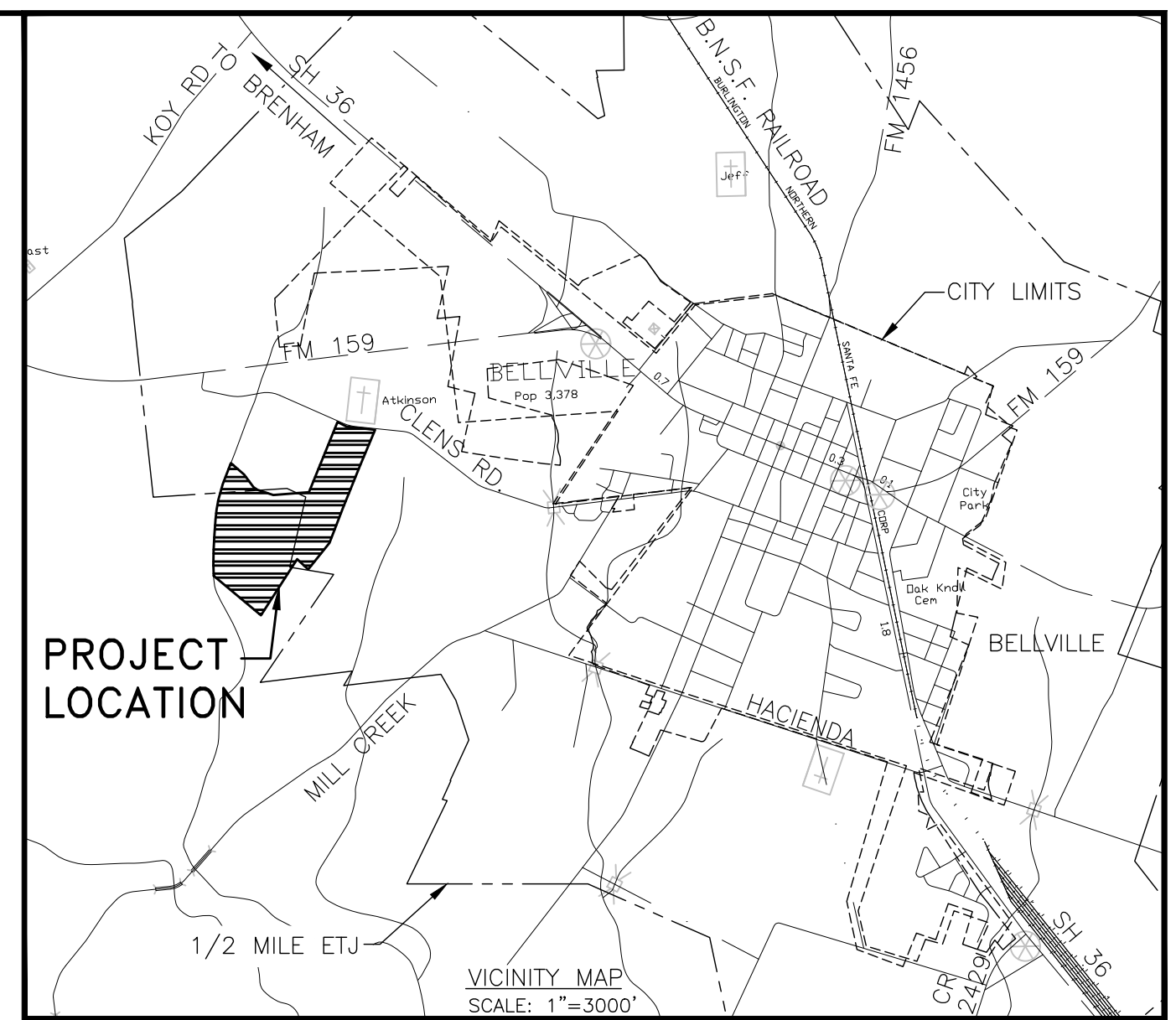


DRIVEWAY CULVERTS	
LOT	CULVERT SIZE (IN)
1-4, 9, 11-13, 21-29, 32-43, 45-46, 52-57, & Reserve A	15"
5-7, 14-15, 30-31, & 49-50	18"
8, 10, 16-20, & 48	24"
51	30"

TBM #1 ELEV.=253.07
 LOCATION: 1/2" IRON ROD IN THE NORTH CORNER OF RESERVE "A" 57' SOUTHEAST OF THE EDGE OF ROAD AND 84' SOUTH OF THE NORTH PROPERTY CORNER

TBM #2 ELEV.=216.48
 LOCATION: 1/2" IRON ROD IN THE NORTHEAST CORNER OF RESERVE "B" 25' WEST OF THE EDGE OF ROAD AND 4' SOUTH OF THE NORTHEAST PROPERTY CORNER

