

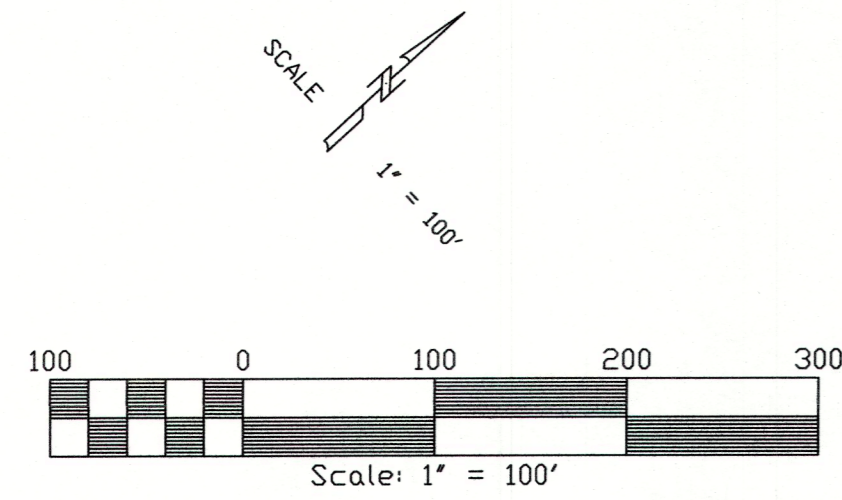
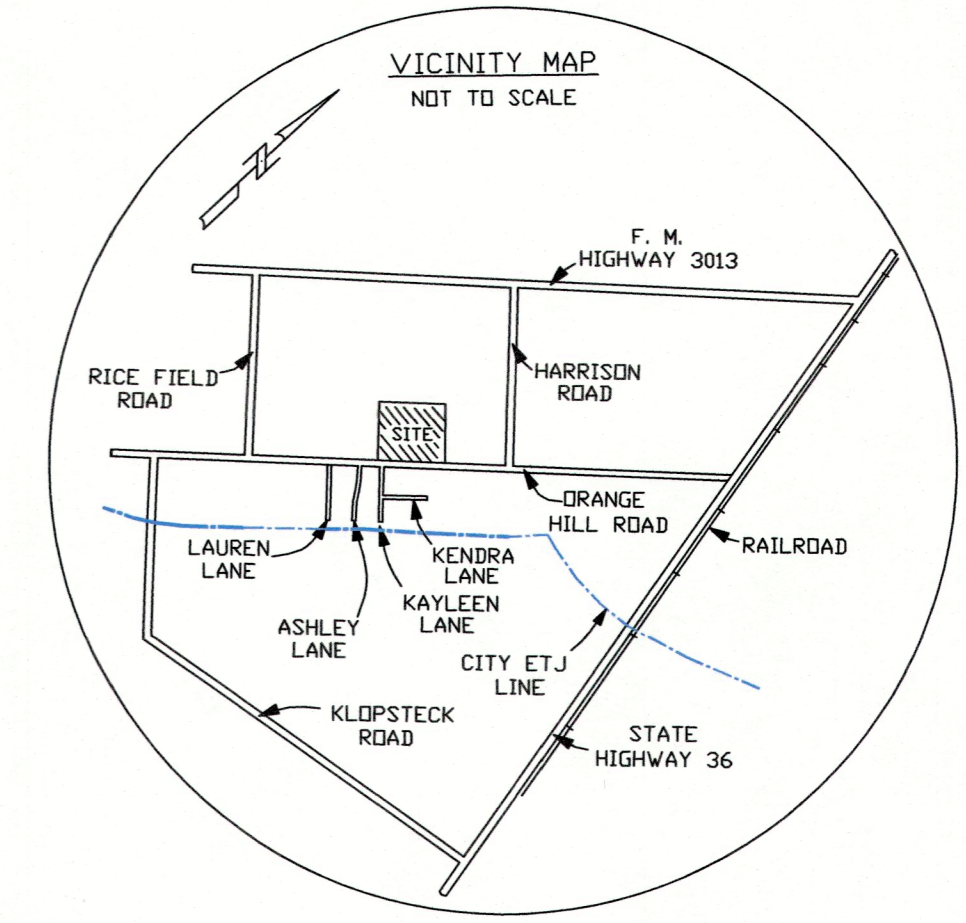
CREEKMORE MEADOWS SUBDIVISION

