

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
 VERTICAL DATUM: NAVD 88
 COMBINED SCALE FACTOR: 0.9999398902
 BEARING BASIS: TX, LAMBERT GRID CENTRAL ZONE
 DISTANCES SHOWN ARE SURFACE VALUES

- NOTES**
- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
 - SUBDIVISION BOUNDARY IS BASED ON A SURVEY CONDUCTED BY FSC, INC. AND DATED SEPTEMBER 2022.
 - EXISTING UTILITIES SHOWN HEREON ARE DERIVED FROM SURVEY DATA COLLECTED BY FSC, INC., SURVEY DATA COLLECTED BY KERR SURVEYING LLC (PROVIDED BY THE CLIENT), AND INFORMATION PROVIDED BY THE CITY OF SOMERVILLE.
 - SUBDIVISION AND TRACT USAGE IS SUBJECT TO CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND BUILDING SET BACK LINES AS SET FORTH IN THE RESTRICTIONS PREPARED IN CONJUNCTION WITH THIS SUBDIVISION PLAT.
 - WATER AND SEWER WILL BE INSTALLED BY DEVELOPER.
 - A VARIANCE HAS BEEN GRANTED ALLOWING THE RESIDENTIAL DEVELOPMENT TO ALLOW FOR A 5 FOOT SIDE SETBACK, CITY ORDINANCE STATES 10 FOOT THAT WAS SUBMITTED ON NOVEMBER 10, 2022.
 - ON APRIL 11, 2023, THE CITY OF SOMERVILLE CITY COUNCIL APPROVED THE PLANNING AND ZONING COMMISSIONS FINAL REPORT TO ALLOW A VARIANCE OF SECTION 8.3 SINGLE FAMILY (D) SITE DEVELOPMENT REGULATIONS TO ALLOW FOR A MAXIMUM OF 160 FEET LOT WIDTH, A MINIMUM OF 150 FEET LOT DEPTH, AND A MAXIMUM OF 300 FEET LOT DEPTH.

LIENHOLDER'S ACKNOWLEDGEMENT

WE, CITIZENS STATE BANK, SOMERVILLE, TEXAS, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN INSTRUMENT NUMBER 6258 OF THE OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME TO ANY PART THEREOF.

CITIZENS STATE BANK, SOMERVILLE TEXAS

BY: _____

NAME: _____

TITLE: _____

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS §
 COUNTY OF BURLESON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2024

NOTARY PUBLIC, STATE OF TEXAS

NOTARY PRINTED NAME: _____

NOTARY COMMISSION EXPIRATION: _____

FSC INC
 SURVEYORS + ENGINEERS

2205 Walnut Street - Columbus, TX 78934
 Toll Free 1.855.637.5725 - www.fscinc.net
 TBPLS FIRM 10000100 - TBPE FIRM 17957
 Driving Performance. Delivering Results.
 Project Number: 2022071214

