

Doc # 2022010015

MEDINA COUNTY, TEXAS

A PLAT OF
OAK MEADOWS PHASE TWO

BEING 108.23 ACRES OF LAND SITUATED ABOUT 22.6 MILES S 48° E OF HONDO IN MEDINA COUNTY, TEXAS, BEING APPROXIMATELY 0.48 ACRES OUT OF SURVEY NO. 201, ABSTRACT NO. 355, ABSTRACT NO. 354, J. OS FORST ORIGINAL GRANT, 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.

BEAU KING
SUNBELT ESTATES, 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 SEPTEMBER DAY OF 2022.

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 SEWERAGE SYSTEM. ANY STRUCTURE OCCUPYING THIS SUBDIVISION SHALL BE OCCUPIED WITHIN THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS SET FORTH AS PER THE MEDINA COUNTY SUBDIVISION REGULATIONS.

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 ISSUED BY THE PRECINCT COMMISSIONER OF MEDINA COUNTY OR STATE DEPARTMENT OF HIGHWAYS FOR DRIVEWAYS ENTERING INTO THE SUBDIVISION SHALL BE CONSTRUCTED UNLESS IT 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.

THIS THE 7TH DAY OF SEPTEMBER 2022.

Keith Howard
Keith Howard, P.L.L.C., 3849
HOWARD SURVEYING
TBPBLS FIRM NO. 10125700



STATE OF TEXAS
COUNTY OF MEDINA

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

THIS THE 22 DAY OF September 2022.

Chin Schubert
COUNTY JUDGE

STATE OF TEXAS
COUNTY OF MEDINA

THE COUNTY COMMISSIONER OF MEDINA COUNTY, PRECINCT 4, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE COUNTY AS TO WHICH THIS APPROVAL IS REQUIRED.

THIS THE 22 DAY OF September 2022.

Gina Champion, Medina County Clerk
herby certify that this plat is in compliance
with Vernon's Texas Codes Annotated,
Property Code, Section 12.002.