A SUBDIVISION OF 36.637 ACRES, BEING A PORTION OF LOT 11, BLOCK 19 OF SEALY SUBDIVISION (VOLUME 'Y', PAGE 318 D.R.A.C.T.) LOCATED IN THE SAN FELIPE DE AUSTIN TOWN TRACT, A-5, AUSTIN COUNTY, TEXAS AND BEING THAT SAME TRACT, CALLED 36.636 ACRES, DESCRIBED IN DEEDS TO JAMES ALAN CREEKMORE, RECORDED IN FILE# 20109 D.R.A.C.T. AND FILE# 221859 D.R.A.C.T. AND BEING SUBDIVIDED AS SHOWN.

DEE ANNE MACHALA AND CINDY HOWARD
Called 39.9171 AC.
FILE# 133100 D.R.A.C.T.

DAN & JESSICA FIRKUS
Called 39.8716 AC.
786/576 D.R.A.C.T.

LOT 11, BLOCK 19
SEALY SUBDIVISION
VOLUME 'Y', PAGE 318 D.R.A.C.T.
SAN FELIPE DE AUSTIN
TOWN TRACT
A-5
AUSTIN COUNTY, TEXAS



I, James Alan Creekmore, owner of the 36.637 Acre property subdivided in the above map of Creekmore Meadows Subdivision, make subdivision of the property, according to the lines, streets, lots, alleys, parks, building lines and easements as shown, and dedicate for public use, the streets, alleys, parks and easements as shown, forever, and waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, 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.

WITNESS MY hand in _____ County, Texas, this _____ day of _____, 2022.

JAMES ALAN CREEKMORE

STATE OF TEXAS)

COUNTY OF _____)

BEFORE ME, the undersigned authority, on this day personally appeared James Alan Creekmore, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR

COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

LIEN HOLDER'S RELEASE

We, The First National Bank of Sonora, dba Sonora Bank, Owner and Holder of a lien against the above-described property, the lien, being evidenced by an Instrument of Record in County Clerk's File No. 222266, Official Records, Austin County, subordinate to the subdivision and dedication the lien, and we confirm that we are the present owners of the lien and have not assigned the same, nor any part.

JOSHUA A. SMITH
SR. VICE PRESIDENT/BRANCH MANAGER

STATE OF TEXAS)

COUNTY OF _____)

BEFORE ME, the undersigned authority, on this day personally appeared Joshua A. Smith, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR

COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATE OF COMMISSIONERS COURT

APPROVED BY Commissioners Court of Austin County, Texas, this _____ day of _____, 2022.

TIM LAPHAM
COUNTY JUDGE

MARK LAMP
COMMISSIONER PRECINCT 1

ROBERT "BOBBY" RINN
COMMISSIONER PRECINCT 2

LERDY CERNY
COMMISSIONER PRECINCT 3

CHIP REED
COMMISSIONER PRECINCT 4

This is to certify that I, Glen S. Alexander, Registered Professional Land Surveyor of the State of Texas have plotted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent reference monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

GLEN S. ALEXANDER
REGISTERED PROFESSIONAL
LAND SURVEYOR, #4194
FIRM NO. 10134400

ASWALD FAMILY
LIMITED PARTNERSHIP
Called 80.34 AC.
FILE# 152176 D.R.A.C.T.

Found 5/8" Iron Rod near F.C. Post

10' RESERVED BY COUNTY (INSIDE ROAD R.O.W.) SEE DETAIL (SEE NOTE 11)

JAMES ALAN CREEKMORE
Called 36.613 AC.
FILE# 20109 D.R.A.C.T.
(BETTER DESCRIBED 627/236 D.R.A.C.T.)