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 31.669 ACRE TRACT OF LAND OUT OF THE JAMES LASTLEY LEAGUE, ABSTRACT NO. 35, BURLESON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 11.98 ACRE TRACT OF LAND DESCRIBED AS "TRACT 2", IN A DEED DATED NOVEMBER 24, 2021 FROM JAMES ANDREW FREEMAN, ET UX TO JK INVESTMENT PARTNERS, LLC, AS RECORDED IN INSTRUMENT NO. 6257, OF THE OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS, ALSO BEING A PORTION OF A CALLED 36.005 ACRE TRACT OF LAND DESCRIBED AS "TRACT 3", IN A DEED DATED NOVEMBER 24, 2021 FROM JAMES ANDREW FREEMAN, ET UX TO JK INVESTMENT PARTNERS, LLC, AS RECORDED IN INSTRUMENT NO. 6257, OF THE OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS, ALSO BEING A PORTION OF A CALLED 14.1319 ACRE TRACT OF LAND DESCRIBED AS "TRACT 1", IN A DEED DATED NOVEMBER 24, 2021 FROM JAMES ANDREW FREEMAN, ET UX TO JK INVESTMENT PARTNERS, LLC, AS RECORDED IN INSTRUMENT NO. 6257, OF THE OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 31.669 ACRE TRACT OF LAND BEING DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT A 5/8 inch iron rod set with cap [Grid Coordinates: N 10,109.534 67 USR E 3,492.144 24 USR] in the Northeast line of said 11.98 acre parent tract, lying in the Southwest line of a called residue of 5.8614 acre tract of land described in a deed dated January 16, 1998 from Ervin B. Fletcher, Jr., et ux to Eduardo F. Baca, Sr., et ux, as recorded in Volume 483, Page 806, of the Deed Records of Burleson County, Texas, for an exterior corner of the herein described tract, from which a 1/2 inch iron rod found for an interior corner of said 11.98 acre parent tract, same being the Southerly corner of said residue of 5.8614 acre tract bears, South 60° 30' 46" East, 118.00 feet;
- THENCE over and across said parent tracts, the following courses and distances:
- South 43° 34' 06" West, a distance of 313.26 feet to a 5/8 inch iron rod set with cap for an interior corner of the herein described tract;
 - South 20° 52' 55" East, a distance of 524.19 feet to a 5/8 inch iron rod set with cap for an exterior corner of the herein described tract;
 - South 69° 07' 05" West, a distance of 170.00 feet to a 5/8 inch iron rod set with cap for an exterior corner of the herein described tract;
 - South 20° 52' 55" East a distance of 60.00 feet to a 5/8 inch iron rod set with cap for an exterior corner of the herein described tract;
 - North 69° 07' 05" East, a distance of 308.25 feet to a 5/8 inch iron rod set with cap for an exterior corner of the herein described tract;
 - Along said curve to the right having an arc length of 15.71 feet, a radius of 10.00 feet, a central angle of 90° 00' 00", and a chord bearing of South 65° 52' 55" East a distance of 14.14 feet to a 5/8 inch iron rod set with cap for an exterior corner of the herein described tract;
 - South 20° 52' 55" East, a distance of 295.11 feet to a 5/8 inch iron rod set with cap for corner;
 - Along said curve to the left having an arc length of 45.10 feet, a radius of 330.00 feet, a central angle of 7° 49' 49", and a chord bearing of South 24° 47' 50" East a distance of 45.06 feet to a 5/8 inch iron rod set with cap for an exterior corner of the herein described tract;
 - South 42° 22' 06" West, a distance of 167.66 feet to a 5/8 inch iron rod set with cap for an interior corner of the herein described tract;
 - South 41° 18' 09" East, a distance of 64.54 feet to a 5/8 inch iron rod set with cap for corner;
 - South 48° 12' 44" East, a distance of 160.00 feet to a 5/8 inch iron rod set with cap for an exterior corner of the herein described tract;
 - South 41° 41' 26" West, a distance of 156.29 feet to a 5/8 inch iron rod set with cap for an interior corner of the herein described tract;
 - South 48° 18' 34" East, a distance of 150.00 feet to a 5/8 inch iron rod set with cap for an interior corner of the herein described tract;
 - Along said curve to the left having an arc length of 15.71 feet, a radius of 10.00 feet, a central angle of 90° 00' 00", and a chord bearing of North 86° 11' 26" East a distance of 14.14 feet to a 5/8 inch iron rod set with cap for an exterior corner of the herein described tract;
 - South 48° 18' 34" East, a distance of 140.00 feet to a 5/8 inch iron rod set with cap for an interior corner of the herein described tract;
 - North 41° 41' 26" East, a distance of 155.92 feet to a 5/8 inch iron rod set with cap for an exterior corner of the herein described tract;
 - South 48° 18' 34" East, a distance of 320.00 feet to a 5/8 inch iron rod set with cap for an interior corner of the herein described tract;
 - South 66° 09' 03" East, a distance of 158.81 feet to a 5/8 inch iron rod set with cap for an interior corner of the herein described tract;
 - North 16° 28' 02" East, a distance of 50.59 feet to a 5/8 inch iron rod set with cap for an exterior corner of the herein described tract;
 - South 82° 16' 00" East, a distance of 213.79 feet to a 5/8 inch iron rod set with cap for interior corner of the herein described tract;
 - North 13° 55' 26" East, a distance of 70.13 feet to a 5/8 inch iron rod set with cap in the Northeast line of said 7.190 acre parent tract, same being the Southwest line of a called residue of 6.942 acre tract of land described in a deed dated June 29, 2017 from Bank of Brenham, N.A. to Randal May, as recorded in Volume 1102, Page 185, of the Official Records of Burleson County, Texas, from which a 5/8 inch iron rod found for the Westerly corner of said residue of 6.942 acre tract bears, South 47° 33' 16" East, 97.28 feet;

JAMES ANDREW FREEMAN, ET UX
 TO
 JK INVESTMENT PARTNERS, LLC
 NOVEMBER 24, 2021
 TRACT 2 - CALLED 11.98 ACRES
 INSTRUMENT NO. 6257
 O.R.B.C.T.

JAMES ANDREW FREEMAN, ET UX
 TO
 JK INVESTMENT PARTNERS, LLC
 NOVEMBER 24, 2021
 TRACT 3 - CALLED 36.005 ACRES
 INSTRUMENT NO. 6257
 O.R.B.C.T.