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	250.00'	276.82'	63°26'33"	N54°10'48"E	262.89'
C2	125.00'	48.13'	22°03'45"	S83°04'03"E	47.84'
C3	300.00'	704.06'	134°27'55"	N40°43'52"E	553.25'
C4	300.00'	123.34'	23°33'23"	N14°43'24"W	122.47'
C5	280.00'	700.62'	143°22'02"	N74°37'43"W	531.63'
C6	315.00'	292.87'	53°16'15"	S60°19'24"W	282.44'
C7	285.00'	320.83'	64°29'59"	S54°42'32"W	304.16'
C8	215.00'	62.09'	16°32'45"	S30°43'55"W	61.87'
C9	215.00'	175.98'	46°53'48"	S62°27'11"W	171.11'
C10	90.00'	34.66'	22°03'45"	N83°04'03"W	34.44'
C11	335.00'	24.84'	4°14'52"	N74°09'36"W	24.83'
C12	335.00'	107.96'	18°27'55"	N85°31'00"W	107.50'
C13	335.00'	107.96'	18°27'55"	S76°01'05"W	107.50'
C14	335.00'	107.96'	18°27'55"	S57°33'09"W	107.50'
C15	335.00'	107.96'	18°27'55"	S39°05'14"W	107.50'
C16	335.00'	190.04'	32°30'10"	S13°38'11"W	187.50'
C17	335.00'	139.47'	23°51'12"	S14°34'29"E	138.46'
C18	265.00'	108.95'	23°33'23"	S14°43'24"E	108.19'
C19	315.00'	92.19'	16°46'05"	S11°19'45"E	91.86'
C20	315.00'	237.38'	43°10'38"	S41°18'06"E	231.80'
C21	315.00'	134.26'	24°25'15"	S75°06'03"E	133.25'
C22	315.00'	134.26'	24°25'15"	N80°28'42"E	133.25'
C23	315.00'	190.11'	34°34'49"	N50°58'40"E	187.24'
C24	280.00'	36.49'	7°28'03"	N37°25'17"E	36.47'
C25	280.00'	223.84'	45°48'12"	N64°03'25"E	217.92'
C26	320.00'	96.37'	17°15'17"	N78°19'53"E	96.00'
C27	320.00'	112.85'	20°12'23"	N59°36'03"E	112.27'
C28	320.00'	151.01'	27°02'20"	N35°58'42"E	149.62'
C29	40.00'	85.58'	122°34'44"	S38°49'50"E	70.16'
C30	285.00'	29.95'	6°01'17"	N82°53'28"E	29.94'
C31	160.00'	61.61'	22°03'45"	S83°04'03"E	61.23'
C32	265.00'	52.87'	11°25'53"	S77°45'07"E	52.78'
C33	265.00'	461.96'	99°52'53"	N46°35'31"E	405.65'
C34	265.00'	107.08'	23°09'09"	N14°55'31"W	106.36'
C35	335.00'	137.73'	23°33'23"	N14°43'24"W	136.76'
C36	70.00'	73.37'	60°03'03"	S56°58'32"W	70.05'
C37	70.00'	108.92'	89°09'12"	N48°25'20"W	98.26'
C38	70.00'	110.99'	90°50'48"	N41°34'40"E	99.72'
C39	70.00'	73.24'	59°56'57"	S63°01'28"E	69.95'
C40	245.00'	422.99'	98°55'12"	N52°24'18"W	372.38'
C41	245.00'	190.06'	44°26'50"	S55°54'41"W	185.33'
C42	350.00'	66.74'	10°55'30"	S39°09'01"W	66.64'
C43	350.00'	236.25'	38°40'27"	S63°57'00"W	231.79'
C44	350.00'	22.43'	3°40'18"	S85°07'22"W	22.43'
C45	250.00'	108.76'	24°55'37"	S74°29'42"W	107.91'
C46	250.00'	172.67'	39°34'22"	S42°14'43"W	169.26'
C47	265.00'	74.77'	16°10'01"	S14°22'32"W	74.53'
C48	332.50'	93.82'	16°10'01"	S14°22'32"W	93.51'
C49	300.00'	84.65'	16°10'00"	S14°22'32"W	84.37'

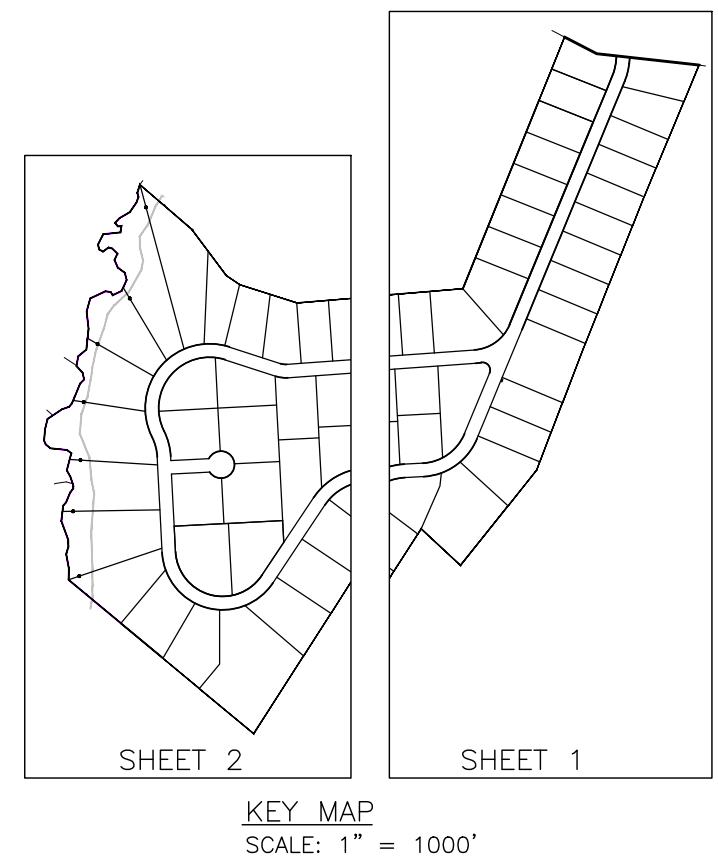


JAMIN SWANTER AND JANE SWANTER
 CALLED 60.744 ACS.
 FILE NO. 055635 O.P.R.A.C.