Gina Champion
COUNTY COMMISSIONER

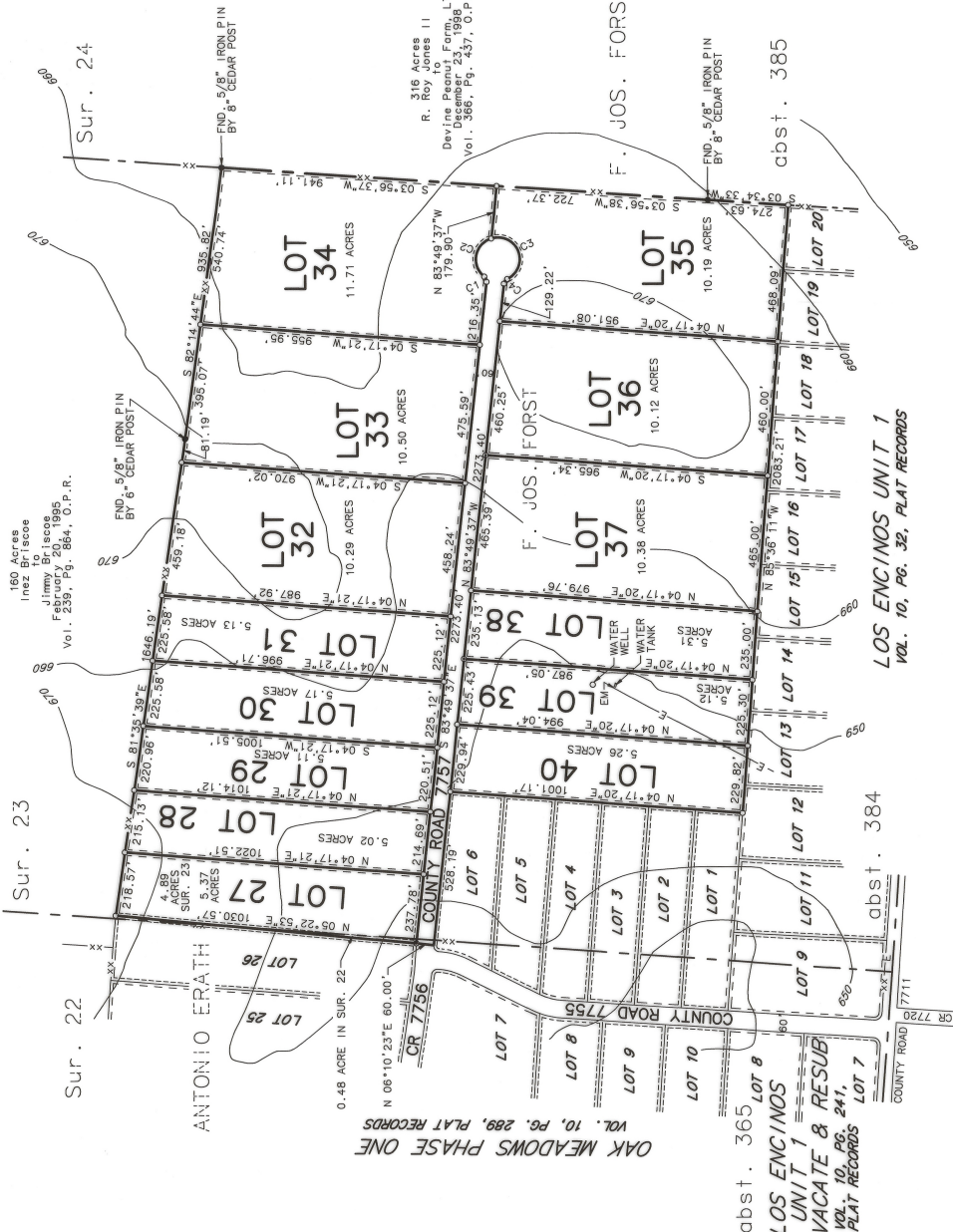
STATE OF TEXAS
COUNTY OF MEDINA

I, GINA CHAMPION, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, THIS THE 23 DAY OF September, A.D. 2022 AT 8:52:18 M. AND DULY RECORDED THE 33 DAY OF September, A.D. 2022 AT 12:52:18 M. IN THE RECORDS OF PLATS OF SAID COUNTY IN CABINET 3 ON SLIDE 1033 IN TESTIMONY WHEREOF, I WITNESS MY HAND AND SEAL OF OFFICE THIS THE 23 DAY OF September, A.D. 2022.

Gina Champion
COUNTY CLERK

Santiago Esquivel Jr.
DEPUTY

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	58°14'35"	20.00'	20.33'	11.14'	19.47'	S 67°03'06"W
C 2	124°34'19"	75.00'	142.77'	132.79'	183.06'	N 79°47'02"W
C 3	171°54'53"	75.00'	225.04'	106.12'	149.63'	N 68°27'34"E
C 4	58°14'37"	20.00'	20.33'	11.14'	19.47'	S 54°42'18"E



PREPARED BY:
HOWARD SURVEYING
TBPBLS FIRM NO. 10125700
4020 STATE STREET, SUITE 100
HOUSTON, TEXAS 77007
830-426-4776

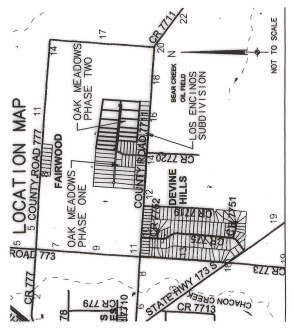
PREPARED FOR:
BEAU KING
1718 STATE STREET
HOUSTON, TEXAS 77007

SURVEYED ON THE GROUND: MARCH 26, 2021 & JANUARY 28, 2022
DATE PREPARED: SEPTEMBER 7, 2022

14 LOTS TOTAL
2509 LINEAR FEET OF ROAD
3.55 ACRES IN ROAD

THIS PROPERTY APPEARS TO LIE OUTSIDE THE
100 YEAR FLOOD ZONE BOUNDARY AND IN ZONE C
ACCORDING TO THE FLOOD INSURANCE RATE MAP
DATE APRIL 30, 2012 AND MAP NUMBER 48525C0500C
EFFECTIVE DATE APRIL 3, 2012.

THIS SUBDIVISION LIES IN
DEVINE INDEPENDENT SCHOOL DISTRICT.



- LEGEND:
- OVERHEAD ELECTRIC LINE
 - FENCE LINE
 - ORIGINAL SURVEY LINE
 - SET 5/8" IRON PIN UNLESS OTHERWISE NOTED
 - ELECTRIC METER
 - O.P.R., MEDINA COUNTY, TEXAS

ALL PURPOSE TELEPHONE
ELECTRIC POSTS & WATER
ELECTRIC METER
ALONG ALL LOT LINES

SCALE 1" = 300'
BEARINGS SHOWN HEREON
ARE FROM GPS OBSERVATIONS
NAD (83).