JAMES ANDREW FREEMAN, ET UX
 TO
 JK INVESTMENT PARTNERS, LLC
 NOVEMBER 24, 2021
 TRACT 4 - CALLED 2.00 ACRES
 INSTRUMENT NO. 6257
 O.R.B.C.T.

JAMES ANDREW FREEMAN, ET UX
 TO
 JK INVESTMENT PARTNERS, LLC
 NOVEMBER 24, 2021
 TRACT 5 - CALLED 3.000 ACRES
 INSTRUMENT NO. 6257
 O.R.B.C.T.

JAMES ANDREW FREEMAN, ET UX
 TO
 JK INVESTMENT PARTNERS, LLC
 NOVEMBER 24, 2021
 TRACT 6 - CALLED 3.000 ACRES
 INSTRUMENT NO. 6257
 O.R.B.C.T.

OWNER DEDICATION

THE STATE OF TEXAS §
 COUNTY OF BURLESON §

I, JEREMY TAYLOR, MEMBER OF JK INVESTMENT PARTNERS, LLC, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE RESERVE - SECTION I, A SUBDIVISION IN BURLESON COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHT-OF-WAY, EASEMENT AND OTHER PLACES SHOWN HEREIN.

JEREMY TAYLOR, MEMBER OF JK INVESTMENT PARTNERS, LLC

THE STATE OF TEXAS §
 COUNTY OF BURLESON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2024

BY JEREMY TAYLOR, MEMBER OF JK INVESTMENT PARTNERS, LLC

NOTARY PUBLIC, STATE OF TEXAS

NOTARY PRINTED NAME: _____

NOTARY COMMISSION EXPIRATION: _____

METES AND BOUNDS DESCRIPTION (CONTINUED)

THENCE South 47° 33' 16" East (called South 47° 32' 02" East Vol. 1102, Pg. 185, O.R.B.C.T.) a distance of 303.27 feet to a 1/2 inch iron rod found for the Northernly corner of a called 0.7895 acre tract of land described in a deed dated June 16, 2017 from Vidar Lindmoen, et ux, to Randal May, as recorded in Volume 1100, Page 354, of the Official Records of Burleson County, Texas, same being an exterior corner of the herein described tract, from which a 1/2 inch iron rod found for the Easterly corner of said 0.7895 acre tract, same being the Southerly corner of said residue of 6.942 acre tract bears, South 47° 33' 16" East, 172.72 feet;

THENCE South 42° 17' 45" West (called South 42° 17' 45" West) along a Southeast line of said 7.190 acre parent tract, same being the Northwest line of said 0.7895 acre tract, a distance of 200.17 feet (called 200.17) to a 1/2 inch iron rod found for an interior corner of said 7.190 acre parent tract, same being the Westerly corner of said 0.7895 acre tract;

THENCE South 47° 33' 14" East (called South 44° 34" East) along a Northeast line of said 7.190 acre parent tract, same being the Southwest line of said 0.7895 acre tract, a distance of 171.13 feet to a 1/2 inch iron rod found for the Easterly corner of said 7.190 acre parent tract, same being the Southerly corner of said 0.7895 acre tract, lying in the Northwest Right-Of-Way of line of 8th Street, from which a 1/2 inch iron rod found for the Easterly corner of said 0.7895 acre tract, same being the Southerly corner of said residue of 6.942 acre tract bears, North 42° 45' 12" East, 200.17 feet;

THENCE South 42° 45' 12" West (called South 45° 41' 00" West) along a Southwesterly line of said 7.190 acre parent tract, same being the Northwest Right-Of-Way line of 8th Street, a distance of 241.58 feet (called 241.58) to a 5/8 inch iron rod found for an exterior corner of said 7.190 acre parent tract, same being the Easterly corner of a called 0.58 acre tract of land described in a deed dated December 30, 2015 from James Andrew Freeman to Carol Freeman, as recorded in Volume 1032, Page 689, of the Official Records of Burleson County, Texas;

THENCE North 42° 38' 03" West (called North 39° 41' West) along a Southwesterly line of said 7.190 acre parent tract, same being the Northeast line of said 0.58 acre tract, a distance of 113.46 feet to a 5/8 inch iron rod found for the interior corner of said 7.190 acre parent tract, same being the Northernly corner of said 0.58 acre tract;

THENCE South 44° 57' 57" West (called South 47° 55' West) along a Southeast line of said 7.190 acre parent tract, same being the Northeast line of said 0.58 acre tract, a distance of 222.54 feet (called 222.61) to a 5/8 inch iron rod found for the Southerly corner of said 7.190 acre parent tract, same being the West corner of said 0.58 acre tract, lying in the Northeast Right-Of-Way line of Avenue Q;