LYDA B. BOYER AND BRAD B. BOYER
 CALLED 150.205 ACS.
 FILE NO. 180532 O.P.R.A.C.

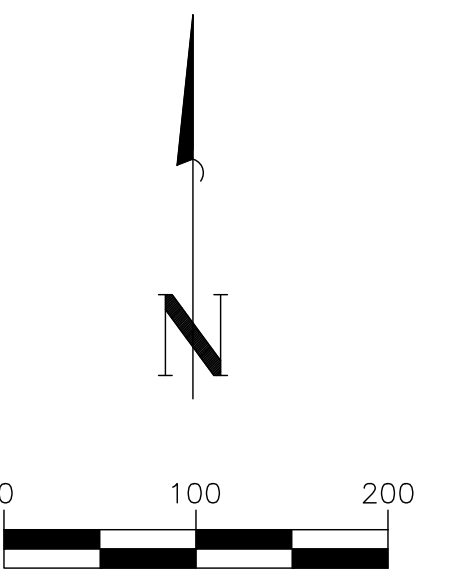
PROPERTY IS SUBJECT TO RAIN WATER RUN OFF SHEET FLOW FROM ADJOINING PROPERTIES AND PROPERTY OWNER SHALL NOT DIVERT OR BLOCK SHEET FLOWS

Parcel Line Table		
Line #	Direction	Length
L9	S19° 15' 03"E	66.65
L10	N28° 41' 35"E	255.04
L11	N28° 41' 35"E	249.92
L12	S13° 31' 34"E	40.97



FINAL PLAT
WEST HILLS SUBDIVISION
 A SUBDIVISION OF 115.489 ACRES
 SITUATED IN THE B. BABBIT SURVEY, ABSTRACT 13
 AUSTIN COUNTY, TEXAS
 CONTAINING 57 LOTS AND 2 RESERVES

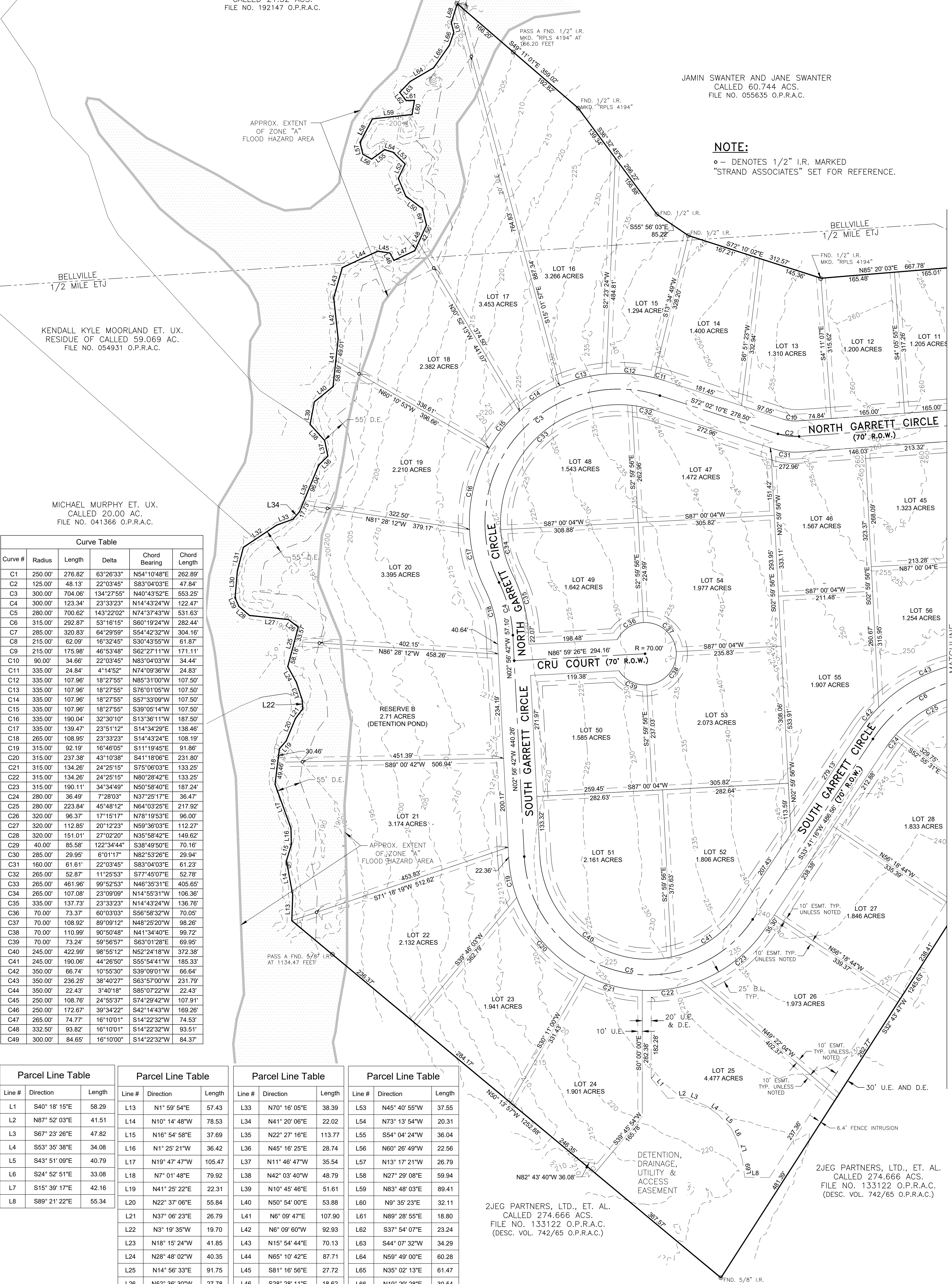
Strand Associates
 1906 NEIBUHR (979) 836-7937
 BRENHAM, TEXAS (979) 836-7936



