

OWNER'S RELEASE
I, GEORGE EBERLY, JR., MANAGER OF EBERLY INVESTMENTS, LLC, OWNERS OF THE PROPERTY SUBDIVISION, IN THIS PLAT OF BUCKHORN ESTATES, MAKING SUBDIVISION OF THE PROPERTY ON BEHALF OF THE CORPORATION, INCLUDING ALLEYS, PARKS AND EASEMENTS SHOWN AND DEDICATED FOR PUBLIC USES, ALLEYS, PARKS AND EASEMENTS SHOWN, AND WAIVES ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT, GRADING, OR CONSTRUCTION OF THE STREETS AND DRAINAGE EASEMENTS, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO THE ORDINANCES AND MAPS BY HIS SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY, HERETO, EBERLY INVESTMENTS, INC. HAS CAUSED TO BE SIGNED BY GEORGE EBERLY, ITS MANAGER, AND ITS SEAL, THIS 27 DAY OF February, 2020.

George Eberly, Jr.
GEORGE EBERLY, JR. MANAGER

NOTARY PUBLIC
STATE OF TEXAS |
COUNTY OF AUSTIN |
BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE EBERLY, JR., MANAGER OF EBERLY INVESTMENTS, INC. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED IT FOR THE PURPOSES AND CONSIDERATIONS SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27 DAY OF February, 2020.

Erica Powell
NOTARY PUBLIC
IN AND FOR AUSTIN COUNTY, TEXAS

CERTIFICATE OF COUNTY ENGINEER
I, CHARLES KALOMKY, COUNTY ENGINEER OF AUSTIN COUNTY, CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLETES WITH ALL EXISTING RULES AND REGULATIONS OF AUSTIN COUNTY.

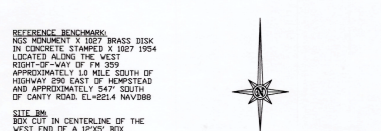
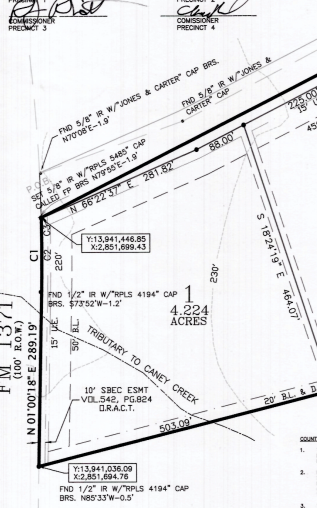
DATE: 1/21/20
Charles Kalomky
CHARLES KALOMKY, COUNTY ENGINEER

ON-SITE SANITARY WASTE CERTIFICATION
I, ERICA POWELL, COUNTY ENGINEER OF AUSTIN COUNTY, HEREBY CERTIFY THAT THE SANITARY REGULATIONS AND CURRENT T.C.O.D. REGULATIONS HAVE BEEN REVIEWED AND APPROVED FOR THIS SUBDIVISION.

DATE: 1/21/20
Erica Powell
ERICA POWELL, COUNTY ENGINEER

CERTIFICATE OF COMMISSIONERS COURT
I, JOSEPH T. LAFAN, COUNTY JUDGE, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLETES WITH ALL EXISTING RULES AND REGULATIONS OF AUSTIN COUNTY.

DATE: 1/21/20
Joseph T. Lafan
JOSEPH T. LAFAN, COUNTY JUDGE



REFERENCE BENCHMARK
NGS MONUMENT X1287 BRASS DISK IN CONCRETE STAMPS X1827 1954 LOCATED ALONG THE WEST RIGHT-OF-WAY OF FM 2092 APPROXIMATELY 1.0 MILE SOUTH OF HIGHWAY 290 EAST OF HERBERT ROAD AND APPROXIMATELY 547' SOUTH OF CANTY ROAD ELEC. BOX NAV 0888.