THENCE North 46° 47' 17" West (called North 43° 50' 14" West) along a Southwesterly line of said 7.190 acre parent tract, same being the Northeast Right-Of-Way line of Avenue Q, a distance of 448.19 feet (called 448.59) to a 1/2 inch iron rod found for the Westerly corner of said 7.190 acre parent tract, same being an interior corner of the aforementioned 36.005 acre parent tract;

THENCE South 42° 07' 26" West along a Southerly line of said 36.005 acre parent tract, same being the Southeast Right-Of-Way line of Avenue Q, a distance of 44.85 feet to a 5/8 inch iron rod found for the Southerly corner of said 36.005 acre parent tract, being an exterior corner of the herein described tract;

THENCE over and across said 36.005 acre parent tract, the following courses and distances:

- North 48° 36' 29" West (called North 48° 36' 47" West) a distance of 427.34 feet (called 427.05) to a 5/8 inch iron rod set with cap for corner;
- North 48° 08' 41" West (called North 48° 08' 59" West) a distance of 795.61 feet (called 795.53) to a concrete monument found for the Westerly corner of said 36.005 acre parent tract, being an exterior corner of the herein described tract;
- North 20° 52' 55" West (called North 20° 52' 05" West) a distance of 1279.03 feet (called 1279.03) to a 5/8 inch iron rod found for an exterior corner of said 36.005 acre parent tract;
- Along said curve to the right having an arc length of 152.87 feet, a radius of 954.93 feet, a central angle of 9° 10' 53", and a chord bearing of North 07° 56' 27" East a distance of 152.71 feet to a 5/8 inch iron rod set with cap for corner;
- Along said curve to the right having an arc length of 132.81 feet, a radius of 954.93 feet, a central angle of 7° 08' 07", and a chord bearing of North 16° 30' 41" East a distance of 132.70 feet to a 5/8 inch iron rod found for an exterior corner of said 36.005 acre parent tract, same being the Westerly corner of a called 1.038 acre tract of land described in a deed dated July 11, 2014 from Marvin Clement, et ux, to Mary Anne Hancock, as recorded in Volume 956, Page 335, of the Official Records of Burleson County, Texas;

THENCE South 48° 07' 32" East (called South 48° 11' 40" East) along a Northeastly line of said 36.005 acre parent tract, same being the Southwesterly line of said 1.038 acre tract, also same being the Southwesterly line of a called 3.000 acre tract of land described in a deed dated March 29, 1994 from Bankers Trust Company of California, N.A. to Eduardo F. Baca, Sr., et al, as recorded in Volume 443, Page 490, of the Deed Records of Burleson County, Texas, a distance of 503.88 feet to a 1/2 inch iron rod found for the Southerly corner of said 3.000 acre tract, lying in the Northwesterly line of said 36.005 acre parent tract, being an exterior corner of the herein described tract;

THENCE North 43° 34' 06" East (called North 47° 00' 33" East) along a Northwesterly line of said 11.98 acre parent tract, same being the Southeast line of said 3.000 acre tract, a distance of 309.00 feet to a 1/2 inch iron rod found for an interior corner of said 11.98 acre parent tract, same being the Easterly corner of said 3.000 acre tract;

THENCE North 46° 14' 05" West (called North 44° 16' West) along a Southwesterly line of said 11.98 acre parent tract, same being a Northwesterly line of said 3.000 acre tract, a distance of 572.80 feet to a 3/8 inch iron rod found for a Westerly corner of said 11.98 acre parent tract, same being the Northernly corner of said 3.000 acre tract;

THENCE Along said curve to the right having an arc length of 35.58 feet, a radius of 954.49 feet, a central angle of 2° 08' 08", and a chord bearing of North 42° 45' 17" East a distance of 35.57 feet to a 5/8 inch iron rod set with cap for corner of the herein described tract, lying in the Southeast Right-Of-Way line of Thornberry Drive;

THENCE North 43° 58' 45" East, along a Northwesterly line of said 11.98 acre parent tract, same being the Southeast Right-Of-Way line of Thornberry Drive, a distance of 24.21 feet to a 5/8 inch iron rod found for the Northernly corner of said 11.98 acre parent tract, same being the Westerly corner of said residue of 5.8614 acre tract;

THENCE South 46° 14' 05" East (called South 44° 16" East) along the a Northeastly line of said 11.98 acre parent tract, same being a Southwesterly line of said residue of 5.8614 acre tract, a distance of 572.75 feet (called 569.29) to a 1/2 inch iron rod found for an exterior corner of said 11.98 acre parent tract, same being an interior corner of said residue of 5.8614 acre tract;

THENCE South 40° 30' 46" East (called South 38° 33" East) along a Northeastly line of said 11.98 acre parent tract, same being a Southwesterly line of said residue of 5.8614 acre tract, a distance of 15.47 feet to the POINT OF BEGINNING, containing 31.669 TOTAL ACRES of land, more or less.