Found 5/8" Iron Rod by Telephone Pedestal Found 3/8" Iron Rod at F.C. Post Brs. S 41' 33" 46' W, 122'

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 Flood-plain Administrator's Office for specific information.

APPROVAL BY PLAT ROOM RECORDER

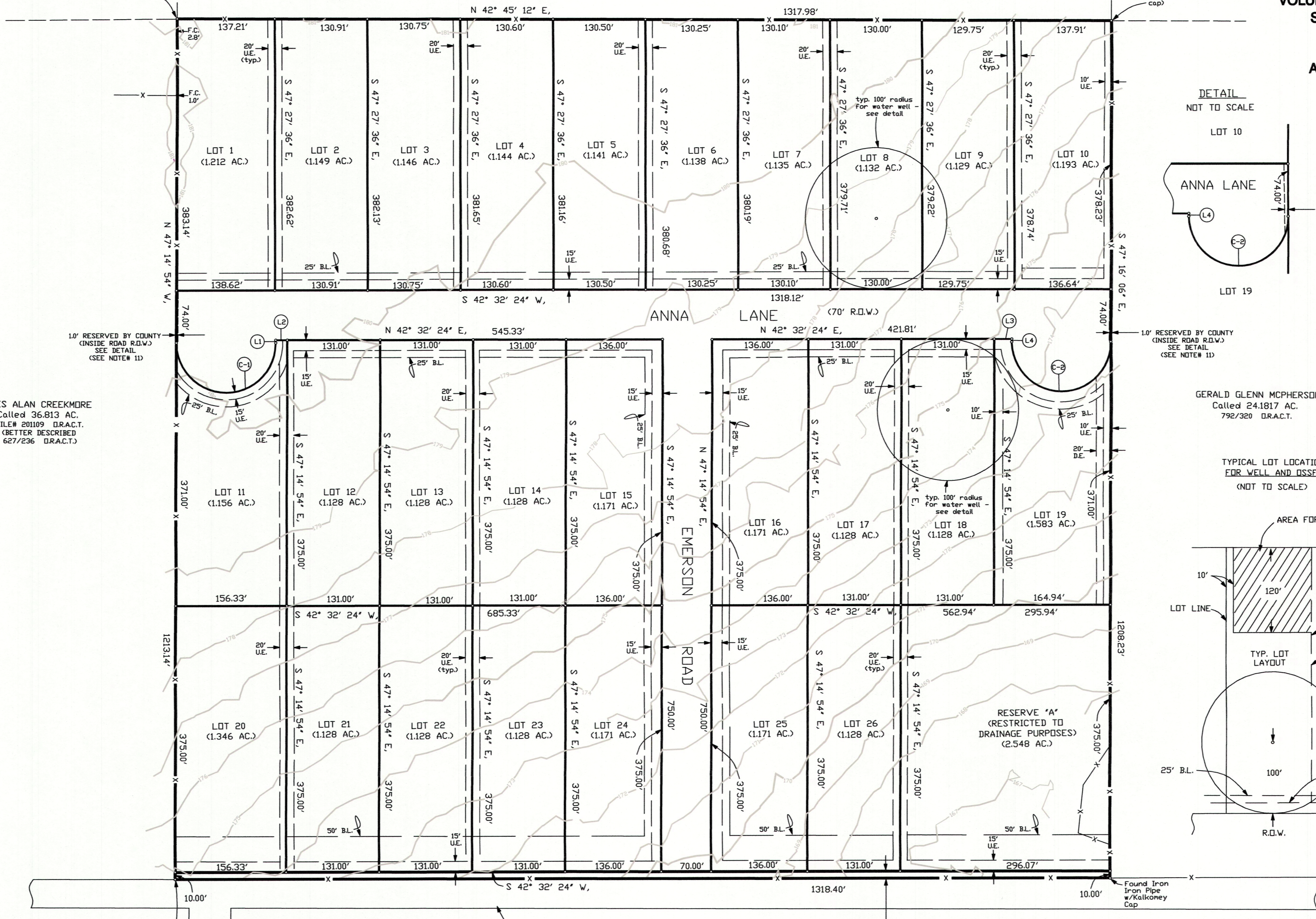
DATE: _____ PLAT BOOK RECORDER _____
COUNTY CLERK'S FILE NO. _____
PLAT CABINET NO. _____ PAGE NO. _____