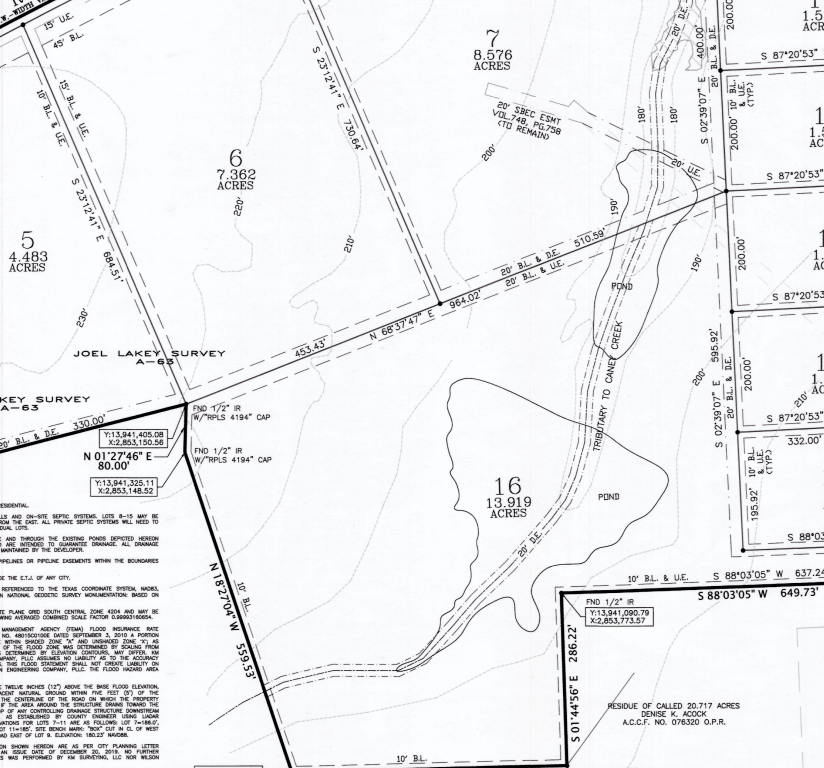
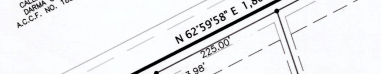
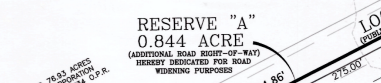
NOTE: THERE IS AN UNDEVELOPED 10' WIDE UNDEVELOPED ELECTRICAL UTILITY EASEMENT WITH THE BOUNDARIES OF THE SUBDIVISION AS SHOWN ON THIS PLAT.

1. THERE IS AN UNDEVELOPED 10' ALONG AND ADJACENT TO ALL SIDE PROPERTY LINES IN THIS SUBDIVISION BEND 10' ON EITHER SIDE OF THE PROPERTY LINES OR LOT LINES FOR A TOTAL WIDTH OF 20'.
2. THERE IS AN UNDEVELOPED 10' ALONG ALL PROPERTY LINES ADJACENT TO ALL EXISTING ROADS BOUNDING THE SUBDIVISION.
3. THERE IS AN UNDEVELOPED 30' WIDE EASEMENT BEND 10' ON EACH SIDE OF THE CENTERLINE OF THE DUTY AND PROTRUDING 5' PAST THE POINT OF THE ANCHOR ENTERING THE DUTY.
4. SANITARY ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT TO REMOVE, CUT DOWN, AND COMPLETELY TREAT WITH HEREDICATED ALL TREES, SHRUBBERY AND VEGETATION WITHIN THE SUBDIVISION AND TO REMOVE, CUT, AND TRIM FROM TIME TO TIME ALL DEAD, DANGEROUS, OR UNDESIRABLE TREES ADJACENT TO AND OUTSIDE OF THE EASEMENT THAT ARE TALL ENOUGH TO STRIKE THE CONDUCTOR AND/OR EQUIPMENT IN FALLING.
5. SANITARY ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT TO USE AND KEEP ALL OF THE EASEMENT AREA FREE AND CLEAR OF ANY AND ALL OBSTRUCTIONS, INCLUDING, BUT NOT LIMITED TO, TREES, SHRUBBERY, FENCES, AND OTHER STRUCTURES, AND TO REMOVE, CUT, AND TRIM FROM TIME TO TIME ALL DEAD, DANGEROUS, OR UNDESIRABLE TREES ADJACENT TO AND OUTSIDE OF THE EASEMENT THAT ARE TALL ENOUGH TO STRIKE THE CONDUCTOR AND/OR EQUIPMENT IN FALLING.
6. THE OWNER(S), HIS SUCCESSORS, AGENTS OR LICENSEES SHALL NOT HAVE THE RIGHT TO PLACE OR FROM ANY OBSTACLES IDENTIFIED BY THE PLACED OR OBSTACLES REMOVED AND GARDEN AREA WITHIN THE EXPRESS WRITTEN CONSENT OF THE COOPERATIVE.
7. ALL ABOVE EASEMENTS MAY FURTHER BE DESCRIBED, AND LOCATIONS INDICATED ON DRAWINGS AND BY RESERVE OCCUPANT.