JAMES ANDREW FREEMAN, ET UX
 TO
 JK INVESTMENT PARTNERS, LLC
 NOVEMBER 24, 2021
 TRACT 1 - CALLED 7.190 ACRES
 INSTRUMENT NO. 6257
 O.R.B.C.T.

JAMES ANDREW FREEMAN, ET UX
 TO
 JK INVESTMENT PARTNERS, LLC
 NOVEMBER 24, 2021
 TRACT 2 - CALLED 11.98 ACRES
 INSTRUMENT NO. 6257
 O.R.B.C.T.

JAMES ANDREW FREEMAN, ET UX
 TO
 JK INVESTMENT PARTNERS, LLC
 NOVEMBER 24, 2021
 TRACT 3 - CALLED 36.005 ACRES
 INSTRUMENT NO. 6257
 O.R.B.C.T.

JAMES ANDREW FREEMAN, ET UX
 TO
 JK INVESTMENT PARTNERS, LLC
 NOVEMBER 24, 2021
 TRACT 4 - CALLED 2.00 ACRES
 INSTRUMENT NO. 6257
 O.R.B.C.T.

JAMES ANDREW FREEMAN, ET UX
 TO
 JK INVESTMENT PARTNERS, LLC
 NOVEMBER 24, 2021
 TRACT 5 - CALLED 3.000 ACRES
 INSTRUMENT NO. 6257
 O.R.B.C.T.

JAMES ANDREW FREEMAN, ET UX
 TO
 JK INVESTMENT PARTNERS, LLC
 NOVEMBER 24, 2021
 TRACT 6 - CALLED 3.000 ACRES
 INSTRUMENT NO. 6257
 O.R.B.C.T.

PLAT REVISION NOTE

THIS PLAT SHALL REPLACE THE PREVIOUSLY RECORDED PLAT, WHICH WAS APPROVED BY CITY OF SOMERVILLE ON OCTOBER 10, 2023 AND RECORDED IN VOLUME 2, PAGE 958, BURLESON COUNTY OFFICIAL RECORDS, RECORDED ON OCTOBER 20, 2023.

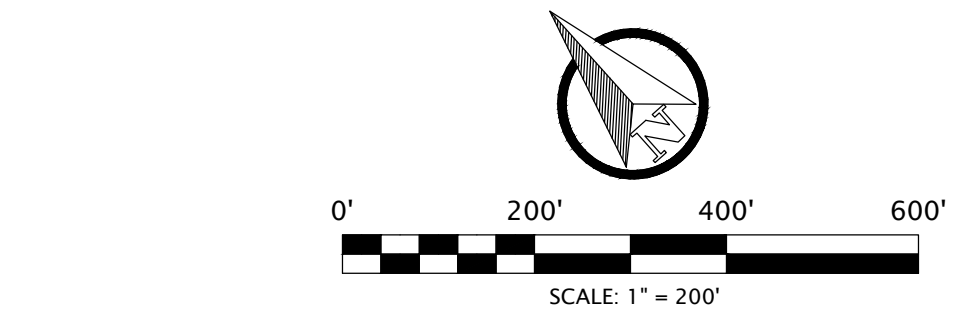
SURVEYOR'S CERTIFICATION

I, MATTHEW W. LOESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED WITH IRON RODS OF MINIMUM 5/8 INCH DIAMETER AND TWENTY FOUR (24) INCHES LONG, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

FOR FSC INC.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

BY: MATTHEW W. LOESSIN, RPLS
 TEXAS REGISTRATION NO. 5953



COUNTY CLERK CERTIFICATION

THE STATE OF TEXAS §
 COUNTY OF BURLESON §

I, _____ COUNTY CLERK OF BURLESON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2024, AT _____ O'CLOCK _____ M., AND DULY RECORDED IN VOLUME _____ PAGE _____, OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS.

COUNTY CLERK
 BURLESON COUNTY, TEXAS

CITY OF SOMERVILLE ACCEPTANCE OF PLAT

THIS IS TO CERTIFY THAT THE SUBDIVISION OF THE RESERVE OF LAKE SOMERVILLE - PHASE I OF THE CITY OF SOMERVILLE WAS APPROVED ADMINISTRATIVELY IN ACCORDANCE WITH RESOLUTION NUMBER _____ BY THE CITY COUNCIL ON THE _____ DAY OF _____, 2024, AND THAT THE CITY ADMINISTRATOR OF THE CITY OF SOMERVILLE, ON BEHALF OF THE CITY OF SOMERVILLE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATION IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

ATTEST, ROSE ROSSER, CITY SECRETARY

DANNY SEGUNDO, CITY ADMINISTRATOR

BANK OF BRENHAM, N.A.
 TO
 RANDAL MAY
 JUNE 29, 2017
 RESIDUE OF CALLED 6.942 ACRES
 VOLUME 1102, PAGE 185
 O.R.B.C.T.