PIPELINES

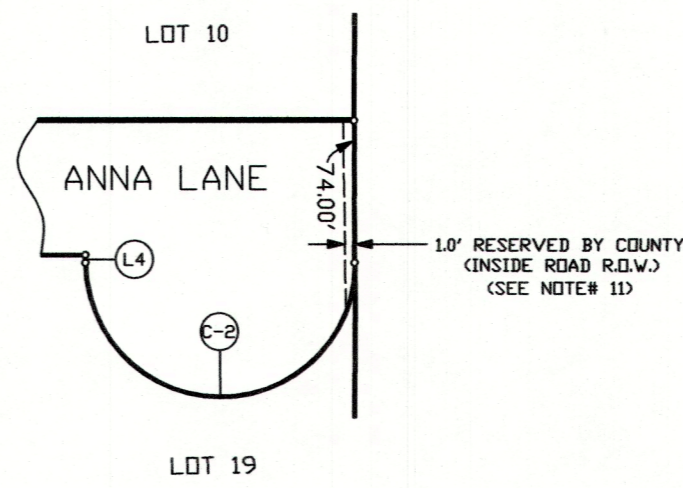
There are no apparent pipelines, located on the tract of land shown hereon - See Notes 4, 5 & 6.

I, _____, 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 _____

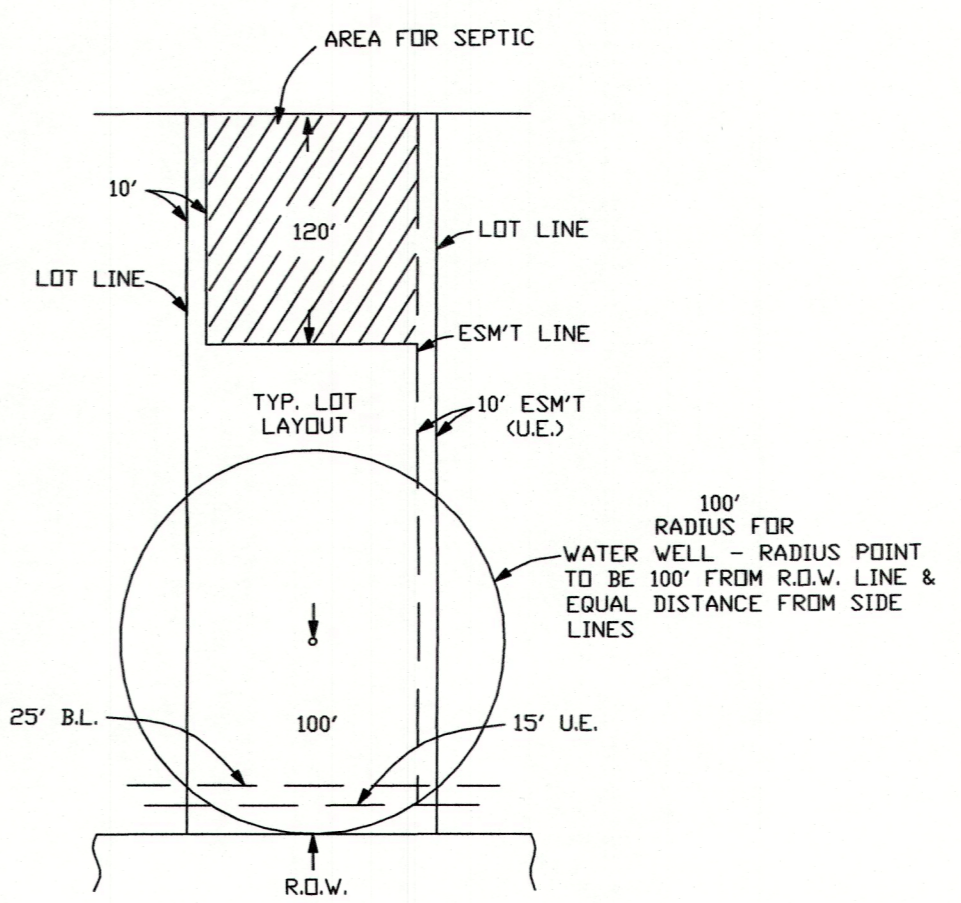


DETAIL NOT TO SCALE



GERALD GLENN MCPHERSON
Called 24.1817 AC.
792/320 D.R.A.C.T.

TYPICAL LOT LOCATION FOR WELL AND ESMT (NOT TO SCALE)



- NOTES: 1) The tract of land shown hereon lies within Zone "X" (Area of Minimal Flood Hazard) of the Flood Hazard Zone according to the FIRM, Flood Insurance Rate Map# 4801SC 0400F, Map Revised October 18, 2019.
- 2) Bearings shown hereon are based upon Grid North as determined from GPS Observation, State Plane Coordinates, Texas South Central Zone, NAD 83.
- 3) All 1/2" iron rods set are capped with yellow caps. Mid "Alexander Surveying."
- 4) Those easements to Magnolia Pipe Line Co., recorded in Volume 123, Page 495 D.R.A.C.T. and Volume 123, Page 496 D.R.A.C.T. are not described well enough to locate, on the ground (See Note # 6).
- 5) That easement to Seagull Pipeline Corp., as shown by sketch, recorded in Volume 367, Page 144 D.R.A.C.T. is not located on the tract of land shown hereon.
