.00	433.33	95°29'29"	S82°40'32"E	384.89
C4	25.00	36.29	83°10'33"	S88°50'00"E	33.19
C5	260.00	117.08	25°48'03"	S60°08'45"E	116.09
C6	200.00	26.24	7°30'59"	S69°17'17"E	26.22
C7	260.00	435.39	95°56'44"	N66°29'51"E	386.27
C8	25.00	39.27	90°00'00"	N63°31'29"E	35.36
C9	970.00	219.77	12°58'53"	S64°59'05"E	219.30
C10	1030.00	242.39	13°29'00"	S65°14'08"E	241.83
C11	830.00	265.64	18°20'14"	S81°08'45"E	264.51
C12	770.00	385.91	28°42'57"	S75°57'24"E	381.89
C13	25.00	23.04	52°48'53"	S35°11'29"E	22.24
C14	66.00	329.02	285°37'45"	N28°24'05"E	79.78
C15	25.00	23.04	52°48'53"	N68°00'22"W	22.24
C16	830.00	415.98	28°42'57"	N75°14'34"W	411.64
C17	770.00	246.44	18°20'14"	N81°08'45"W	245.39
C18	970.00	228.27	13°29'00"	N65°14'08"W	227.74
C19	1030.00	233.37	12°58'53"	N64°59'05"W	232.87
C20	25.00	41.76	95°41'54"	N23°37'34"W	37.07

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C21	200.00	36.14	10°21'14"	N29°23'59"E	36.09
C22	260.00	151.51	33°23'18"	N17°52'57"E	149.38
C23	1030.00	239.56	13°19'33"	N05°28'28"W	239.02
C24	370.00	281.77	43°37'57"	N06°40'44"E	275.01
C25	670.00	954.36	81°36'48"	N72°16'06"E	875.70
C26	970.00	96.23	5°15'41"	S63°51'40"E	96.19
C27	970.00	623.19	36°48'38"	S42°37'30"E	612.53
C28	530.00	261.72	28°17'35"	S38°21'58"E	259.07
C29	970.00	237.57	14°01'59"	S45°29'47"E	236.98
C30	25.00	23.04	52°48'53"	S12°04'21"E	22.24
C31	66.00	329.02	285°37'45"	N51°31'12"E	79.78
C32	25.00	23.04	52°48'53"	N64°53'14"W	22.24
C33	1030.00	252.27	14°01'59"	N45°29'47"W	251.64
C34	25.00	39.27	90°00'00"	N03°30'47"W	35.36
C35	200.00	259.16	74°14'40"	N74°36'34"E	241.41
C36	66.00	297.14	257°56'55"	N17°14'34"W	102.62
C37	25.00	34.01	77°56'55"	S72°45'26"W	31.45
C38	260.00	336.91	74°14'40"	S74°36'34"W	313.83
C39	25.00	39.27	90°00'00"	S82°29'13"W	35.36
C40	470.00	232.09	28°17'35"	N38°21'58"W	229.74

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C41	1030.00	661.74	36°48'38"	N42°37'30"W	650.42
C42	1030.00	105.37	5°15'41"	N63°51'40"W	105.33
C43	730.00	66.92	5°15'08"	N69°31'05"W	66.89
C44	25.00	37.45	85°49'21"	N29°13'58"W	34.04
C45	1030.00	128.96	7°10'24"	N10°16'30"E	128.87
C46	25.00	34.01	77°56'55"	N63°28'45"E	31.45
C47	66.00	297.14	257°57'00"	N44°31'17"W	102.62
C48	970.00	121.44	7°10'24"	S10°05'30"W	121.36
C49	25.00	37.45	85°49'21"	S56°35'23"W	34.04
C50	730.00	866.45	68°00'20"	S65°29'53"W	816.48
C51	430.00	149.34	19°53'57"	S21°32'44"W	148.59
C52	25.00	36.24	83°03'26"	S53°07'28"W	33.15
C53	230.00	333.66	83°07'03"	S53°05'39"W	305.16
C54	66.00	297.14	257°56'57"	N62°33'42"E	102.62
C55	25.00	34.01	77°56'55"	N27°26'20"W	31.45
C56	170.00	246.81	63°07'03"	N53°05'39"E	225.55
C57	25.00	36.24	83°03'26"	S43°49'06"E	33.15
C58	430.00	73.90	9°50'51"	S07°12'49"E	73.81
C59	970.00	225.80	13°19'33"	S05°28'28"E	225.09
C60	200.00	116.55	33°23'18"	S17°52'57"W	114.90