CURVE	ARC LENGTH	RADIUS	DATA	CHORD BEARING	CHORD LENGTH
C1	121.87	2,014.87	0°20'22"	N00°13'12"W	121.84
C2	114	2,014.87	0°20'22"	N00°13'12"W	114

CULVERT SIZES:
18" x 18"
24" x 24"
30" x 30"
36" x 36"
42" x 42"
48" x 48"
54" x 54"
60" x 60"
66" x 66"
72" x 72"
78" x 78"
84" x 84"
90" x 90"
96" x 96"
102" x 102"
108" x 108"
114" x 114"
120" x 120"
126" x 126"
132" x 132"
138" x 138"
144" x 144"
150" x 150"
156" x 156"
162" x 162"
168" x 168"
174" x 174"
180" x 180"
186" x 186"
192" x 192"
198" x 198"
204" x 204"
210" x 210"
216" x 216"
222" x 222"
228" x 228"
234" x 234"
240" x 240"
246" x 246"
252" x 252"
258" x 258"
264" x 264"
270" x 270"
276" x 276"
282" x 282"
288" x 288"
294" x 294"
300" x 300"
306" x 306"
312" x 312"
318" x 318"
324" x 324"
330" x 330"
336" x 336"
342" x 342"
348" x 348"
354" x 354"
360" x 360"
366" x 366"
372" x 372"
378" x 378"
384" x 384"
390" x 390"
396" x 396"
402" x 402"
408" x 408"
414" x 414"
420" x 420"
426" x 426"
432" x 432"
438" x 438"
444" x 444"
450" x 450"
456" x 456"
462" x 462"
468" x 468"
474" x 474"
480" x 480"
486" x 486"
492" x 492"
498" x 498"
504" x 504"
510" x 510"
516" x 516"
522" x 522"
528" x 528"
534" x 534"
540" x 540"
546" x 546"
552" x 552"
558" x 558"
564" x 564"
570" x 570"
576" x 576"
582" x 582"
588" x 588"
594" x 594"
600" x 600"
606" x 606"
612" x 612"
618" x 618"
624" x 624"
630" x 630"
636" x 636"
642" x 642"
648" x 648"
654" x 654"
660" x 660"
666" x 666"
672" x 672"
678" x 678"
684" x 684"
690" x 690"
696" x 696"
702" x 702"
708" x 708"
714" x 714"
720" x 720"
726" x 726"
732" x 732"
738" x 738"
744" x 744"
750" x 750"
756" x 756"
762" x 762"
768" x 768"
774" x 774"
780" x 780"
786" x 786"
792" x 792"
798" x 798"
804" x 804"
810" x 810"
816" x 816"
822" x 822"
828" x 828"
834" x 834"
840" x 840"
846" x 846"
852" x 852"
858" x 858"
864" x 864"
870" x 870"
876" x 876"
882" x 882"
888" x 888"
894" x 894"
900" x 900"
906" x 906"
912" x 912"
918" x 918"
924" x 924"
930" x 930"
936" x 936"
942" x 942"
948" x 948"
954" x 954"
960" x 960"
966" x 966"
972" x 972"
978" x 978"
984" x 984"
990" x 990"
996" x 996"
1002" x 1002"
1008" x 1008"
1014" x 1014"
1020" x 1020"
1026" x 1026"
1032" x 1032"
1038" x 1038"
1044" x 1044"
1050" x 1050"
1056" x 1056"
1062" x 1062"
1068" x 1068"
1074" x 1074"
1080" x 1080"
1086" x 1086"
1092" x 1092"
1098" x 1098"
1104" x 1104"
1110" x 1110"
1116" x 1116"
1122" x 1122"
1128" x 1128"
1134" x 1134"
1140" x 1140"
1146" x 1146"
1152" x 1152"
1158" x 1158"
1164" x 1164"
1170" x 1170"
1176" x 1176"
1182" x 1182"
1188" x 1188"
1194" x 1194"
1200" x 1200"