VIDAR LINDMOEN, ET UX
 TO
 RANDAL MAY
 JUNE 16, 2017
 CALLED 0.7895 ACRE
 VOLUME 1100, PAGE 354
 O.R.B.C.T.

JAMES ANDREW FREEMAN, ET UX
 TO
 JK INVESTMENT PARTNERS, LLC
 NOVEMBER 24, 2021
 TRACT 1 - CALLED 7.190 ACRES
 INSTRUMENT NO. 6257
 O.R.B.C.T.

JAMES ANDREW FREEMAN, ET UX
 TO
 JK INVESTMENT PARTNERS, LLC
 NOVEMBER 24, 2021
 TRACT 2 - CALLED 11.98 ACRES
 INSTRUMENT NO. 6257
 O.R.B.C.T.

JAMES ANDREW FREEMAN, ET UX
 TO
 JK INVESTMENT PARTNERS, LLC
 NOVEMBER 24, 2021
 TRACT 3 - CALLED 36.005 ACRES
 INSTRUMENT NO. 6257
 O.R.B.C.T.

JAMES ANDREW FREEMAN, ET UX
 TO
 JK INVESTMENT PARTNERS, LLC
 NOVEMBER 24, 2021
 TRACT 4 - CALLED 2.00 ACRES
 INSTRUMENT NO. 6257
 O.R.B.C.T.

JAMES ANDREW FREEMAN, ET UX
 TO
 JK INVESTMENT PARTNERS, LLC
 NOVEMBER 24, 2021
 TRACT 5 - CALLED 3.000 ACRES
 INSTRUMENT NO. 6257
 O.R.B.C.T.

JAMES ANDREW FREEMAN, ET UX
 TO
 JK INVESTMENT PARTNERS, LLC
 NOVEMBER 24, 2021
 TRACT 6 - CALLED 3.000 ACRES
 INSTRUMENT NO. 6257
 O.R.B.C.T.

RE-PLAT OF THE RESERVE AT LAKE SOMERVILLE - PHASE I FINAL SUBDIVISION PLAT

JAMES LASTLEY LEAGUE
 ABSTRACT NO. 35
 JANUARY 10, 2024
 CONSISTING OF 31.669 TOTAL ACRES
 74 LOTS
 4.641 TOTAL ACRES WITHIN R.O.W.
 PROPERTY OWNER & DEVELOPER
 JK INVESTMENT PARTNERS, LLC
 PO BOX 651
 CALDWELL, TX 77836

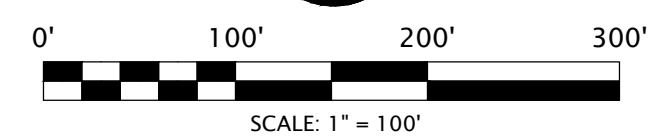
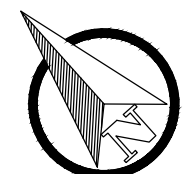
NOTARY PUBLIC, STATE OF TEXAS