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C61	260.00	72.84	16°03'07"	S26°33'02"W	72.60
C62	260.00	334.91	95°56'44"	S66°29'51"W	297.13
C63	260.00	34.11	7°30'59"	N69°17'17"W	34.08
C64	200.00	113.88	32°37'30"	N56°44'02"W	112.35
C65	200.00	123.07	36°19'27"	N22°47'33"W	121.14
C66	25.00	23.04	52°48'53"	N21°14'37"E	22.24
C67	66.00	329.02	285°37'45"	S84°50'11"W	79.78
C68	25.00	23.04	52°48'53"	S31°34'15"E	22.24
C69	260.00	144.41	31°49'22"	S21°04'30"E	142.56
C70	25.00	37.77	86°33'55"	S06°17'46"W	34.28
C71	200.00	333.33	95°29'29"	N82°40'32"W	296.00
C72	260.00	391.86	86°21'15"	N71°42'19"W	355.81
C73	81.00	49.54	35°02'38"	S78°38'23"W	48.77

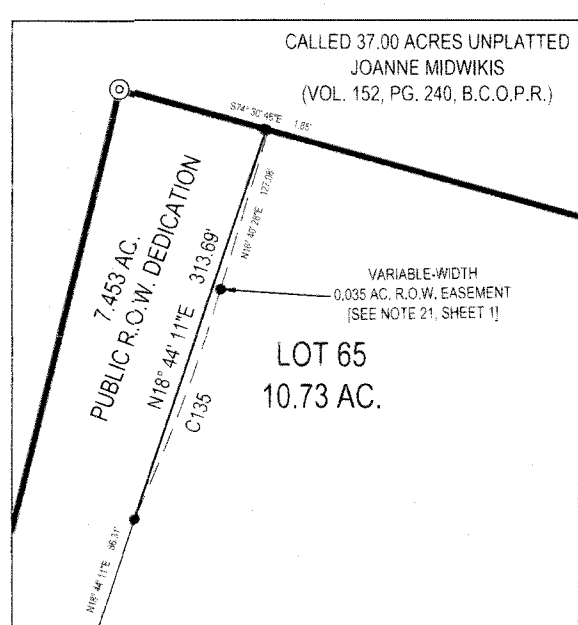
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C74	260.00	142.17	31°19'51"	S74°46'59"W	140.41
C75	260.00	119.83	28°21'47"	N76°22'12"W	118.58
C76	260.00	130.06	28°39'37"	N48°51'30"W	128.70
C77	200.00	65.46	18°45'12"	S44°18'23"E	65.17
C78	200.00	267.87	76°44'17"	N87°56'52"E	248.29
C79	66.00	176.85	153°31'49"	S18°47'13"W	128.49
C80	66.00	56.97	49°27'14"	N59°43'15"W	55.21
C81	66.00	95.20	82°38'42"	N06°19'43"E	87.16
C82	66.00	189.15	164°12'10"	N10°41'18"E	130.75
C83	66.00	54.16	47°00'52"	S58°42'11"E	52.65
C84	66.00	53.83	46°43'55"	S11°49'47"E	52.35
C85	230.00	108.50	27°01'44"	S25°03'00"W	107.50
C86	230.00	225.15	56°05'19"	S66°36'31"W	216.27
C87	730.00	125.07	9°49'00"	S36°24'13"W	124.92
C88	730.00	251.24	19°43'08"	S51°10'17"W	250.00
C89	730.00	496.14	38°28'12"	S80°15'57"W	480.99
C90	66.00	37.61	32°38'58"	S27°49'42"W	37.10
C91	66.00	167.49	145°24'04"	N68°08'47"W	126.03
C92	66.00	92.04	79°53'58"	N44°30'14"E	84.76
C93	1030.00	111.70	6°12'50"	N57°55'25"W	111.65