ABBREVIATION LEGEND:
R = HIGH ROAD
FND = FENCE RIGHT
FP = FUTURE RIGHT-OF-WAY
P.P. = PROFESSIONAL PROFESSIONAL LAND SURVEYOR
A.C.C.F. = AUSTIN COUNTY CLERK'S FILE
D.P.R. = DRAINAGE PUBLIC RECORDS
A.C.F. = AUSTIN COUNTY ARCHIVES
P.L. = PUBLIC LIMIT
N.C. = NORTH CORNER
B.L. = BUILDING LINE
L.E. = LOT EASEMENT
D.E. = DRAINAGE EASEMENT
E.M. = EASEMENT
P.P. = POWER POLE
L.E. = LOT EASEMENT
F.E.M. = FLOOD EASEMENT MAP
R.O.W. = RIGHT-OF-WAY



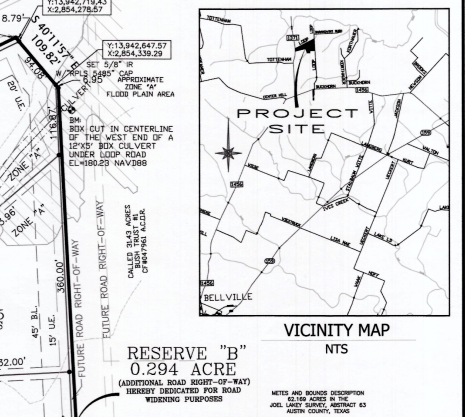
GENERAL NOTES:
1. THE PROPOSED USE OF THESE LOTS WILL BE RESIDENTIAL.
2. LOTS ARE SHOWN FOR PRIVATE WATER WELLS AND ON-SITE SEPTIC SYSTEMS. LOTS 4-16 MAY BE SERVED BY SOUTH COUNTY WATER SUPPLY FROM THE EAST. ALL PRIVATE SEPTIC SYSTEMS WILL NEED TO BE DESIGNED, SITED AND INSTALLED FOR REMOVAL ONLY.
3. THE DRAINAGE EASEMENT ALONG THE CREEK AND THROUGH THE EXISTING FLOOD DEFERRED EASEMENT IS THE PROPERTY OF SANITARY ELECTRIC COOPERATIVE, INC. (SECC). THE SECC WILL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENT, INCLUDING THE REMOVAL OF OBSTRUCTIONS AND THE INSTALLATION OF NECESSARY STRUCTURES TO MAINTAIN THE DRAINAGE EASEMENT.
4. THERE IS NO VISIBLE EVIDENCE OF EXISTING EASEMENTS OR EASEMENTS WITHIN THE BOUNDARIES OF THESE LOTS.
5. THIS TRACT LIES IN AUSTIN COUNTY AND OUTSIDE OF THE C.T.D. OF ANY CITY.
6. THE BOUNDARIES SHOWN HEREON IS REFERENCED TO THE TEXAS CENTRAL ZONING AND MAPS, 2004, CONTROL ZONING (CZ) DISTRICT BASED ON AERIAL PHOTOGRAPHS SURVEY MONUMENTATION BASED ON THE BOUNDARIES OF THESE LOTS.
7. THE COUNTY ENGINEER HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE PLAT COMPLETES WITH ALL EXISTING RULES AND REGULATIONS OF AUSTIN COUNTY.
8. THE COUNTY ENGINEER HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE PLAT COMPLETES WITH ALL EXISTING RULES AND REGULATIONS OF AUSTIN COUNTY.
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14. THE COUNTY ENGINEER HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE PLAT COMPLETES WITH ALL EXISTING RULES AND REGULATIONS OF AUSTIN COUNTY.
15. THE COUNTY ENGINEER HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE PLAT COMPLETES WITH ALL EXISTING RULES AND REGULATIONS OF AUSTIN COUNTY.
16. THE COUNTY ENGINEER HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE PLAT COMPLETES WITH ALL EXISTING RULES AND REGULATIONS OF AUSTIN COUNTY.

