

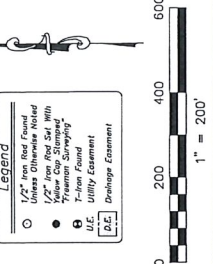
FINAL PLAT
OAK RIVER ESTATES, PHASE ONE
 BEING PART OF THAT CALLED 137.469 ACRE TRACT
 DESCRIBED IN DOCUMENT NO. 2025-688, AND
 PART OF THAT CALLED 17.856 ACRE TRACT
 DESCRIBED IN DOCUMENT NO. 2025-347
 OFFICIAL PUBLIC RECORDS OF ANDERSON COUNTY, TEXAS
 JOHN FERGUSON SURVEY, ABSTRACT NO. 22
 ANDERSON COUNTY, TEXAS

SHEET 3 OF 7

Map Envelope Number: 4990
 307

Filing Date:

APPROVED BY: SJ & REC
 DATE: June 9, 2025
 PROJ. NO.: 241800 Sub. Proj.
 DMC. NO.: 241800 DMC. FILE: N:\FSM DATA\DMC\241800.Dwg
 1/9 245/1-5 SCALE: 1" = 200'



LINE TABLES

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INSST "B" N.T.S.
 Hesse Land and Cattle, LLC
 Document No. 2022-4225
 Exhibit A - Called 14.63 Acres

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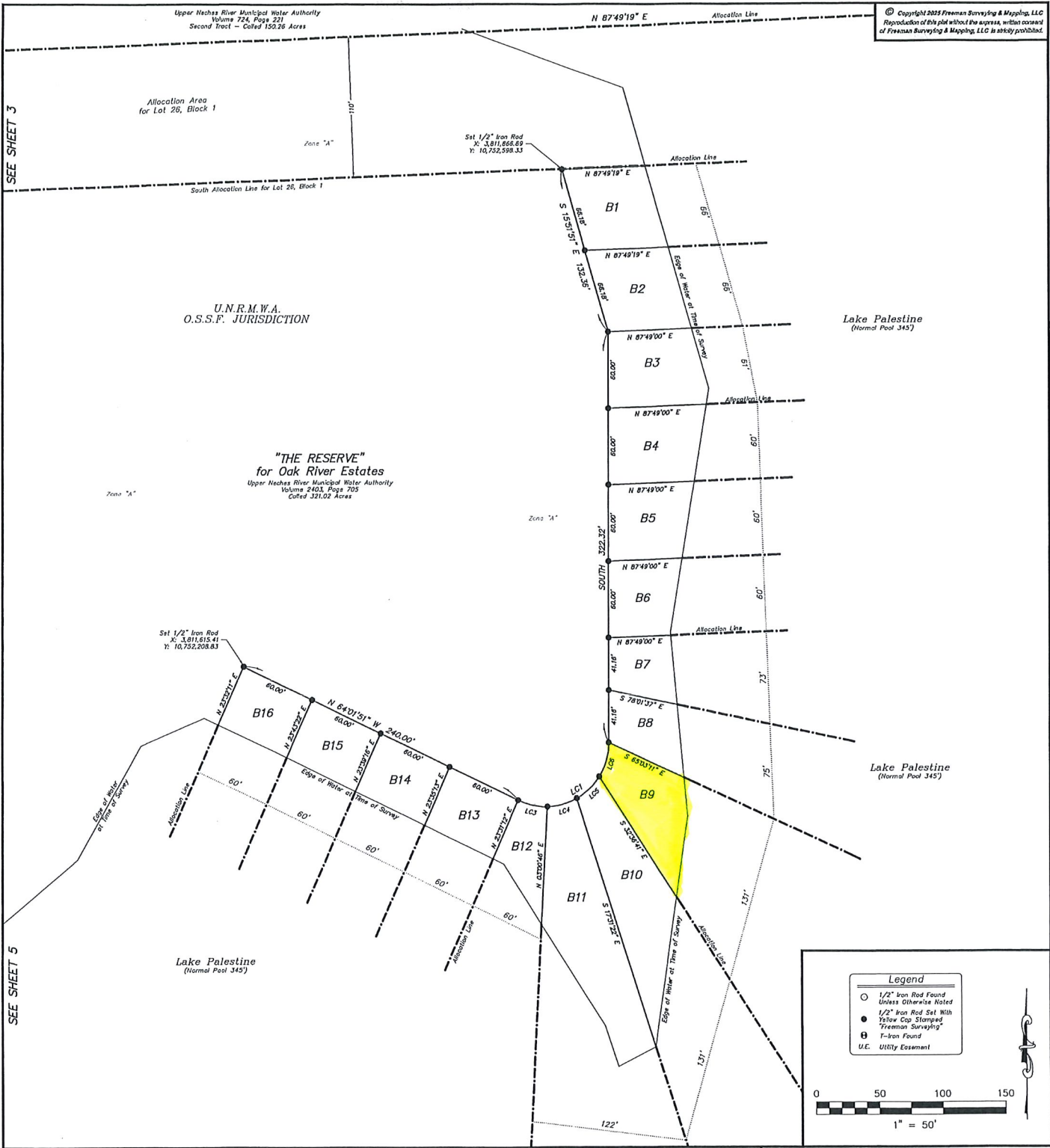
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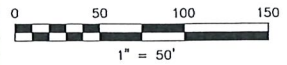
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Legend

