



SCALE: 1" = 3000'

- NOTES:**
- The coordinates shown hereon are Texas South Central Zone No. 4204, State Plane Coordinates (NAD83) and may be brought to surface (Local Coordinates) by dividing the depicted coordinate by the following combined scale factor of 0.999992483765 (K15T-SURFACE VALUE).
 - Bearings depicted hereon are based on Texas State Plane Coordinate System, South Central Zone (NAD83).
 - The contours shown hereon are referenced to Texas South Central Zone No. 4204, NAVD 88, GEOID 18.
 - According to F.I.R.M. Map No. 480130400F (Community-Panel No. 48070400F), Map record date: October 18, 2018, 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.
 - The proposed use of these lots will be single home residential. No mobile homes, manufactured homes or commercial activity will be permitted within this subdivision. Additional restrictions will be recorded within the subdivision restrictions.
 - These lots will have private water wells and on-site septic systems. Generally, the water wells will be in the front and the septic systems will be in the back. Each private system will need to be sized for individual construction.
 - Operation and maintenance of detention facilities, shall be the responsibility of the developer, or property owners, association, or equivalent, with the authority to leave fees for such maintenance and operation.
 - Subdivision lies within the City of Sealy ETJ.
 - The county has no responsibility or obligation to construct, maintain, or operate detention basins, associated structures, or drainage channels within and "detention, drainage, & access easement" or any "drainage easement" located within the subdivision. However, the county may exercise the right to enter upon said easements and perform said construction, maintenance and operation of the detention basins, associated structures, and drainage channels at the county's sole discretion.
 - Culvert schedule for driveways of the lots are depicted on the Construction Plans.

LEGAL DESCRIPTION:

19.921 ACRES
867,759 SQUARE FEET
SAN FELIPE DE AUSTIN SURVEY
ABSTRACT NO. 5
AUSTIN COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF A 19.921 acre (867,759 square foot) tract of land located in the San Felipe De Austin Survey, Abstract Number 5, Austin County, Texas and said 19.921 acre tract of land being out of and a part of the called 83,670 acre tract described in the deed to Reville Rd Land, LLC, recorded under Austin County Clerk's File Number (A.C.C.F. No.) 234169 and out of and a part of Lots 1 and 8, Block 15, Sealy Subdivision, recorded under Volume Y, Page 318 of the Austin County Map Records (A.C.M.R.) and the west corner of Reville Ranch Estates Section 1, a subdivision recorded under Cab. 3, Pg. 43, of the A.C.M.R. and an exterior corner in the northwesterly line of the herein described tract.

BEGINNING at a 1/2-inch iron rod found in the southeasterly Right-of-Way (R.O.W.) line of Reville Road (based on a width of 40 feet) marking the north corner of the called 87,627 acre tract described to James Michael Clarke and the west corner of said called 83,670 acre tract and the herein described tract, from which a 3/4-inch iron pipe found bears, South 47 degrees 37 minutes East, 0.40 feet;

THENCE, North 42 degrees 45 minutes 21 seconds East, along the southeasterly R.O.W. line of said Reville Road, a distance of 485.12 feet, to the north corner of the herein described tract;

THENCE, departing the southeasterly R.O.W. line of said Reville Road and over and across aforesaid called 83,670 acre tract the following courses and distances:

- South 47 degrees 14 minutes 39 seconds East, a distance of 15.00 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc." found marking an angle in the northwesterly line of the herein described tract;
- South 02 degrees 14 minutes 39 seconds East, a distance of 75.36 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc." found marking an angle in the northwesterly line of the herein described tract;
- South 47 degrees 14 minutes 39 seconds East, a distance of 802.70 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc." found marking an interior corner in the northwesterly line of the herein described tract;

THENCE, North 42 degrees 45 minutes 21 seconds East, continuing over and across aforesaid called 83,670 acre tract, a distance of 348.56 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc." found marking the southeasterly corner of Lariat Lane (based on a width of 70 feet) recorded under Cabinet (Cab.) 3, Page (Pg.) 43, of the Austin County Map Records (A.C.M.R.) and the west corner of Reville Ranch Estates Section 1, a subdivision recorded under Cab. 3, Pg. 43, of the A.C.M.R. and an exterior corner in the northwesterly line of the herein described tract;

THENCE, South 47 degrees 27 minutes 28 seconds East, along the southwesterly line of said Lariat Lane and said Reville Ranch Estates Section 1, a distance of 70.00 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc." found marking the west corner of Lot 19 of said Reville Ranch Estates Section 1 and the southeasterly corner of said Lariat Lane and an exterior corner in the northwesterly line of the herein described tract;

THENCE, departing the southwesterly line of said Lariat Lane and said Reville Ranch Estates Section 1 and over and across aforesaid called 83,670 acre tract the following courses and distances:

- South 42 degrees 45 minutes 21 seconds West, a distance of 348.82 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc." found marking an interior corner in the northwesterly line of the herein described tract;
- South 47 degrees 14 minutes 39 seconds East, a distance of 764.62 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc." set marking the beginning of a curve to the right and the most northerly west corner of the herein described tract;

