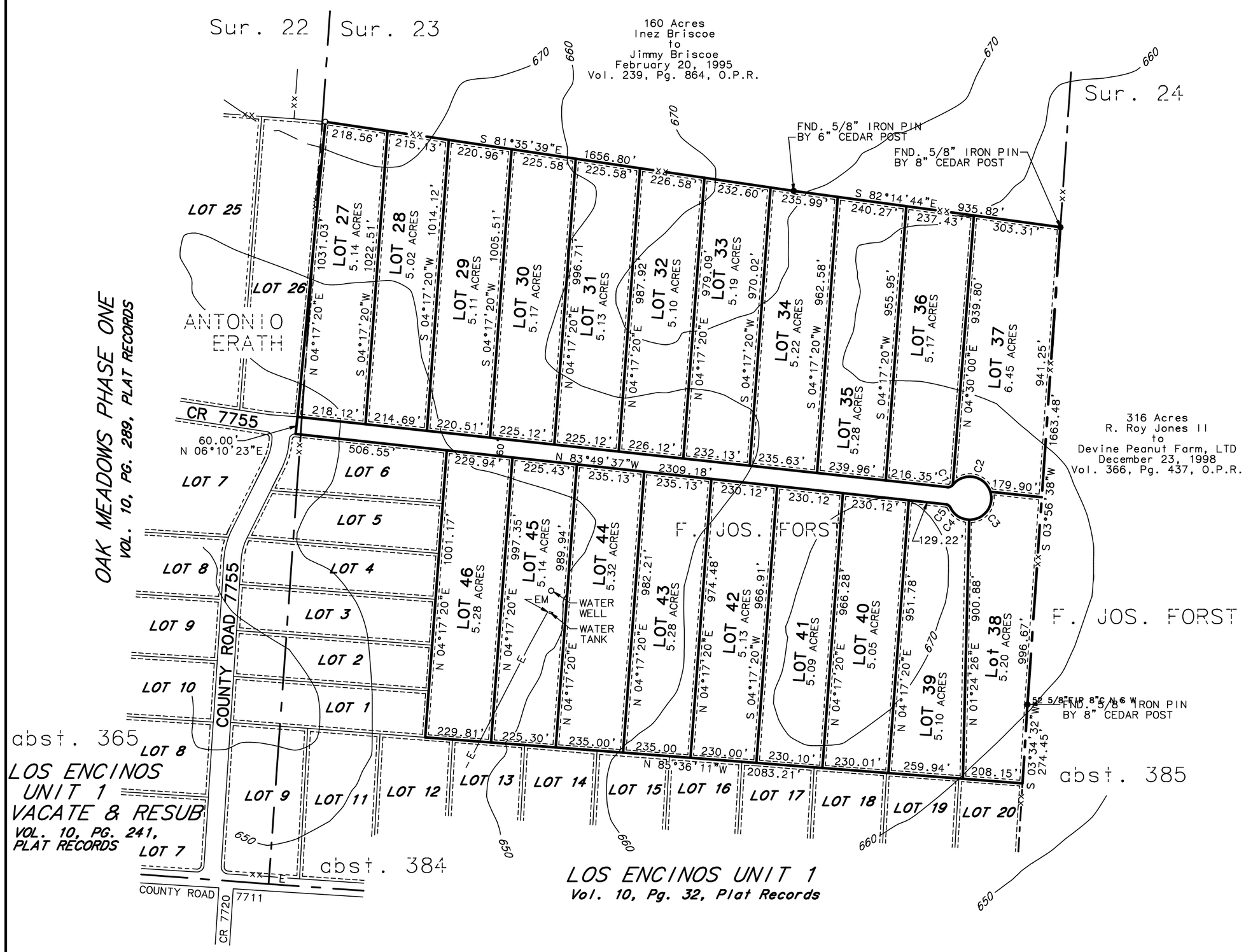
| CURVE | DELTA ANGLE | RADIUS | ARC | TANGENT | CHORD | CHORD BEARING |
|---|---|---|---|---|---|---|
| C 1 | 58°14'35" | 20.00' | 20.33' | 11.14' | 19.47' | N 67°03'06"E |
| C 2 | 124°34'19" | 75.00' | 163.06' | 142.77' | 132.79' | S 79°47'02"E |
| C 3 | 108°54'19" | 75.00' | 142.56' | 104.96' | 122.05' | S 36°57'17"W |
| C 4 | 63°00'34" | 75.00' | 82.48' | 45.97' | 78.39' | N 57°05'17"W |
| C 5 | 58°14'37" | 20.00' | 20.33' | 11.14' | 19.47' | N 54°42'18"W |

# MEDINA COUNTY, TEXAS




LEGEND:

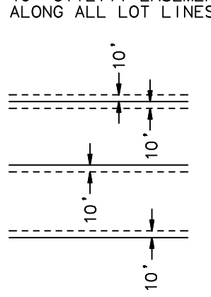
| | |
|---|---|
| —E— | OVERHEAD ELECTRIC LINE |
| —xx— | FENCE LINE |
| — — — | ORIGINAL SURVEY LINE |
| —o— | SET 5/8" IRON PIN UNLESS OTHERWISE NOTED |
| EM | ELECTRIC METER |
| D.R. | DEED RECORDS MEDINA COUNTY, TEXAS |
| O.P.R. | OFFICIAL PUBLIC RECORDS MEDINA COUNTY, TEXAS |

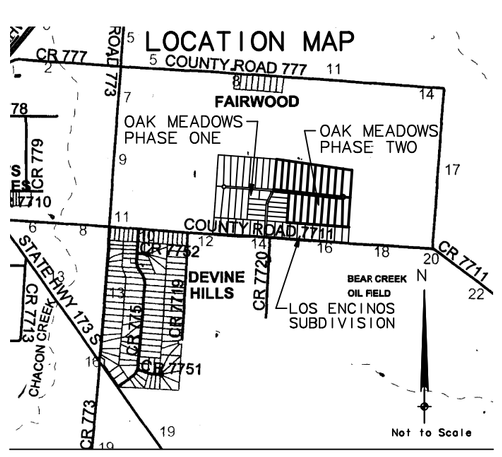
N

SCALE 1"= 300'

BEARINGS SHOWN HEREON ARE FROM GPS OBSERVATIONS TEXAS COORDINATE SYSTEM NAD (83).

