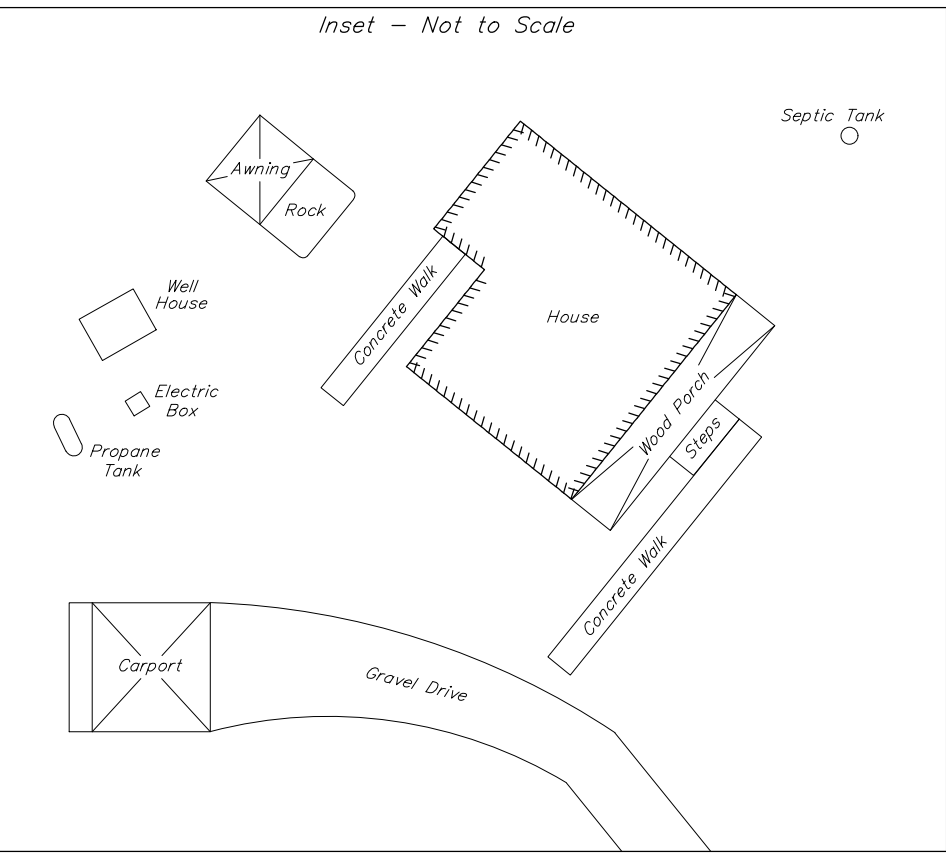
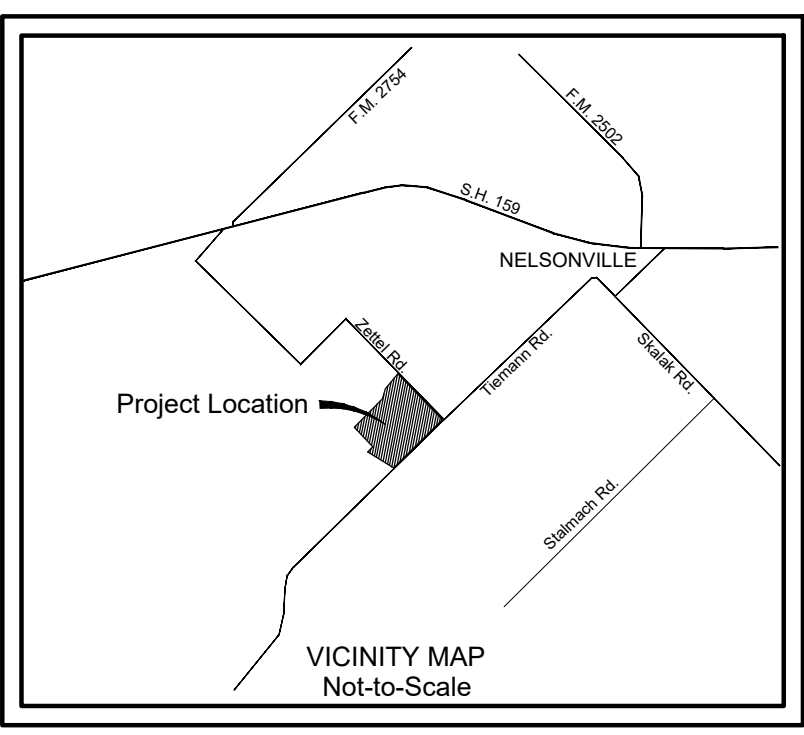
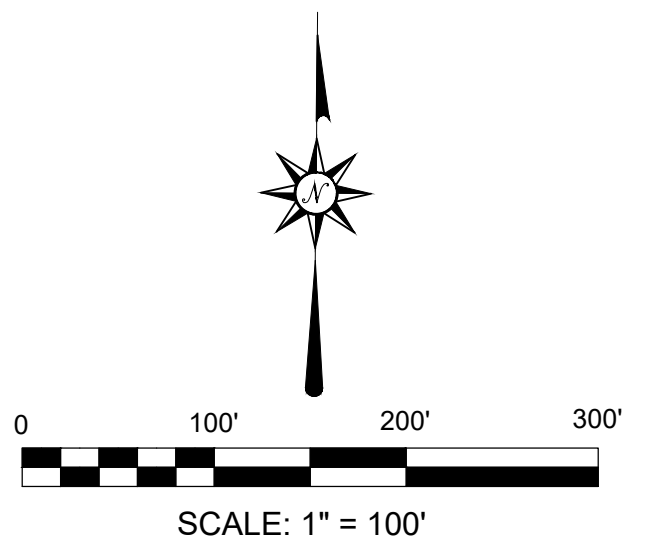