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C94	1030.00	451.21	25°05'58"	N42°16'01"W	447.61
C95	1030.00	98.82	5°29'50"	N28°58'07"W	98.78
C96	66.00	59.15	51°20'43"	S69°27'20"W	57.19
C97	66.00	137.74	119°34'36"	N35°05'01"W	114.07
C98	66.00	100.25	87°01'36"	N68°13'05"E	90.89
C99	1030.00	184.35	10°15'18"	N47°23'08"W	184.11
C100	1030.00	67.92	3°46'41"	N45°22'08"W	67.91
C101	66.00	53.05	46°03'21"	N68°16'00"W	51.64
C102	66.00	56.73	46°14'55"	N20°36'52"W	55.00
C103	66.00	56.78	46°17'19"	N20°39'15"E	55.04
C104	66.00	56.85	46°21'06"	N77°58'28"E	55.11
C105	66.00	105.61	91°41'04"	S31°30'21"E	94.70
C106	970.00	206.54	12°11'59"	N44°34'48"W	206.15
C107	970.00	31.03	1°45'59"	N51°35'47"W	31.03
C108	530.00	58.06	8°16'37"	S49°22'28"E	58.03
C109	530.00	203.65	22°00'58"	S35°13'41"E	202.40
C110	970.00	316.88	16°42'20"	N33°34'22"W	315.28
C111	970.00	306.51	16°06'16"	N51°58'41"W	305.24
C112	670.00	154.00	12°10'59"	N73°28'35"W	153.66
C113	670.00	800.36	66°28'38"	S65°43'02"W	753.61

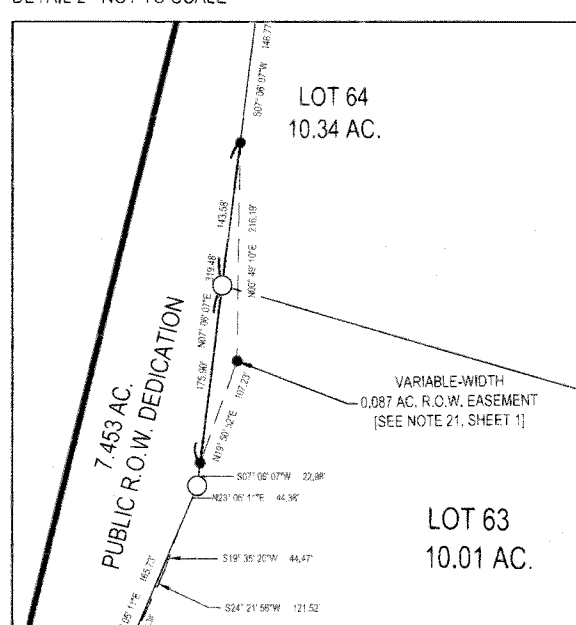
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C114	970.00	198.27	1°42'40"	S64°20'58"E	197.92
C115	970.00	30.00	1°46'20"	S71°06'28"E	30.00
C116	830.00	83.99	6°47'51"	N64°29'51"W	83.95
C117	25.00	18.45	44°34'08"	S83°52'59"E	18.96
C118	25.00	3.60	8°14'45"	N68°42'34"E	3.59
C119	66.00	121.79	105°43'45"	N61°32'56"W	105.23
C120	66.00	72.58	63°00'49"	N22°49'21"E	68.98
C121	66.00	58.36	50°39'59"	N79°38'45"E	56.48
C122	66.00	76.28	66°13'13"	S41°53'39"E	72.10
C123	770.00	261.55	19°27'42"	N11°18'46"W	260.29
C124	770.00	124.37	9°15'15"	N85°41'15"W	124.23
C125	830.00	220.62	15°13'47"	S82°41'59"E	219.97
C126	830.00	45.02	3°06'27"	S73°31'52"E	45.01
C127	1030.00	211.52	1°45'59"	S66°05'39"E	211.15
C128	1030.00	30.87	1°43'01"	S59°21'08"E	30.86
C129	260.00	235.25	51°50'33"	N44°26'45"E	227.31
C130	260.00	200.13	44°06'11"	S87°34'53"E	195.23
C131	260.00	104.00	22°55'07"	N61°02'17"E	103.31
C132	260.00	329.33	72°34'22"	S71°12'58"E	307.75
C133	830.00	332.00	22°55'06"	N78°51'20"W	329.79
C134	945.00	213.89	12°58'06"	S64°56'28"E	213.44
C135	1330.00	187.06	6°03'30"	N20°42'13"E	186.90
C136	745.00	40.68	3°07'43"	S70°48'53"E	40.67