- 6) The sketch showing the location of the Seagull Pipeline, recorded in Volume 367, Page 144 D.R.A.C.T. also shows the existing Mobile Pipeline (Formerly Magnolia Pipe Line - See Note # 4) which would indicate those pipelines are not located on the tract of land shown hereon.
- 7) The tract of land shown hereon is located in the City of Sealy's E.T.J.
- 8) There will be a 100' radius buffer between a well and any septic system drainfield, on all lots.
- 9) Lots shown hereon are intended for single family residential.
- 10) This survey was done in conjunction with title commitment prepared by All Texas Title under GF# 21-9023 and Capital Title of Texas, LLC under GF# T-22-672614-0F.
- 11) One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicator, his heirs, assigns or successors.

CURVE CHART			
CURVE#	RADIUS	ARC LENGTH	CHORD
C-1	70.00 FT.	219.91 FT.	N 42° 32' 24" E, 140.00 FT.
C-2	70.00 FT.	219.91 FT.	N 42° 32' 24" E, 140.00 FT.

LINE CHART		
LINE#	BEARING	DISTANCE
L-1	N 47° 14' 54" W,	4.00 FT.
L-2	N 42° 32' 24" E,	16.33 FT.
L-3	N 42° 32' 24" E,	24.81 FT.
L-4	S 47° 14' 54" E,	4.00 FT.

