

244855

NOTES:

- The coordinates shown herein are Texas South Central Zone No. 4204, State Plane Coordinates (NAD83) and may be brought to surface (Local Coordinates) by adding the depicted coordinate by applying the following combined scale factor of 0.999882483765.
- Bearings depicted herein are based on Texas State Plane Coordinate System, South Central Zone (NAD83).
- The contours shown herein are Texas South Central Zone No. 4204, NAVD 83, CGO 15.
- According to F.I.R.M. Map No. 48015C0225F (Community-Panel No. 48074), Map revised date: October 18, 2019. The subject property lies within the area designated as Zone "X" Unshaded. Determined to be outside the 0.2% annual chance flood.

This statement is based on scaling the location of the subject tract on the above referenced map. This information is to determine flood insurance rates only and is not intended to identify specific flooding conditions.

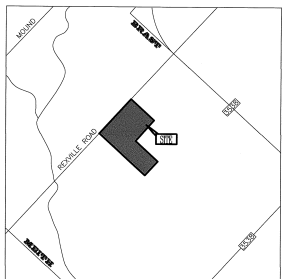
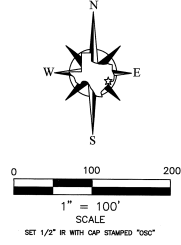
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- ROADWAY MAINTENANCE:**
All roadways shown on this plat are privately maintained roadways. Roadways will be maintained by the lot owners of the subdivision through the subdivision home owners association, until formation and turning over of control to the HOA, the developer shall bear the full responsibility of the maintenance of the roadways.

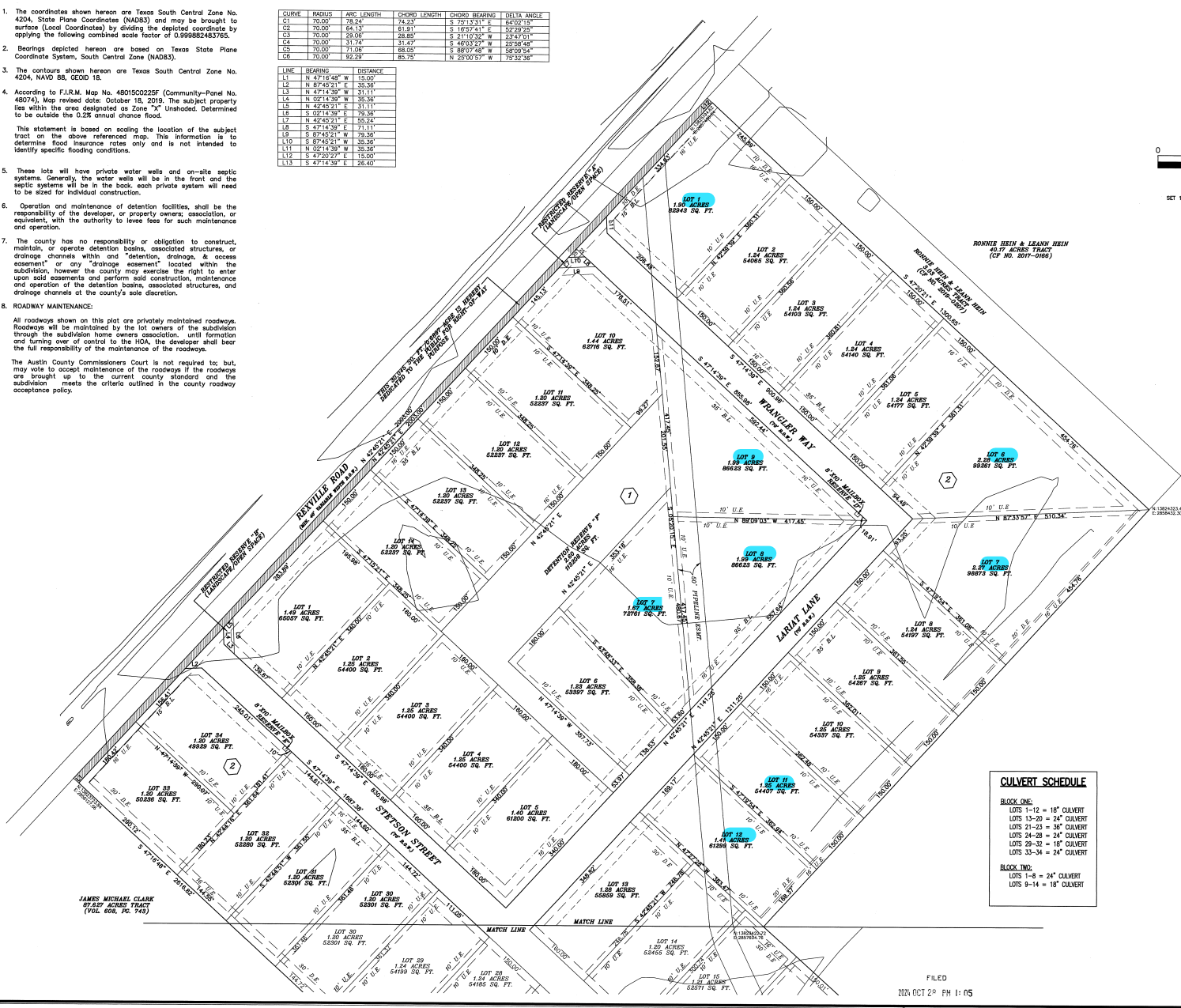
The Austin County Commissioners Court is not required to, but, may vote to accept maintenance of the roadways if the roadways are brought up to the current county standard and the subdivision meets the criteria outlined in the county roadway acceptance policy.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00	78.24	74.23	S 79°13'31" E	64°00'15"
C2	70.00	84.13	81.91	S 105°14'11" E	57°09'25"
C3	70.00	29.08	28.83	S 211°10'32" W	23°14'01"
C4	70.00	31.74	31.49	S 46°53'23" W	20°04'43"
C5	70.00	71.08	68.05	S 88°07'48" W	58°09'54"
C6	70.00	92.29	85.75	N 2°00'57" W	72°32'58"