FINAL PLAT THE ESTATES AT PECAN HILL

BEING A PORTION OF A CALLED 37.128 ACRE TRACT, TRACT ONE AND A PORTION OF A CALLED 1.231 ACRE TRACT, TRACT TWO LOCATED IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NO. 4 AND BEING DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 232923, OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS.



STEPHEN F. AUSTIN SURVEY, A-4

RESIDUE OF A CALLED 20.122 ACRES TRACT 3 LEE ROY SCHUTTE, JR., ET AL. TO LEE ROY SCHUTTE, JR. APRIL 28, 2000 INSTRUMENT NO. 003037

1/2" IR Set
1/2" IR Find bears:
N 34°33'51" E - 14.30'

LOT 5
7.72 AC.

LOT 4
5.12 AC.

LOT 3
4.50 AC.

LOT 2
12.27 AC.

LOT 1
7.84 AC.

LINE BEARING	DISTANCE
L1 N 67°41'27" W	64.02'
L2 N 40°26'18" E	157.05'
L3 N 10°05'50" E	182.54'
L4 S 51°27'24" E	206.21'
L5 S 06°27'12" E	171.08'
L6 S 26°11'56" E	53.95'
L7 S 68°37'53" E	15.32'
L8 N 44°49'34" E	38.70'
L9 S 65°34'06" E	30.77'
L10 S 31°49'27" E	130.99'
L11 S 06°27'12" E	181.58'
L12 S 48°54'17" E	135.08'

CALLLED 37.128 ACRES TRACT ONE JOEL L. LAZER AND BERNARD LEE STEPHAN TO THE 1864 COMPANY, LLC JUNE 1, 2023 INSTRUMENT NO. 232923

CALLLED 3.122 ACRES TRACT TWO DAVID SCHUTTE MAY 8, 2001 INSTRUMENT NO. 012628

CALLLED 22.00 ACRES DANIEL WINKLER AND WIFE, CATHERINE WINKLER AGUSTIN BLANCO AND CARRIE D. BLANCO FEBRUARY 21, 2020 INSTRUMENT NO. 200764

NOTES:

- ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48015C0175F, DATED OCTOBER 18, 2019, PART OF LOTS 2, 3, AND 4 SHOWN HEREON LIES WITHIN SPECIAL FLOOD HAZARD AREAS - ZONE A - WITHOUT BASE FLOOD ELEVATION.
- THE BEARINGS HEREON WERE ORIENTED TO AGREE WITH GRID NORTH AND WERE DERIVED USING G.P.S. EQUIPMENT. (TEXAS SOUTH CENTRAL ZONE - NAD 83)
- ALL LOT CORNERS ARE IRON RODS SET WITH PLASTIC CAPS STAMPED (.JDS 10194118)
- "O" DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED (.JDS 10194118) UNLESS OTHERWISE NOTED.
- TOTAL ACREAGE FOR SUBDIVISION SHOWN IS 37.45 ACRES.
- 30' WIDE BUILDING SETBACK AND UTILITY EASEMENT ALONG THE LOT LINES THAT SHARE A COMMON LINE WITH A MAIN ROAD.
- 15' WIDE UTILITY AND DRAINAGE EASEMENT ALONG THE SIDE AND REAR LOT LINES OF EACH LOT.