NOTARY PRINTED NAME: _____

NOTARY COMMISSION EXPIRATION: _____

THE Reserve
 AT LAKE SOMERVILLE

SHEET 1 OF 3

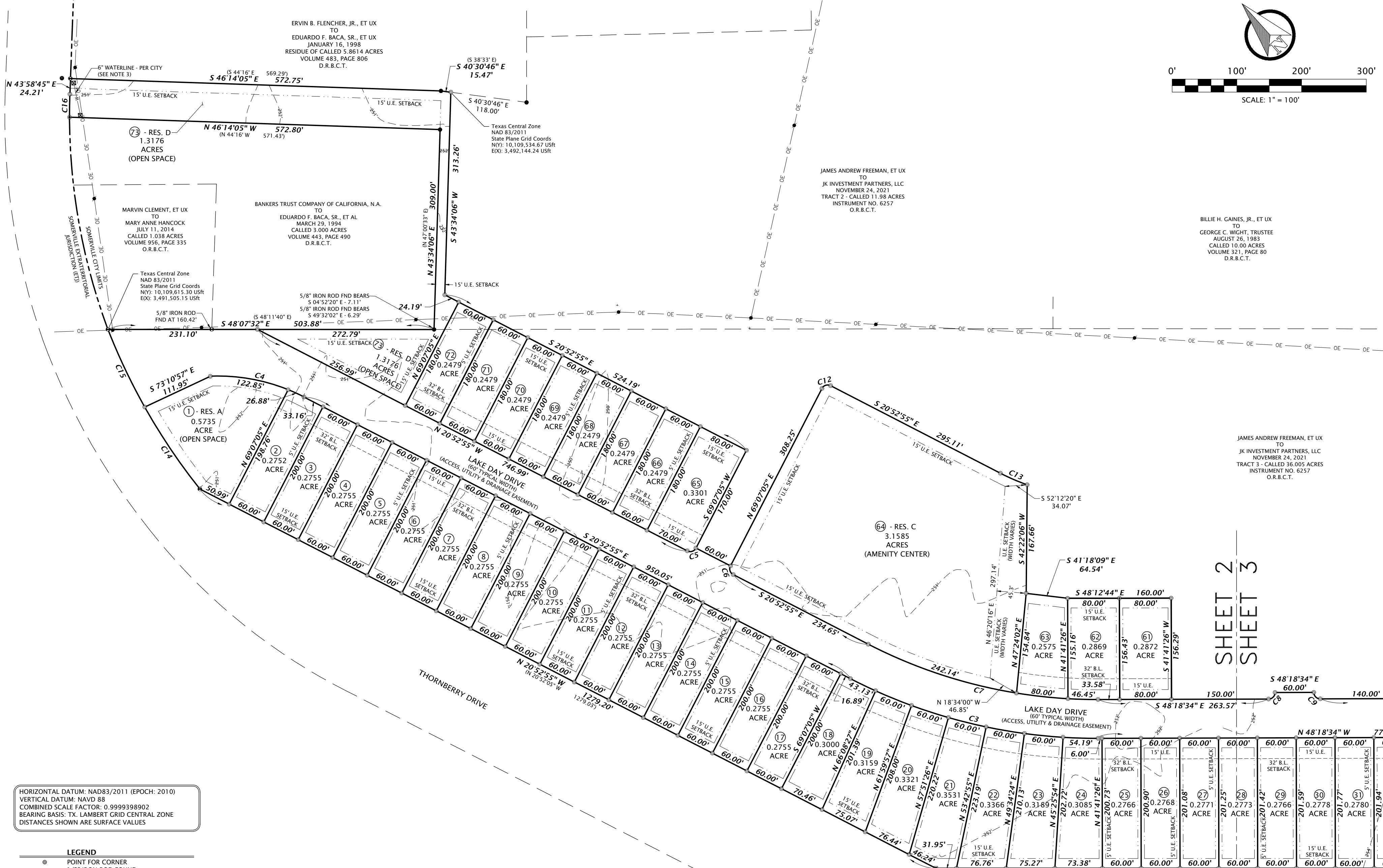


ERVIN B. FLENCHE, JR., ET UX
TO
EDUARDO F. BACA, SR., ET UX
JANUARY 16, 1998
RESIDUE OF CALLED 5.8614 ACRES
VOLUME 483, PAGE 806
D.R.B.C.T.

JAMES ANDREW FREEMAN, ET UX
TO
JK INVESTMENT PARTNERS, LLC
NOVEMBER 24, 2021
TRACT 2 - CALLED 11.98 ACRES
INSTRUMENT NO. 6257
O.R.B.C.T.

BILLIE H. GAINES, JR., ET UX
TO
GEORGE C. WIGHT, TRUSTEE
AUGUST 26, 1983
CALLED 10.00 ACRES
VOLUME 321, PAGE 80
D.R.B.C.T.

JAMES ANDREW FREEMAN, ET UX
TO
JK INVESTMENT PARTNERS, LLC
NOVEMBER 24, 2021
TRACT 3 - CALLED 36.005 ACRES
INSTRUMENT NO. 6257
O.R.B.C.T.



HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
VERTICAL DATUM: NAVD 88
COMBINED SCALE FACTOR: 0.9999398902
BEARING BASIS: TX, LAMBERT GRID CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES

- LEGEND**
- POINT FOR CORNER
 - 1/2" IRON ROD FOUND
 - 3/8" IRON ROD FOUND
 - 5/8" IRON ROD FOUND
 - CONCRETE MONUMENT FOUND
 - POWER POLE
 - LIGHT POLE
 - CITY ANCHOR
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - TELEPHONE PEDESTAL
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND GAS LINE
 - () RECORD INFORMATION