BRETT LUCKSINGER
CALLED 21.32 ACS.
FILE NO. 192147 O.P.R.A.C.

JAMIN SWANTER AND JANE SWANTER
CALLED 60.744 ACS.
FILE NO. 055635 O.P.R.A.C.

NOTE:
○ - DENOTES 1/2" I.R. MARKED
"STRAND ASSOCIATES" SET FOR REFERENCE.



Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	250.00'	276.82'	63°26'33"	N54°10'48"E	262.89'
C2	125.00'	48.13'	22°03'45"	S83°04'03"E	47.84'
C3	300.00'	704.06'	134°27'55"	N40°43'52"E	553.25'
C4	300.00'	123.34'	23°33'23"	N14°43'24"W	122.47'
C5	280.00'	700.62'	143°22'02"	N74°37'43"W	531.63'
C6	315.00'	292.87'	53°16'15"	S60°19'24"W	282.44'
C7	285.00'	320.83'	64°29'59"	S54°42'32"W	304.16'
C8	215.00'	62.09'	16°32'45"	S30°43'55"W	61.87'
C9	215.00'	175.98'	46°53'48"	S62°27'11"W	171.11'
C10	90.00'	34.66'	22°03'45"	N83°04'03"W	34.44'
C11	335.00'	24.84'	4°14'52"	N74°09'36"W	24.83'
C12	335.00'	107.96'	18°27'55"	N85°31'00"W	107.50'
C13	335.00'	107.96'	18°27'55"	S76°01'05"W	107.50'
C14	335.00'	107.96'	18°27'55"	S57°33'09"W	107.50'
C15	335.00'	107.96'	18°27'55"	S39°05'14"W	107.50'
C16	335.00'	190.04'	32°30'10"	S13°36'11"W	187.50'
C17	335.00'	139.47'	23°51'12"	S14°34'29"E	138.46'
C18	265.00'	108.95'	23°33'23"	S14°43'24"E	108.19'
C19	315.00'	92.19'	16°46'05"	S11°19'45"E	91.86'
C20	315.00'	237.38'	43°10'38"	S41°18'06"E	231.80'
C21	315.00'	134.26'	24°25'15"	S75°06'03"E	133.25'
C22	315.00'	134.26'	24°25'15"	S39°05'14"W	133.25'
C23	315.00'	190.11'	34°34'49"	N50°58'40"E	187.24'
C24	280.00'	36.49'	7°28'03"	N37°25'17"E	36.47'
C25	280.00'	223.84'	45°48'12"	N64°03'25"E	217.92'
C26	320.00'	96.37'	17°15'17"	N78°19'53"E	96.00'
C27	320.00'	112.85'	20°12'23"	N59°36'03"E	112.27'
C28	320.00'	151.01'	27°02'20"	N35°58'42"E	149.62'
C29	40.00'	85.58'	122°34'44"	S38°49'50"E	70.16'
C30	285.00'	29.95'	6°01'17"	N82°53'26"E	29.94'
C31	160.00'	61.61'	22°03'45"	S83°04'03"E	61.23'
C32	265.00'	52.87'	11°25'53"	S77°45'07"E	52.78'
C33	265.00'	461.96'	99°52'53"	N46°35'31"E	405.65'
C34	265.00'	107.08'	23°09'09"	N14°55'31"W	106.36'
C35	335.00'	137.73'	23°33'23"	N14°43'24"W	136.76'
C36	70.00'	73.37'	60°03'03"	S56°58'32"W	70.05'
C37	70.00'	108.92'	89°09'12"	N48°25'20"W	98.26'
C38	70.00'	110.99'	90°50'48"	N41°34'40"E	99.72'
C39	70.00'	73.24'	59°56'57"	S63°01'28"E	69.95'
C40	245.00'	422.99'	98°55'12"	N52°24'18"W	372.38'
C41	245.00'	190.06'	44°26'50"	S55°54'41"W	185.33'
C42	350.00'	66.74'	10°55'30"	S39°09'01"W	66.64'
C43	350.00'	236.25'	38°40'27"	S63°57'00"W	231.79'
C44	350.00'	22.43'	3°40'18"	S85°07'22"W	22.43'
C45	250.00'	108.76'	24°55'37"	S74°29'42"W	107.91'
C46	250.00'	172.67'	39°34'22"	S42°14'43"W	169.26'
C47	265.00'	74.77'	16°10'01"	S14°22'32"W	74.53'
C48	332.50'	93.82'	16°10'01"	S14°22'32"W	93.51'
C49	300.00'	84.65'	16°10'00"	S14°22'32"W	84.37'