OWNER'S STATEMENT:

We, Christopher Talley and Anthony Muscat of The 1864 Company, LLC, owners of the property subdivided in this plat of The Estates at Pecan Hill, make subdivision of the property on behalf of the corporation, according to the lines, lots, buildings 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 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 in to the land so dedicated.

In testimony, hereto, The 1864 Company, LLC, has caused to be signed by Christopher Talley and Anthony Muscat, this day of _____, 20____.

BY: _____

BY: _____

NOTARY PUBLIC STATE OF TEXAS

Before me, the undersigned, a Notary Public in and for the State of Texas, on this date, personally appeared Christopher Talley and Anthony Muscat, owners of The 1864 Company, LLC, known to me to be the owner of the called 37.128 acre tract and the called 1.231 acre tract shown hereon, and acknowledged to me that he executed this the same for the purpose and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE _____ day of _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS

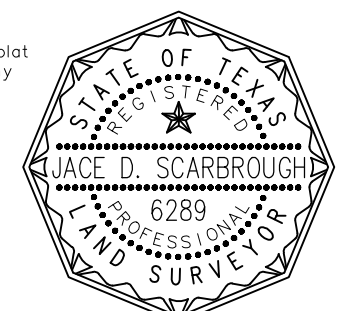
NOTARY'S PRINTED NAME

SURVEYOR:
JDS SURVEYING, INC.
159 W. MAIN ST.
VAN, TEXAS 75790
JACE D. SCARBROUGH, R.P.L.S. 6289
(903) 963-2333
TBPELS FIRM REGISTRATION NO. 10194118

OWNER/DEVELOPER:
THE 1864 COMPANY, LLC
(CHRISTOPHER TALLEY AND ANTHONY MUSCAT)
3410 ORANGE JASMINE CT.
HOUSTON, TX 77059
(832) 309-9567

SURVEYOR'S STATEMENT:
I, Jace D. Scarbrough, do hereby state that this plat represents a survey made on the ground under my supervision during the month of August, 2023.

GIVEN UNDER MY HAND AND SEAL, this the 8th day of January, 2024.



CERTIFICATE OF COUNTY ENGINEER:
I, _____ County Engineer of Austin County, certify that the plat of this subdivision complies with all existing rules and regulations of Austin County, Texas.

DATE _____ COUNTY ENGINEER _____

ON-SITE SANITARY WASTE CERTIFICATION:
This site 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 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 RECORDING:
I, _____ County Clerk of Austin County, do hereby certify that the within instrument with its Certification of Authentication was filed for registration in my office on _____, 20____, at _____ o'clock, _____ M. and duly recorded on _____, 20____, at _____ o'clock, _____ M. and in Volume _____ Page _____ of the Map Records of Austin County, Texas.

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

COUNTY CLERK, AUSTIN COUNTY, TEXAS _____
DEPUTY _____

CERTIFICATE OF COUNTY CLERK:
APPROVAL BY PLAT ROOM RECORDER

DATE _____ PLAT BOOK RECORDER _____

COUNTY CLERK'S FILE NO. _____
PLAT CABINET NO. _____ PAGE _____

LEGAL DESCRIPTION:

Subdivision of a called 37.128 acre tract, Tract One and a called 1.231 acre tract, Tract Two, as described in a deed from Joel L. Lazer and Bernard Lee Stephan to The 1864 Company, LLC, dated June 1, 2023, and recorded in Instrument No. 232923, of the Official Public Records of Austin County, Texas, and this 37.45 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Set in the Northeast line of a called 22.00 acre tract as described in a deed from Daniel Winkler and wife, Catherine Winkler to Agustín Blanco and Carrie D. Blanco, dated February 21, 2020 and recorded in Instrument No. 200764, from which a 1/2" Iron Rod Found at the East corner of said 22.00 acre tract and being in the Northwest line of Tiemann Road, bears South 62 deg. 56 min. 29 sec. East, a distance of 18.61 feet;