LINE	BEARING	DISTANCE
L1	N40°50'18"W	23.28
L2	S59°07'04"W	7.97
L3	N49°09'42"E	27.43
L4	S12°10'20"E	18.70
L5	S09°04'13"E	21.41
L6	S11°50'54"W	97.95
L7	S85°20'49"E	17.28
L8	N85°20'49"W	17.28
L9	N11°32'08"E	1.73
L10	N52°30'47"W	127.30
L11	N52°30'47"W	43.19
L12	N56°07'04"E	84.58
L13	N85°50'18"W	137.32
L14	S85°50'18"E	87.23

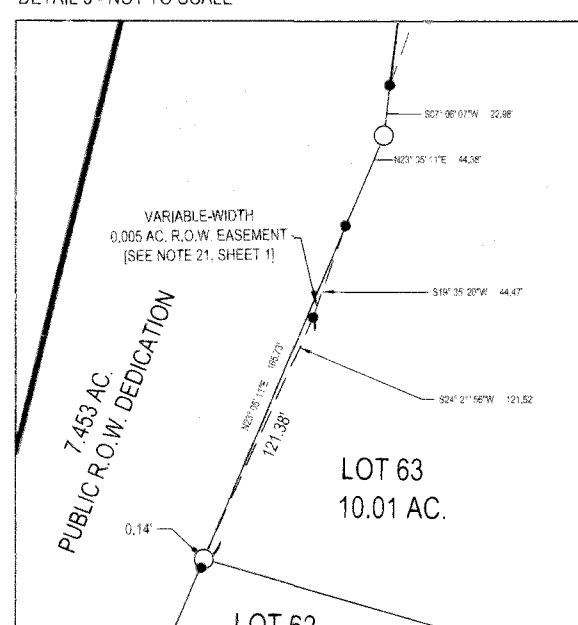
DETAIL 1 - NOT TO SCALE