LINE	BEARING	DISTANCE
L1	N 47°14'48" W	15.00'
L2	N 87°45'21" E	35.38'
L3	N 47°14'39" W	31.71'
L4	N 02°14'59" W	35.38'
L5	N 42°45'21" E	31.71'
L6	S 02°14'59" E	35.38'
L7	N 47°14'39" E	35.38'
L8	S 47°14'39" E	35.38'
L9	S 87°45'21" W	35.38'
L10	S 87°45'21" W	35.38'
L11	N 02°14'39" W	35.38'
L12	S 42°20'27" E	15.00'
L13	S 47°14'39" E	26.40'



- ABBREVIATIONS:**
- A.C.M.R.-AUSTIN County Map Records
 - A.C.C.F.-AUSTIN County Clerk's File
 - BL-Building Line
 - A.C.D.R.-AUSTIN County Deed Records
 - LR-Iron Rod
 - PG-Post
 - S. F.-Square Feet
 - Vol.-Volume
 - PP-Post
 - P-Post Line
 - CM-Control Monument
 - GBL-Storage Building Line
 - U.E.-Utility Easement
 - R.O.W.-right of way
 - D.E.-Drainage Easement
 - FD-Found



CULVERT SCHEDULE

BLOCK ONE:
 LOTS 1-12 = 18" CULVERT
 LOTS 13-20 = 24" CULVERT
 LOTS 21-23 = 36" CULVERT
 LOTS 24-28 = 24" CULVERT
 LOTS 29-32 = 18" CULVERT
 LOTS 33-34 = 24" CULVERT

BLOCK TWO:
 LOTS 1-8 = 24" CULVERT
 LOTS 9-14 = 18" CULVERT

REXVILLE RANCH ESTATES

A SUBDIVISION OF
 83,670 ACRES
 A REPLAT OF A PORTION OF
 LOTS 1, 2 AND B, BLOCK 15, SEALY SUBDIVISION
 VOLUME Y, PAGE 318, A.C.D.R.
 OUT OF THE SAN FELIPE DE AUSTIN SURVEY,
 ABSTRACT NO. 5

AUSTIN COUNTY, TEXAS

48 LOTS, 2 BLOCK
 6 RESERVES
 OCTOBER, 2024

OWNER OF RECORD:
 REXVILLE ROAD LAND, LLC

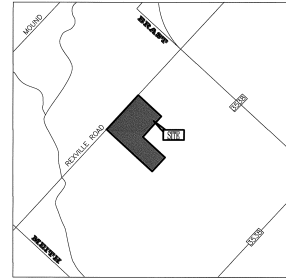
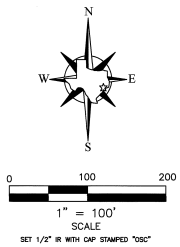
OVERLAND SURVEYORS
 999 E BASSE ROAD, SUITE 180 BOX 521
 SAN ANTONIO, TX 78209
 FIRM NO. XXX