THENCE North 62 deg. 56 min. 29 sec. West, with the Northeast line of said 22.00 acre tract, a distance of 543.33 feet to a 1/2" Iron Rod Found;

THENCE North 67 deg. 41 min. 27 sec. West, continuing with the Northeast line of said 22.00 acre tract, a distance of 84.22 feet to a 1/2" Iron Rod Found at the North corner of a called 3.122 acre tract as described in a deed from David Schutte to Lee Roy Schutte, dated May 8, 2001 and recorded in Instrument No. 012628;

THENCE North 40 deg. 26 min. 18 sec. East, with the Southeast line of said 3.122 acre tract, a distance of 157.05 feet to a 1/2" Iron Rod Found at the East corner of same;

THENCE North 48 deg. 39 min. 48 sec. West, with the Northeast line of said 3.122 acre tract, a distance of 540.23 feet to a 1/2" Iron Rod Found at the North corner of same and being in the Southeast line of the residue of a called 20.122 acre tract, described as Tract 3 in a deed from Lee Roy Schutte, Jr., et al. to Lee Roy Schutte, Jr., dated April 28, 2000 and recorded in Instrument No. 003037;

THENCE North 40 deg. 29 min. 42 sec. East, with the Southeast line of said residue tract, a distance of 802.18 feet to a Timber Spike Found at an ell corner of same;

THENCE North 10 deg. 05 min. 50 sec. East, with an East line of said residue tract, a distance of 182.54 feet to a 1/2" Iron Rod Found at an ell corner of same;

THENCE North 34 deg. 33 min. 51 sec. East, with the Southeast line of said residue tract, a distance of 398.33 feet to a 1/2" Iron Rod Set for corner, from which a 1/2" Iron Rod Found at the East corner of same and being in the Southwest line of Zettel Road, bears North 34 deg. 33 min. 51 sec. East, a distance of 14.30 feet;

THENCE South 48 deg. 34 min. 59 sec. East, across said 37.128 acre tract, a distance of 1,271.74 feet to a 1/2" Iron Rod Set for corner, from which a 1/2" Iron Rod Found at the East corner of same and the intersection of the Southwest line of said Zettel Road and the Northwest line of said Tiemann Road, bears North 72 deg. 53 min. 42 sec. East, a distance of 19.57 feet;

THENCE South 40 deg. 51 min. 07 sec. West, continuing across said 37.128 acre tract, a distance of 1,354.14 feet to the POINT OF BEGINNING at containing 37.45 acres of land, more or less.

BENCHMARK:

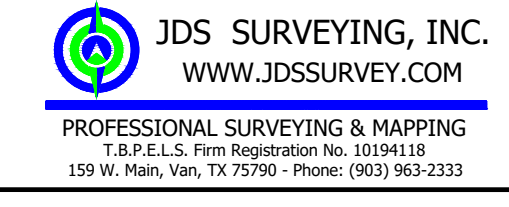
- 1/2" IRON ROD AT THE SOUTH CORNER OF 37.128 ACRE TRACT AND NORTHWEST LINE OF TIEMANN ROAD. ELEVATION: 238.42'.
- 1/2" IRON ROD AT THE EAST CORNER OF 37.128 ACRE TRACT AND THE INTERSECTION OF NORTH-EAST LINE OF TIEMANN ROAD AND THE SOUTHWEST LINE OF ZETTEL ROAD. ELEVATION: 259.97'.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

LEGEND	
Barbed Wire Fence	—
Powerline	—
IRF	IRON ROD FOUND
IRS	IRON ROD SET
—	Building Setback and Proposed Utility Easement Survey Line
—	Lot Lines
—	County Road Centerline
—	Centerline Creek
—	Right-of-way Dedication
—	Approximate Floodplain

DRAWN BY: SJ
SCALE: 1" = 100'
SHEET 1 OF 1
DATE: 01-08-2024 FILE NO. 3778
THE ESTATES AT PECAN HILL



FINAL PLAT
THE ESTATES AT PECAN HILL
STEPHEN F. AUSTIN SURVEY, A-4
AUSTIN COUNTY, TEXAS