Parcel Line #	Direction	Length
L1	S40°18'15"E	58.29
L2	N87°23'03"E	41.51
L3	S67°23'26"E	47.82
L4	S53°35'38"E	34.08
L5	S43°51'09"E	40.79
L6	S24°52'51"E	33.08
L7	S15°39'17"E	42.16
L8	S89°21'22"E	55.34

Parcel Line #	Direction	Length
L13	N1°59'54"E	57.43
L14	N10°14'48"W	78.53
L15	N16°54'58"E	37.69
L16	N1°25'21"W	36.42
L17	N19°47'47"W	105.47
L18	N7°01'48"E	79.92
L19	N41°25'22"E	22.31
L20	N22°37'06"E	55.84
L21	N37°06'23"E	26.79
L22	N3°19'35"W	19.70
L23	N18°15'24"W	41.85
L24	N28°48'02"W	40.35
L25	N14°56'33"E	91.75
L26	N52°36'30"W	27.78
L27	N83°59'28"W	88.11
L28	N49°17'40"W	31.23
L29	N23°38'36"W	21.08
L30	N4°51'14"E	60.76
L31	N14°24'32"E	54.43
L32	N56°21'47"E	90.11

Parcel Line #	Direction	Length
L33	N70°16'05"E	38.39
L34	N41°20'06"E	22.02
L35	N22°27'16"E	113.77
L36	N45°16'25"E	28.74
L37	N11°46'47"W	35.54
L38	N42°03'40"W	48.79
L39	N10°45'46"E	51.61
L40	N50°54'00"E	53.88
L41	N6°09'47"E	107.90
L42	N6°09'60"W	92.93
L43	N15°54'44"E	70.13
L44	N65°10'42"E	87.71
L45	S81°16'56"E	27.72
L46	S28°28'11"E	18.62
L47	N65°09'10"E	51.51
L48	N24°50'35"E	62.74
L49	N14°01'55"W	38.75
L50	N52°45'56"W	46.79
L51	N22°55'17"W	42.68
L52	N25°38'55"E	35.93

Parcel Line #	Direction	Length
L53	N45°40'55"W	37.55
L54	N73°13'54"W	20.31
L55	S54°04'24"W	36.04
L56	N60°26'49"W	22.56
L57	N13°17'21"W	26.79
L58	N27°29'08"E	59.94
L59	N83°48'03"E	89.41
L60	N9°35'23"E	32.11
L61	N89°28'55"E	18.80
L62	S37°54'07"E	23.24
L63	S44°07'32"W	34.29
L64	N59°49'00"E	60.28
L65	N35°02'13"E	61.47
L66	N19°29'28"E	30.54
L67	N14°20'35"W	22.92
L68	N17°21'24"E	44.83
L69	S8°12'16"E	40.60

WEST HILLS SUBDIVISION

A SUBDIVISION OF 115.489 ACRES
SITUATED IN THE B. BABBIT SURVEY, ABSTRACT 13
AUSTIN COUNTY, TEXAS
CONTAINING 57 LOTS AND 2 RESERVES



1906 NEIBUHR (979) 836-7937 BRENHAM, TEXAS FAX (979) 836-7936

STATE OF TEXAS)
COUNTY OF AUSTIN)

ALL THAT CERTAIN 115.489 acre tract or parcel of land, lying an being situated in Austin County, Texas, part of the Benjamin Babbitt Survey, Abstract 13, Austin County, Texas, and being all of the same tract said to contain 115.409 acres conveyed to Austin County Pin Oak Holdings, LLC, and described by instrument recorded in File No. 191428, Official Public Records of Austin County (O.P.R.A.C.), Said 115.489 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with cap marked "RPLS 4194" in the south margin of Clens Road (width varies) at the northeast corner of the Jamin Swanter and Jane Swanter tract called 60.744 acres, as described in File No. 055635, O.P.R.A.C., being the most northerly northwest corner of said Austin County Pin Oak Holdings, LLC tract;

THENCE along the south margin of Clens Road, South 62°35'39" East, a distance of 188.36 feet to a 1/2-inch iron rod found at an angle point and South 83°37'49" East, a distance of 536.46 feet to a 1/2-inch iron rod found at the northeast corner of said Austin County Pin Oak Holdings, LLC, tract and the northwest corner of the Lyda B. Boyer and Brad B. Boyer tract called 150.205 acres, as described in File No. 180532, O.P.R.A.C.;

THENCE departing the south margin of Clens Road along the common line between said Lyda B. Boyer and Brad B. Boyer tract and said Austin County Pin Oak Holdings, LLC, tract, as follows:

- South 22°41'18" West, a distance of 730.50 feet to a 1/2-inch iron rod set with cap marked "Strand Associates" at an angle point;
- South 21°50'27" West, a distance of 853.70 feet to a 1/2-inch iron rod found with cap marked "RPLS 4194" at an angle point;
- South 21°00'56" West, a distance of 688.98 feet to a 1/2-inch iron rod found at an angle point; and
- South 38°42'37" West, a distance of 634.77 feet to a 5/8-inch iron rod found in a northeast line of a called 274.666 acre tract conveyed to 2JEG Partners, LTD., et al. by instrument recorded in File No. 133122, O.P.R.A.C., and described in Volume 742, Page 65, et seq., O.P.R.A.C., for the west corner of said Lyda B. Boyer and Brad B. Boyer tract and the upper south corner of said Austin County Pin Oak Holdings, LLC, tract;

THENCE along a portion of the common line between said 2JEG Partners, LTD., et al. tract and said Austin County Pin Oak Holdings, LLC, tract, as follows:

- North 46°48'54" West, a distance of 279.16 feet to a 1/2-inch iron rod found at a north corner of said 2JEG Partners, LTD., et al. tract and a reentrant corner of said Austin County Pin Oak Holdings, LLC, tract;
- South 32°43'47" West, a distance of 1245.63 feet to a 5/8-inch iron rod found at a reentrant corner of said 2JEG Partners, LTD., et al. tract and the south corner of said Austin County Pin Oak Holdings, LLC, tract; and
- North 50°13'57" West, at a distance of 1134.47 feet pass a 5/8-inch iron rod found for reference, and continuing for a total distance of 1252.88 feet to a point in the centerline of Pin Oak Branch;

THENCE up the centerline of Pin Oak Branch with its meanders, being the common line between said Austin County Pin Oak Holdings, LLC, tract and a portion of said 2JEG Partners, LTD., et al. tract, the Michael H. Murphy et ux. tract called 20.00 acres, as described in File No. 041366, O.P.R.A.C., the residue of the Kendall Kyle Moreland et ux. tract called 59.069 acres, as described in File No. 054931, O.P.R.A.C., and the Brett Lucksinger tract called 21.32 acres, as described in File No. 192147, O.P.R.A.C., the following courses and distances:

- North 01°59'54" East, a distance of 57.43 feet to a point;
- North 10°14'48" West, a distance of 75.53 feet to a point;
- North 16°54'58" East, a distance of 37.69 feet to a point;
- North 01°25'21" West, a distance of 36.42 feet to a point;
- North 19°47'47" West, a distance of 105.47 feet to a point;
- North 07°01'48" East, a distance of 79.92 feet to a point;
- North 41°25'22" East, a distance of 22.31 feet to a point;
- North 22°37'06" East, a distance of 55.84 feet to a point;
- North 37°06'23" East, a distance of 26.79 feet to a point;
- North 03°19'35" West, a distance of 19.70 feet to a point;
- North 18°15'24" West, a distance of 41.85 feet to a point;
- North 28°48'02" West, a distance of 40.35 feet to a point;
- North 14°56'33" East, a distance of 91.75 feet to a point;
- North 52°30'30" West, a distance of 27.78 feet to a point;
- North 83°59'28" West, a distance of 88.11 feet to a point;
- North 49°17'40" West, a distance of 31.23 feet to a point;
- North 23°38'36" West, a distance of 21.08 feet to a point;
- North 04°51'14" East, a distance of 60.76 feet to a point;
- North 14°24'32" East, a distance of 54.43 feet to a point;
- North 56°21'47" West, a distance of 90.11 feet to a point;
- North 70°16'05" East, a distance of 38.39 feet to a point;
- North 41°20'06" East, a distance of 22.02 feet to a point;
- North 22°27'16" East, a distance of 113.77 feet to a point;
- North 45°16'25" East, a distance of 28.74 feet to a point;
- North 11°46'47" West, a distance of 35.54 feet to a point;
- North 42°03'37" West, a distance of 48.79 feet to a point;
- North 10°45'46" East, a distance of 51.61 feet to a point;
- North 50°54'00" East, a distance of 53.88 feet to a point;
- North 06°09'47" East, a distance of 107.90 feet to a point;
- North 06°10'00" West, a distance of 92.93 feet to a point;
- North 15°54'44" East, a distance of 70.13 feet to a point;
- North 65°10'42" East, a distance of 87.71 feet to a point;
- North 81°16'56" East, a distance of 27.72 feet to a point;
- South 28°28'11" East, a distance of 18.62 feet to a point;
- North 65°09'10" East, a distance of 51.51 feet to a point;
- North 24°50'35" East, a distance of 62.74 feet to a point;
- North 14°01'55" West, a distance of 38.75 feet to a point;
- North 52°45'56" West, a distance of 46.79 feet to a point;
- North 22°55'17" West, a distance of 42.68 feet to a point;
- North 25°38'55" East, a distance of 35.93 feet to a point;
- North 45°40'55" West, a distance of 37.55 feet to a point;
- North 73°13'54" West, a distance of 20.31 feet to a point;
- South 54°04'24" East, a distance of 36.04 feet to a point;
- North 60°26'49" West, a distance of 22.56 feet to a point;
- North 13°17'21" West, a distance of 26.79 feet to a point;
- North 27°29'08" East, a distance of 59.94 feet to a point;
- North 83°48'03" East, a distance of 89.41 feet to a point;
- North 09°35'23" East, a distance of 32.11 feet to a point;
- South 69°26'54" West, a distance of 18.80 feet to a point;
- North 37°54'07" West, a distance of 23.24 feet to a point;
- North 44°07'32" East, a distance of 34.29 feet to a point;
- North 59°49'00" East, a distance of 60.28 feet to a point;
- North 35°02'13" East, a distance of 61.47 feet to a point;
- North 19°29'28" East, a distance of 30.54 feet to a point;
- North 14°20'35" West, a distance of 22.92 feet to a point; and
- North 17°21'24" East, a distance of 44.83 feet to a point for the southwest corner of said Jamin Swanter and Jane Swanter tract and the lower northwest corner of said Austin County Pin Oak Holdings, LLC, tract;