6 in a southerly direction, along said curve to the right, having a radius of 70.00 feet, a central angle of 233 degrees 56 minutes 29 seconds (chord bears, South 09 degrees 43 minutes 35 seconds West, 124.77 feet) and an arc distance of 285.81, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc." set marking the most southerly west corner of the herein described tract;

THENCE, South 09 degrees 09 minutes 21 second East, continuing over and across aforesaid called 83,670 acre tract, a distance of 528.24 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc." set in the northwesterly line of aforesaid called 87,627 acre tract and the southeasterly line of said called 83,670 acre tract marking the south corner of the herein described tract;

THENCE, North 47 degrees 16 minutes 48 seconds West, along the northwesterly line of said called 87,627 acre tract common with the southwesterly line of said called 83,670 acre tract, distance of 2,189.36 feet, to the POINT OF BEGINNING and containing a computed area of 19,921 acres (867,759 square feet) of land.

- ABBREVIATIONS:**
- B.L. - BUILDING LINE
 - ESMT - EASEMENT
 - F.C. - FILM CODE
 - FND - FOUND
 - FT. - FEET
 - A.C.C.F. - AUSTIN COUNTY CLERK'S FILE
 - A.C.D.R. - AUSTIN COUNTY DEED RECORDS
 - A.C.M.R. - AUSTIN COUNTY MAP RECORDS
 - I.P. - IRON PIPE
 - No. - NUMBER
 - PG. - PAGE
 - R.O.W. - RIGHT-OF-WAY
 - SAN. - SANITARY
 - SO. - SQUARE
 - SWR. - SEWER
 - VOL. - VOLUME

STATE OF TEXAS §
COUNTY OF AUSTIN §

We, Brian Harbuck, Manager and Todd Hayes, Manager respectively, of Reville Rd Land, LLC, owner of the property subdivided, in this plat of Reville Ranch Estates Section 1, 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, oil alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved 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.

There is hereby dedicated a twenty (20) foot utility easement along and adjacent to all interior property lines or lot lines in the subdivision being ten (10) feet on each side of the interior property lines or lot lines for a total width of twenty (20) feet.

There is hereby dedicated a fifteen (15) foot utility easement along and adjacent to all roads and streets in the subdivision.

There is hereby dedicated to the utility companies the right to build and maintain buried or aerial utility lines across all roads and streets in order to provide service to all lots and tracts within the subdivision.

In Testimony, hereto, the Reville Rd Land, LLC, has caused to be signed by Brian Harbuck, Manager and Todd Hayes, Manager, this 18th day of December, 2023

By: Brian Harbuck Manager
Attest: Todd Hayes Manager

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the under signed authority, on this day personally appeared Brian Harbuck, Manager and Todd Hayes, Manager of Reville Rd 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 purposes and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18th day of December, 2023
Monica J. Morgan
Notary Public in and for the State of Texas
Monica J. Morgan
(Print Name)
12/15/2023
My Commission Expires:

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 12/15/23
Date
David P. Kelly II, P.E.
Texas Registration No.

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 January 31, 2024, at 10:01 a.m., in Volume 3, Page 22 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, Office Clerk
Austin County, Texas
By: Andrea Cardenas
County Clerk

LINE TABLE

LINE	BEARING	LENGTH
L3	S47°27'28"E	70.00'
L4	N42°45'21"E	28.28'
L5	N47°14'39"W	28.28'
L6	N02°14'39"W	35.36'
L7	S87°45'21"W	35.36'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	285.81'	70.00'	233°56'29"	S09°43'35"W	124.77'
C2	65.40'	70.00'	53°31'50"	S26°32'15"E	63.05'
C3	15.31'	70.00'	12°31'41"	S06°29'30"W	15.28'

**FINAL PLAT OF
REXVILLE RANCH
ESTATES
SECTION 2**

A SUBDIVISION OF
19.921 ACRES
BEING A REPLAT OF A
PORTION OF LOTS 1 AND 8,
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

**1 BLOCK 1 RESERVE
8 LOTS**

DECEMBER 2023



I, Joel D. Walker, 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 plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Joel D. Walker 12/15/23
Joel D. Walker
Texas Registration No. 5189

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

APPROVED by Commissioners Court of Austin County, Texas, this 20th day of December, 2023

Mark Lingo Mark Lingo, Precinct 1
Robert Riser Robert Riser, Precinct 2
Chip Reed Chip Reed, Precinct 4

APPROVAL BY PLAT ROOM RECORDER
1.31.24
Date
County Clerk's File No. 240438
Plat Cabinet No. 3 Page No. 52

25005 P.O. BOX 8000
SALTY TEXAS 77448
P.O. BOX 8000
SALTY TEXAS 77448
CHARTERED FEBRUARY 22, 1857

FILED
2023 JAN 31 AM 10:06

Andrea Cardenas
COUNTY CLERK
AUSTIN COUNTY, TEXAS