Overland Consortium Inc.
 Surveyors
 P.O. BOX 980-8883 Fax: 281-207-6476
 500 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

FILED
 2024 OCT 29 PM 1:05

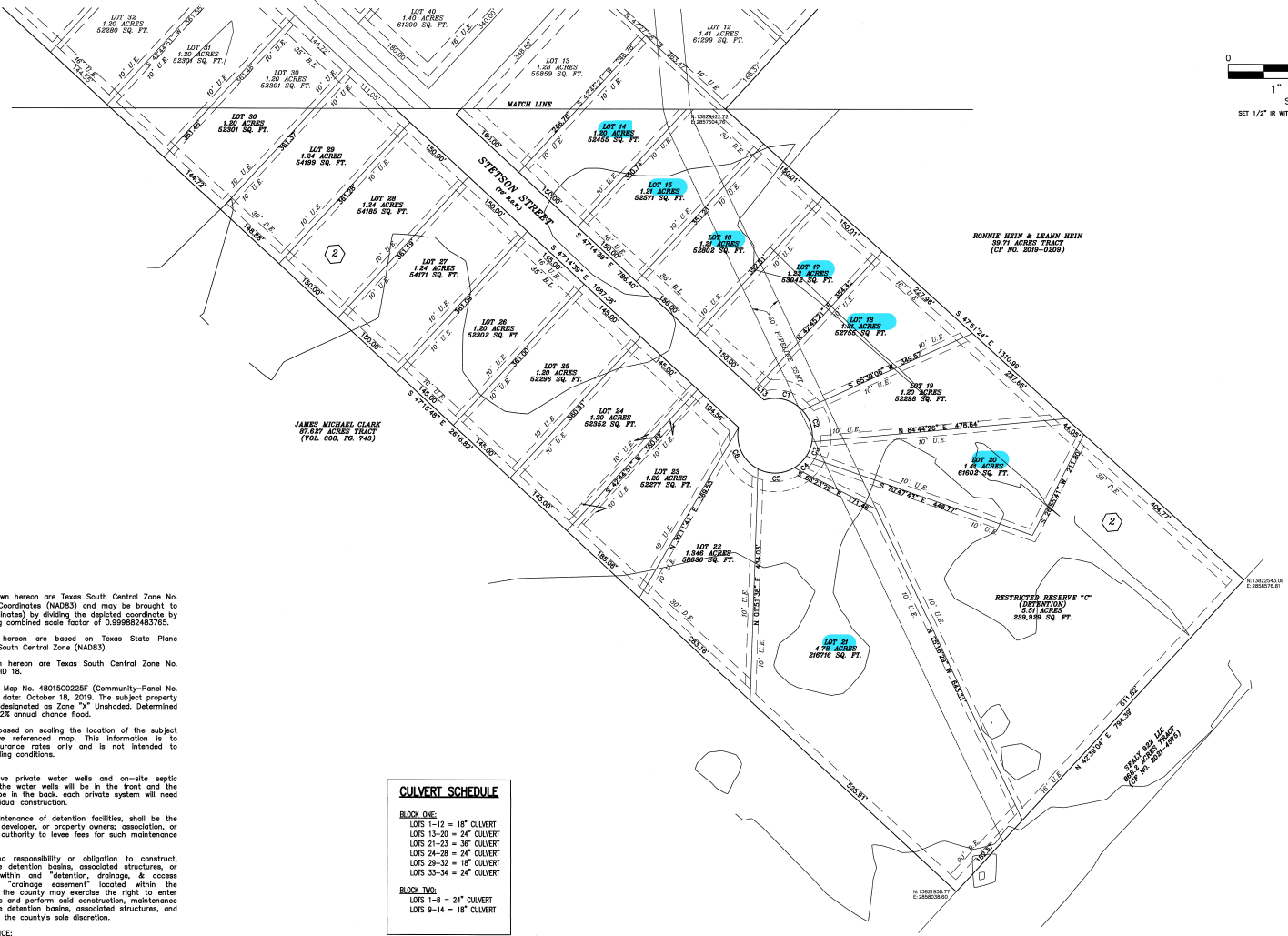
Overland Surveyors
 COUNTY CLERK
 ALBERTA COUNTY, OKLAHOMA