ENGINEER CERTIFICATION:
STEVEN A. WILSON, P.E., A REGISTERED PROFESSIONAL ENGINEER OF THE STATE OF TEXAS, HEREBY CERTIFY UNDER SEAL THAT THE SURVEY, INCLUDING THE DRAINAGE EASEMENTS AND EASEMENTS WITHIN THE SUBDIVISION IS IN COMPLIANCE WITH THESE RULES AND REGULATIONS AND THAT THE DESIGN HAS BEEN INCORPORATED AS APPENDIX A AND WITH GENERALLY ACCEPTED ENGINEERING STANDARDS.
DATE: 1/21/20
Steven A. Wilson
STEVEN A. WILSON, P.E.

CERTIFICATE OF RECORDING:
COUNTY OF AUSTIN |
I, KEVIN DREW MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE BUCKHORN ESTATES, 16 RESIDENTIAL LOTS - 1 BLOCKS - 2 RESERVES, WAS RECORDED IN MY OFFICE ON 1/21/20 AT 10:00 AM. THIS PLAT WAS RECORDED IN MY OFFICE ON 1/21/20 AT 10:00 AM. THIS PLAT WAS RECORDED IN MY OFFICE ON 1/21/20 AT 10:00 AM.
DATE: 1/21/20
Kevin Drew Moore
KEVIN DREW MOORE, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

APPROVAL BY PLAT ROOM RECORDER:
DATE: 1/21/20
PLAT ROOM RECORDER:
COUNTY CLERK'S FILE NO.:
PLAT CABINET NO.:
PAGE NO.:

PROPERTY OWNER/DEVELOPER:
GEORGE EBERLY, MANAGER
EBERLY INVESTMENTS, LLC
10430 EBERLY RANCH ROAD
CHAPEL HILL, TX 77428
281-899-8822
GEORGE.EBERLY@YAHOO.COM



RESERVE "B" 0.294 ACRE
(ADDITIONAL ROAD RIGHT-OF-WAY)
HERBERT DEDICATED FOR ROAD WIDENING PURPOSES
NETE AND BOUNDARY DESCRIPTION: 0.294 ACRES IN THE WEST END OF A 1/2-ACRE TRACT IN THE HERBERT DEDICATED FOR ROAD WIDENING PURPOSES.

RESERVE "A" 0.844 ACRE
(ADDITIONAL ROAD RIGHT-OF-WAY)
HERBERT DEDICATED FOR ROAD WIDENING PURPOSES
NETE AND BOUNDARY DESCRIPTION: 0.844 ACRES IN THE SOUTH SIDE OF A 1/2-ACRE TRACT IN THE HERBERT DEDICATED FOR ROAD WIDENING PURPOSES.

FINAL PLAT BUCKHORN ESTATES
62.169 ACRES - 16 LOTS - 1 BLOCK - 2 RESERVES
JOEL LAKEY SURVEY, A-63
AUSTIN COUNTY

KM Surveying, LLC
38022 REESE ROAD - SUITE 100
ROSENBERG, TEXAS 77474
713-234-8927
www.kmsurveying.com
TBRLS Firm #01178700

WILSON ENGINEERING COMPANY, PLLC.
208 FOWLES STREET
SEALY, TEXAS 77474
PHONES: 979-885-2344
FAX: 979-885-3379
www.wilsoneng.com

2020124
Revised: SAW
Drawn by: DWR
Scale: 1"=100'
Date: 1-24-2020
Job Number: 19027
Sheet: 1 of 1