36.637 ACRES
ALL THAT TRACT OR PARCEL OF LAND consisting of 36.637 Acres located and being a portion of Lot 11 of Block 19 of Sealy Subdivision, recorded in Volume 'Y', Page 318 of the Deed Records of Austin County, Texas, San Felipe de Austin Town Tract, A-5, Austin County, Texas. Said tract being that same tract, called 36.636 Acres, described in Deeds to James Alan Creekmore, recorded in File# 20109 of the Official Records of Austin County, Texas and File# 221859 D.R.A.C.T. (better described in Volume 780, Page 365 D.R.A.C.T.). Said tract consisting of 36.637 Acres and being more particularly described as follows:
BEGINNING at an iron pipe found with a Kalkomey cap in the Northwest Right-of-way of Orange Hill Road (Public Road, Fnd 50' - 60' R.O.W.) for the South corner of the called 24.1817 Acre tract described in Deed to Gerald Glenn McPherson, recorded in Volume 792, Page 320 D.R.A.C.T. For the East corner of the called 36.636 Acre tract and the herein described tract;
THENCE S 42° 32' 24" W, with the Northwest Right-of-way of Orange Hill Road and generally with an existing fence, a distance of 1318.40' to a 5/8" iron rod found by a telephone pedestal for the East corner of the 36.613 Acre tract described in Deed to James Alan Creekmore, recorded in File# 20109 D.R.A.C.T. (better described in Volume 627, Page 236 D.R.A.C.T.) for the South corner of the herein described tract. From said rod, a 3/8" iron rod found at a fence corner post, Brs. S 41' 33" 46' W, 122' Ft.;
THENCE N 47° 14' 54" W, with the common line with the 36.613 Acre adjoining tract and the division line between Lot 10 and Lot 11 and generally with an existing fence, a distance of 1213.14' to a 5/8" iron rod found near a fence corner post for the North corner of the 36.613 Acre Creekmore tract, the same being the East corner of the 80.34 Acre tract described in Deed to Aswald Family Limited Partnership, recorded in File# 152176 D.R.A.C.T., the same being the South corner of the called 39.8716 Acre tract described in Deed to Dan & Jessica Firkus, recorded in Volume 780, Page 576 D.R.A.C.T. For the West corner of the herein described tract;
THENCE N 42° 45' 12" E, with the common line with the 39.8716 Acre adjoining tract and generally with an existing fence, a distance of 1317.98' to an iron rod found with a yellow cap at a fence corner post (could not read cap) for the East corner of the 39.8716 Acre adjoining tract, the South corner of the called 39.9171 Acre tract described in Deed to Dee Anne Machala & Cindy Howard, recorded in File# 133100 D.R.A.C.T., the same being the West corner of the called 24.1817 Acre McPherson tract mentioned above, for the North corner of the herein described tract;
THENCE S 47° 16' 06" E, with the common line with the 24.1817 Acre tract and generally with an existing fence, a distance of 1208.23' to the PLACE OF BEGINNING and containing 36.637 Acres.

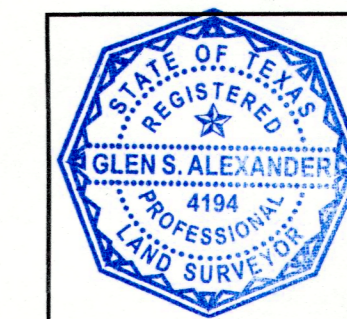
FINAL PLAT CREEKMORE MEADOWS SUBDIVISION

A SUBDIVISION OF 36.637 ACRES, BEING A PORTION OF LOT 11, BLOCK 19 OF SEALY SUBDIVISION SITUATED IN THE SAN FELIPE DE AUSTIN TOWN TRACT, A-5, AUSTIN COUNTY, TEXAS, CONTAINING 26 LOTS AND 1 RESERVE

CREEKMORE MEADOWS SUBDIVISION		ALEXANDER SURVEYING	
Glen S. Alexander	County AUSTIN	Field Crew	J.E.
R.P.L.S. No. #4194	SAN FELIPE DE AUSTIN TOWN TRACT, A-5	Computations	G.A.
TBPELS FIRM NO. 10134400	City	Drafting	D.C.
Date	JUNE 8, 2022	AC VOL 8 218, PG. 1	218022554
	Addition	Work Order	21-8002

OWNER: JAMES ALAN CREEKMORE
522 GLEN OAKS DRIVE
CANYON LAKE, TEXAS 78133
PHONE: 830-318-8522
E-MAIL: james@rodslumber.com

ENGINEER: GRANT L. LISCHKA
6754 HIGHWAY 36 N.
BELLVILLE, TEXAS 77418
PHONE: 979-451-2650
E-MAIL: grant@lischkaengineering.com



105 E. Linn Street, P. O. Box 388
Bellville, Texas 77418
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