- 1/2" Iron Rod Found
- Unless Otherwise Noted
- 1/2" Iron Rod Set With Yellow Cap Stamped "Freeman Surveying"
- ⊕ T-Iron Found
- U.C. Utility Easement



FINAL PLAT
OAK RIVER ESTATES, PHASE ONE
 BEING PART OF THAT CALLED 137.469 ACRE TRACT
 DESCRIBED IN DOCUMENT NO. 2025-688 AND
 PART OF THAT CALLED 17.856 ACRE TRACT
 DESCRIBED IN DOCUMENT NO. 2025-347
 OFFICIAL PUBLIC RECORDS OF ANDERSON COUNTY, TEXAS
 JOHN FERGUSON SURVEY, ABSTRACT NO. 22
 ANDERSON COUNTY, TEXAS

LINE TABLE (BOATHOUSE LOTS)

LINE	BEARING	DISTANCE
LL1	S 22°14'01" W	40.73
LL2	N 22°14'01" E	15.73
LL3	N 22°14'01" E	25.00

CURVE TABLE (BOATHOUSE LOTS)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
LC1	50.00'	101.20'	84.79'	S 57°59'05" W	115°58'09"
LC2	25.00'	52.72'	43.48'	S 82°38'29" W	120°48'56"
LC3	50.00'	24.13'	23.69'	S 72°51'18" E	27°38'54"
LC4	50.00'	24.37'	24.13'	N 74°21'28" E	27°55'34"
LC5	50.00'	24.73'	24.49'	N 46°13'25" E	28°20'32"
LC6	50.00'	27.97'	27.61'	N 16°01'35" E	32°03'09"
LC7	100.00'	57.02'	56.24'	S 31°17'09" E	38°40'11"
LC8	25.00'	7.85'	7.79'	S 45°54'43" E	17°55'20"
LC9	25.00'	20.56'	19.99'	S 78°26'19" E	47°07'44"
LC10	25.00'	20.25'	19.70'	N 54°47'39" E	46°24'28"
LC11	25.00'	4.06'	4.09'	N 26°54'43" E	82°12'24"

KNOW ALL MEN BY THESE PRESENTS:
 The "The Reserve" and "Boathouse Lots" (B1 through B16) shown hereon are part of the Upper Neches River Municipal Water Authority (U.N.R.M.W.A.) property and I, Monty D. Shank, General Manager of the U.N.R.M.W.A., do hereby agree to allow the Boathouse Lots for boathouse uses only to be designated by Oak River Estates Property Owner Association, Inc. (P.O.A.) in accordance with their restrictive covenants. Each Boathouse Lot shall be responsible for applying for a boathouse or slip building permit from the Upper Neches River Municipal Water Authority. No On-Site Sanitary Sewer Facilities (O.S.S.F.) will be permitted on any of The Reserve and Boathouse Lots B1 through B16. No structures are allowed on The Reserve unless permitted directly by the Upper Neches River Municipal Water Authority.

APPROVED ON THIS THE 4th DAY OF JUNE, 2025.

Monty D. Shank
 MONTY D. SHANK - GENERAL MANAGER
 UPPER NECHES RIVER MUNICIPAL WATER AUTHORITY

DRAWN BY: CJZ
 DATE: June 9, 2025
 DWG. NO.: 24.1600
 FB 548/1-6

APPROVED BY: SIF & BCG
 PROJ. NO. 24.1600 Sub Plat
 DWG. FILE: Y:\FSM_DATA\DWG\24.1600.Dwg
 SCALE: AS SHOWN

Map Envelope Number: 479B
4 of 7

Filing Date: _____

SHEET 4 OF 7

FREEMAN SURVEYING & MAPPING LLC

T.B.P.E.L.S. FIRM NO. 10194523
 10763 County Road 127, Suite D, Flint, Texas 75762
 VOICE (903) 604-6314 CELL (903) 520-1890
 www.fsmsurveying.com office@fsmsurveying.com