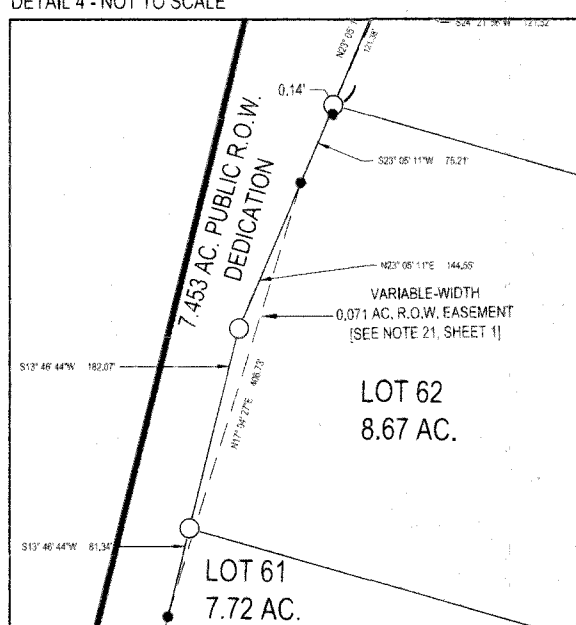
DETAIL 2 - NOT TO SCALE



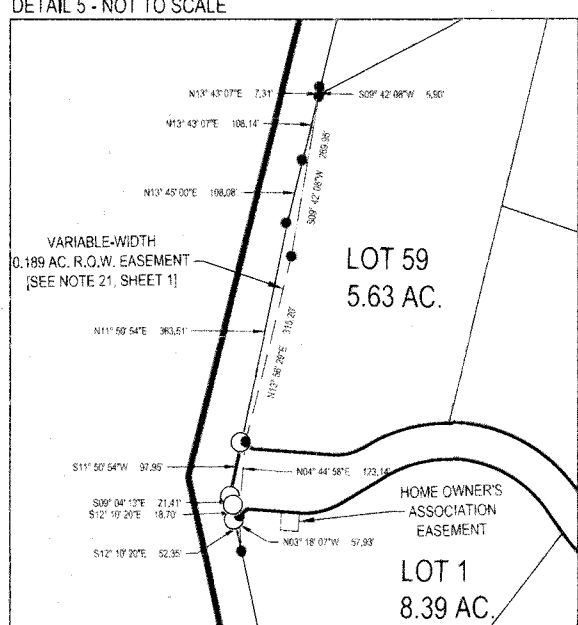
DETAIL 3 - NOT TO SCALE



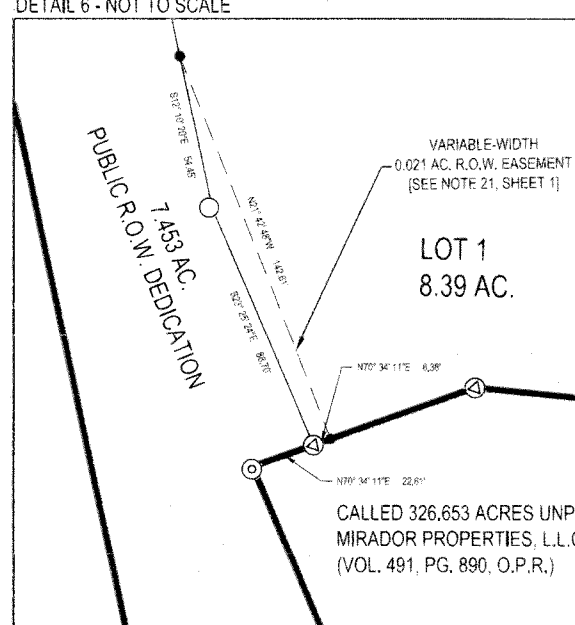
DETAIL 4 - NOT TO SCALE



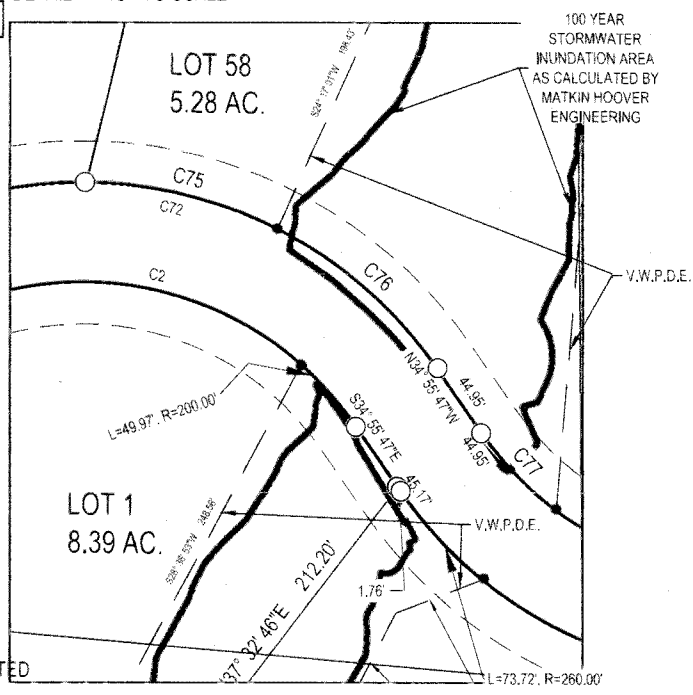
DETAIL 5 - NOT TO SCALE



DETAIL 6 - NOT TO SCALE



DETAIL 7 - NOT TO SCALE



LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. &