244855



VICINITY MAP

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 - G.B.L. - Garage Building Line
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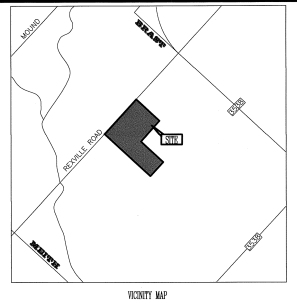
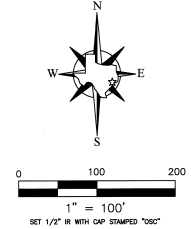
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I, LUTHER J. DALY, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Luther J. Daly 10/15/24 Date
LUTHER J. DALY
Texas Registration No. 6150





I ANDREA CARDENAS, County Clerk of Austin County, Texas do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on October 17, 2024, at 1:05 o'clock, P. M. and in Volume 3, Page 67-69 of the Map Records of Austin County for said county.

Witness my hand and seal of office, at Austin County, Texas, the day and date last above written.

Andrea Cardenas
ANDREA CARDENAS, Official Clerk
Austin County, Texas

Stephanie Kovar
Deputy



STATE OF TEXAS COUNTY OF AUSTIN

I certify that my signature and that of the State Seal are correct and true and that the above instrument is a true and correct copy of the original as recorded in my office.

Andrea Cardenas
Andrea Cardenas, County Clerk
Austin County, Texas

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 - R.O.R.—right of way
 - D.E.—Drainage Easement
 - FND.—Found

STATE OF TEXAS
COUNTY OF AUSTIN

We, BRIAN HARBUCK OF HARBUCK INTERESTS, INC OF TX AND TODD HAYES OF SUASANA SEJUK, LLC OF FL, respectively, Managers of REXVILLE ROAD LAND, LLC, owner of the property subdivided, in this plat of REXVILLE RANCH ESTATES, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated for public use, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as shown for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

APPROVED BY Commissioners Court of Austin County, Texas,
this 28th day of October, 2024.

Tim Lapham
TIM LAPHAM
County Judge

Mark Lapp
MARK LAPP
Commissioner, Precinct 1

Robert Rinn
ROBERT RINN
Commissioner, Precinct 2

Leroy Cerny
LEROY CERNY
Commissioner, Precinct 3

Chip Reed
CHIP REED
Commissioner, Precinct 4

In Testimony hereto, the REXVILLE ROAD LAND, LLC, has caused to be signed by BRIAN HARBUCK OF HARBUCK INTERESTS, INC OF TX AND TODD HAYES OF SUASANA SEJUK, LLC OF FL, Managers,

this 28th day of October, 2024.

Todd Hayes
By: TODD HAYES, Manager

Brian Harbuck
Attest: BRIAN HARBUCK, Manager

APPROVAL BY PLAT ROOM RECORDER

Stephanie Kovar
Date
Plat Book Recorder


County Clerk's File No. 244855
Plat Cabinet No. 3 Page No. 67-69

STATE OF TEXAS
COUNTY OF AUSTIN

BEFORE ME, the under signed authority, on this day personally appeared BRIAN HARBUCK OF HARBUCK INTERESTS, INC OF TX AND TODD HAYES OF SUASANA SEJUK, LLC OF FL, MANAGERS OF REXVILLE ROAD LAND, LLC, known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purpose and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of October, 2024.

Emily Carver
Notary Public and for the State of Texas
Emily Carver
(Print Name)
8-15-28
My Commission Expires:



I, JONATHAN HOPKIO, P.E., County Engineer of Austin County, certify that the plot of this subdivision complies with all existing rules and regulations of Austin County.

Jonathan Hopkio
Date
JONATHAN HOPKIO, P.E.
County Engineer

I, DAVID P. KELLY II, P.E., a professional engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Austin County, Texas to the best of my knowledge.

David P. Kelly II 10/10/24
DAVID P. KELLY II, P.E.
Texas Registration No.

REXVILLE RANCH ESTATES

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	Overland Consortium Inc. Surveyors Tel: 281.542.8821 Fax: 281.297.6476 500 W. BRIDGE ROAD, SUITE 100, FORT SILL, SAN ANTONIO, TEXAS 78243

FILED
2024 OCT 28 PM 1:05

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Emily Carver
COUNTY CLERK
AUSTIN COUNTY, TEXAS

Andrea Cardenas
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