THENCE departing the centerline of Pin Oak Branch along the common line between said Jamin Swanter and Jane Swanter tract and said Austin County Pin Oak Holdings, LLC, tract, as follows:

- South 49°11'01" East, at a distance of 166.20 feet pass a 1/2-inch iron rod found with cap marked "RPLS 4194" for reference, and continuing for a total distance of 359.02 feet to a 1/2-inch iron rod found with cap marked "RPLS 4194" at an angle point;
- South 36°32'45" East, a distance of 296.22 feet to a 1/2-inch iron rod found at an angle point;
- South 55°56'03" East, a distance of 85.22 feet to a 1/2-inch iron rod found at an angle point;
- South 72°10'02" East, a distance of 312.57 feet to a 1/2-inch iron rod found with cap marked "RPLS 4194" at an angle point;
- North 85°20'03" East, a distance of 667.78 feet to a 1/2-inch iron rod found with cap marked "RPLS 4194" at the southeast corner of said Jamin Swanter and Jane Swanter tract and a reentrant corner of said Austin County Pin Oak Holdings, LLC, tract; and
- North 22°01'09" East, a distance of 1413.69 feet to the Place of Beginning and containing 115.489 acres of land.

OWNER'S RELEASE

We, Jesse Byler and Merlene Byler, President and Secretary respectively, of Austin County Pin Oak Holdings, LLC, owner of the property subdivided in this plot of West Hills Subdivision, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks, and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easement dedicated, or occasioned by the alteration of the surfaces, 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, Austin County Pin Oak Holdings, LLC, has caused to be signed by Jesse Byler, its President, attested by its Secretary, Merlene Byler, and its seal, this _____ day of _____, 2020.

Austin County Pin Oak Holdings, LLC
By: _____
Jesse Byler
President

Attest: _____
Merlene Byler
Secretary

STATE OF TEXAS }
COUNTY OF _____ }

BEFORE ME, the under signed authority, on this day personally appeared Jesse Byler, President, and Merlene Byler, Secretary of Austin County Pin Oak Holdings, LLC, known to me, to be the persons whose names are 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 _____ DAY OF _____, 20__

Notary Public _____ Notary's Name (Printed): _____
State of Texas _____ Notary's Commission _____
Expires: _____

City of Bellville

1. The City of Bellville will take ownership of all water lines and appurtenances related to the water system upon construction completion by the Developer and once all lines have been pressure tested and bacteriologic testing has been performed.
2. The developer has agreed to install in various locations beneath the roadways for future services.
3. All water mains will be installed in utility easements and the City of Bellville will have the right to access the water lines for maintenance and to install services to customers upon request.
4. Customers requesting service will need to coordinate with the City of Bellville and pay any top fees per the City's regulations.

Street Widening Easements

Right-of-way easements for widening streets or improving drainage shall be maintained by the owner until a street or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.

Owner's Responsibilities

The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by Commissioners Court. Commissioners Court assumes no obligation to build or maintain any of the streets shown on this plat or of constructing any of the bridges or drainage improvements. Upon completion of all obligations by the Developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the streets. The County will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The County assumes no responsibility for the accuracy of representations by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and Signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.

NOTES:

1. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD83 as determined from GPS observations. All distances are surface value.
2. This survey is valid only if it bears the seal and original signature of the surveyor.
3. The County has no responsibility or obligation to construct, maintain, or operate the detention basins, associated structures, or drainage channels contained within any "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.
4. Property is subject to rain water sheet flow from adjoining properties and property owner shall not divert or block sheet flow.
5. Lots 1-57 shown hereon are for single family residential.
6. Front building setback lines shall be 25' and side building setback lines shall be 15'.
7. A homeowner's association, or other entity acceptable to the Commissioner's Court, shall be formed. Membership in the association shall be mandatory for each lot and property owner. The association shall be responsible for the maintenance of the detention ponds in Reserve "A", Reserve "B", and the detention, drainage, access, and utility easement on Lot 30.
8. Lots 1 and 42 shall have access from Randal Road, but not from Clens Road.

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by Commissioners Court of Austin County, Texas, this _____ day of _____, 20__.

County Judge

Commissioner, Precinct 1

Commissioner, Precinct 2

Commissioner, Precinct 3

Commissioner, Precinct 4

CERTIFICATE OF COUNTY CLERK

I, Carrie Gregor, 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 _____, 20__ at _____ o'clock, and in Volume _____ Page _____ 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.