ALL PURPOSE TELEPHONE, ELECTRIC, POSTAL & WATER 10' UTILITY EASEMENTS ALONG ALL LOT LINES




PREPARED BY:

HOWARD SURVEYING, LLC
TBPLS FIRM NO. 10125700
402 STATE HWY 173 SOUTH
HONDO, TEXAS 78861
830-426-4776

PREPARED FOR:

BEAU KING
1718 STATE STREET
HOUSTON, TEXAS 77007

DATE PREPARED: JULY 1, 2021

20 LOTS TOTAL

2429 LINEAR FEET OF ROAD

3.56 ACRES IN ROAD

THIS PROPERTY APPEARS TO LIE OUTSIDE THE 100 YEAR FLOOD ZONE BOUNDARY AND IN ZONE C ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM MAP NUMBER 48325C0700C EFFECTIVE DATE APRIL 3, 2012 AND MAP NUMBER 48325C0850C EFFECTIVE DATE APRIL 3, 2012.

THIS SUBDIVISION LIES IN DEVINE INDEPENDENT SCHOOL DISTRICT.

## A PLAT OF
# OAK MEADOWS PHASE TWO

BEING 108.25 ACRES OF LAND SITUATED ABOUT 22.6 MILES S 48° E OF HONDO IN MEDINA COUNTY, TEXAS, BEING APPROXIMATELY 0.13 ACRE OUT OF SURVEY NO. 22, ABSTRACT NO. 365, ANTONIO ERATH, ORIGINAL GRANTEE AND APPROXIMATELY 108.12 ACRES OUT OF SURVEY NO. 23, ABSTRACT NO. 384, F. JOS. FORST, ORIGINAL GRANTEE, BEING OUT OF A 271.5324 ACRE TRACT CONVEYED FROM ROBERT L. BUSBY, III, ET AL TO SUNBELT ESTATES, LLC BY DEED DATED DECEMBER 19, 2004 AND RECORDED IN VOLUME 563, PAGE 165 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF MEDINA

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

PRELIMINARY
NOT TO BE FILED OR RECORDED

BEAU KING
SUNBELT, LLC

STATE OF TEXAS
COUNTY OF MEDINA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEAU KING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN

STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2021.

PRELIMINARY
NOT TO BE FILED OR RECORDED

NOTARY PUBLIC

WATER, WASTE WATER AND UTILITIES

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO STATE APPROVED COMMUNITY WATER SYSTEM OR PRIVATE WELL. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY MEDINA COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE MEDINA COUNTY HEALTH INSPECTOR.

NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY MEDINA COUNTY COMMISSIONERS' COURT.

RESOLUTIONS BY MEDINA COUNTY COMMISSIONERS' COURT

THE DISCHARGE OF FIREARMS ON LOTS OF TEN ACRES OR LESS IS PROHIBITED ACCORDING TO VOLUME 30, PAGE 127 OF OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

HUNTING WITH BOW AND ARROW ON LOTS OF TEN ACRES OR LESS IS PROHIBITED ACCORDING TO VOLUME 30, PAGE 129 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

STREET AND RIGHT OF WAY INFORMATION

"IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE PRECINCT COMMISSIONER OF MEDINA COUNTY OR STATE DEPARTMENT OF HIGHWAYS FOR DRIVEWAYS ENTERING UNTO STATE ROADS, AND THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS SET FORTH AS PER THE MEDINA COUNTY SUBDIVISION REGULATIONS."

STATE OF TEXAS
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.

PRELIMINARY
NOT TO BE FILED OR RECORDED

REGISTERED PROFESSIONAL SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____ 2021.

PRELIMINARY
NOT TO BE FILED OR RECORDED

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF MEDINA

THE COUNTY JUDGE OF MEDINA COUNTY CERTIFIES THAT THIS SUBDIVISION PLAT HAS BEEN CONSIDERED AND APPROVED.

THIS THE _____ DAY OF _____, 2021

PRELIMINARY
NOT TO BE FILED OR RECORDED

COUNTY JUDGE

STATE OF TEXAS
COUNTY OF MEDINA

THE COUNTY COMMISSIONER OF MEDINA COUNTY PRECINCT _____ HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE COUNTY AS TO WHICH HIS APPROVAL IS REQUIRED. THIS THE _____ DAY OF _____, 2021.

PRELIMINARY
NOT TO BE FILED OR RECORDED

COUNTY COMMISSIONER

STATE OF TEXAS
COUNTY OF MEDINA

I, GINA CHAMPION, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, THIS THE _____ DAY OF _____ A.D. 2021 AT _____ M. AND DULY RECORDED THE ____ DAY OF _____ A.D. 2021 AT _____ M. IN THE RECORDS OF PLATS OF SAID COUNTY IN CABINET _____ ON SLIDE _____ IN TESTIMONY WHEREOF. WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A.D. 2021.

PRELIMINARY
NOT TO BE FILED OR RECORDED

GINA CHAMPION
COUNTY CLERK

DEPUTY