Carrie Gregor, County Clerk
Austin County, Texas

Deputy

APPROVAL BY PLAT ROOM RECORDER

Date _____ Plat Book Recorder _____

County Clerk File No. _____

Plat Cabinet No. _____, Page No. _____

There is here by granted to San Bernard Electric Cooperative, Inc. whose address is P.O. Box 1208, Bellville, Texas 77418, and to its successors, assigns and lessees, an unobstructed Utility Easement for electric, communication, and other utilities as may become available, consisting of all necessary or desirable equipment across, along, upon, over, above, and under lands within the boundaries of the subdivision as described below.

1. There is a fifteen feet (15') unobstructed utility easement along all property lines adjacent to all existing roads bordering the subdivision and proposed roads within the subdivision.

2. There is a ten feet (10') unobstructed utility easement along and adjacent to all property lines in this subdivision and reserve areas, being ten feet (10') on either side of the property lines for a total width of twenty feet (20') unless noted otherwise, and along the creek.

3. There is a twenty feet (20') wide unobstructed utility easement for guys being ten feet (10') on each side of the centerline of the guy and protruding five feet (5') past the point of where the anchor enters the earth.

4. San Bernard Electric Cooperative, Inc. is granted the right to build and maintain utilities on, across, along, upon, over, above and under all road right-of-ways in this subdivision, in order to provide electric and other services to lots as it becomes necessary.

5. San Bernard Electric Cooperative, Inc. shall have the right to remove, cut down, and chemically treat with herbicides, all trees, shrubbery and vegetation within said easement and the right to remove, cut, and trim from time to time all dead, weak, leaning, or dangerous trees adjacent to and outside of said easement that are tall enough to strike the conductor and/or equipment in falling. San Bernard Electric Cooperative, Inc. will not be responsible for removing debris from vegetation growing outside their easements when cutting down weak and leaning trees and brush outside the easement.

6. San Bernard Electric Cooperative, Inc. shall have the right to use and keep all of said easement area free and clear of any and all obstructions, except fences that do not exceed eight feet (8') in height and do not interfere with the operation and replacement of San Bernard Electric Cooperative's facilities. San Bernard Electric Cooperative, Inc. shall have the right of ingress and egress to and from said right-of-way for the purpose of reclearing vegetation, constructing, reconstructing, rephasing, respanning, operating, inspecting, repairing, maintaining, replacing, adding, and removing said conductors, poles and equipment. Access for construction, maintenance, inspection, and surveying of facilities may be done with, but not limited to vehicles, ATV, aerial drone, pedestrian, and other methods.

7. The Grantor, his successors, assigns, agents or licensees shall not have the right to cause or permit any obstacles except fences not to exceed eight feet (8') in height to be placed or constructed within said easement area without the express written consent of the Cooperative. Fences shall not be placed or constructed in any way that would prevent San Bernard Electric Cooperative, Inc. from exercising any rights and privileges expressed herein.

8. All above descriptions may further be described and locations indicated on drawing.

FLOOD PLAIN CERTIFICATE

The shaded portion of the subject property as shown on the above plat lies within the "Zone A" area determined to be within the 1% annual chance floodplain with the remaining portion of the subject property lying within the "Zone X" area determined to be outside the 0.2% annual chance floodplain, according to the Flood Insurance Rate Maps of Austin County, Texas Map No. 48015C0185E, effective September 3, 2010.

FLOOD PLAIN CERTIFICATION

Structures built on lots in the designated Flood Plain must be elevated to the Base Flood Elevation. No building permits will be issued in a floodway below the base flood elevation (B.F.E.). Contact the Floodplain Administrator's Office for specific information.

ON-SITE SANITARY WASTE CERTIFICATION

This plat is generally in compliance with the Austin County Private Sewage Regulations and current T.C.E.Q. Regulations.

Date _____ Austin County Environmental Office _____

CERTIFICATE OF COUNTY ENGINEER

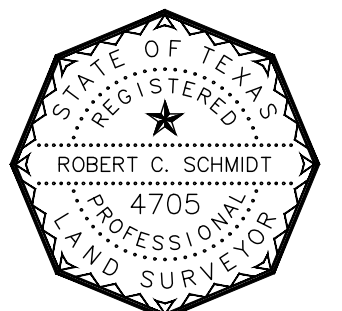
I, Charles A. Kalkomey, County Engineer of Austin County, certify that the plat of this subdivision complies with all existing rules and regulations of Austin County.

Date _____ County Engineer _____

CERTIFICATE OF SURVEYOR

I, Robert C. Schmidt, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that it is my professional opinion that this plat of WEST HILLS SUBDIVISION as shown hereon was prepared from an actual survey made on the ground; and that all block corners and lot corners will be set upon completion of construction of the streets, drainage, and utility improvements, and that this plat correctly represents a survey made under my control and supervision.

Robert C. Schmidt
Registered Professional Land Surveyor No. 4705



FINAL PLAT WEST HILLS SUBDIVISION

A SUBDIVISION OF 115.489 ACRES
SITUATED IN THE B. BABBIT SURVEY, ABSTRACT 13
AUSTIN COUNTY, TEXAS
CONTAINING 57 LOTS AND 2 RESERVES

Strand Associates

1906 NEIBUHR (979) 836-7937 BRENHAM, TEXAS FAX (979) 836-7936

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SHEET 3 of 3