- NOTES**
- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
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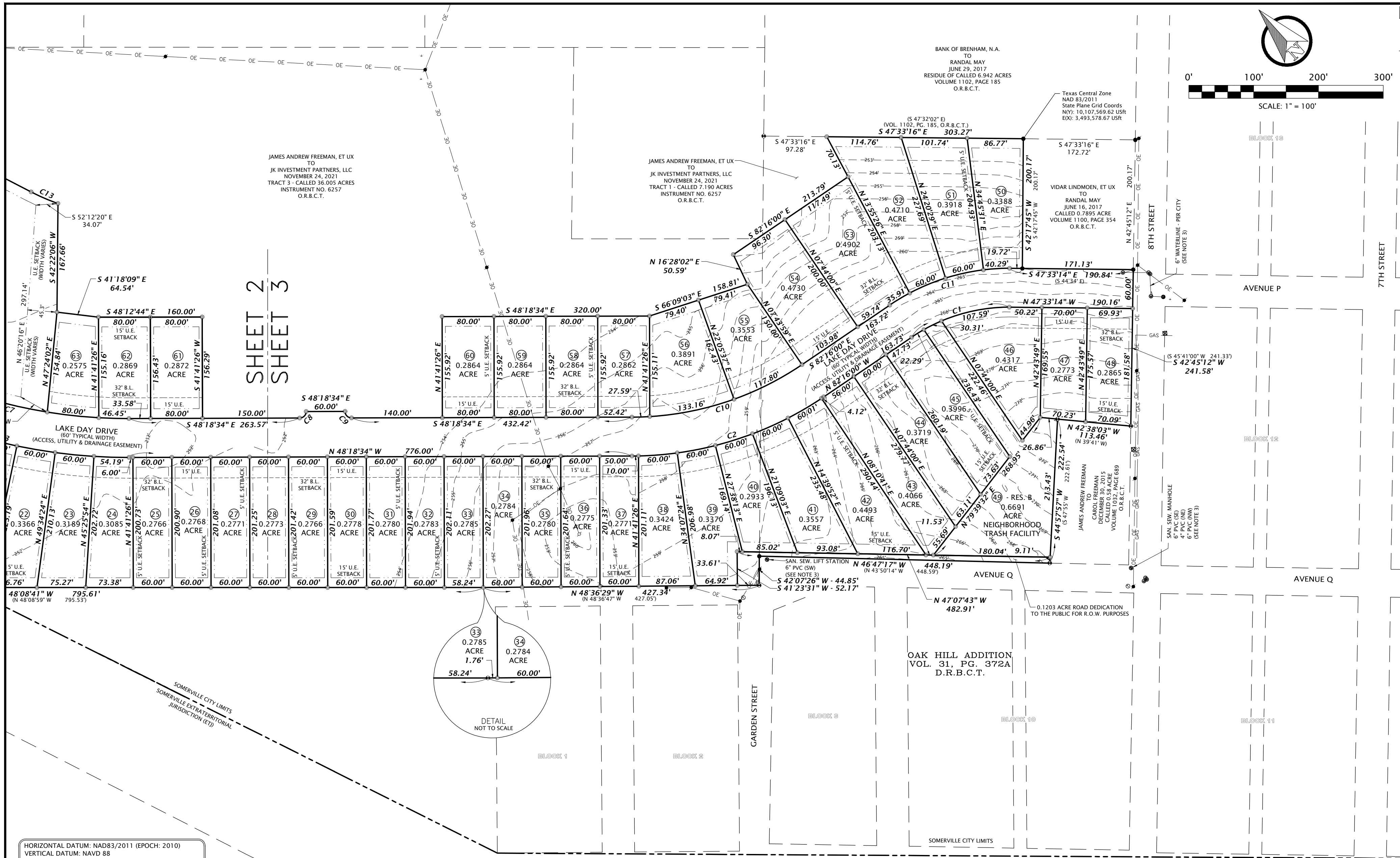
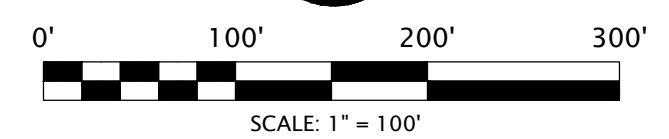
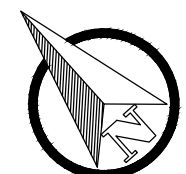
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.00'	160.19'	157.85'	N 65°16'43" W	33°59'33"
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C3	830.00'	397.32'	393.54'	N 34°35'44" W	27°35'38"
C4	290.00'	149.73'	148.07'	N 35°40'23" W	29°34'55"
C5	10.00'	15.71'	14.14'	S 65°52'58" E	89°50'56"
C6	10.00'	15.71'	14.14'	S 24°35'44" E	27°25'38"
C7	770.00'	368.60'	365.09'	N 86°41'26" E	90°00'00"
C8	10.00'	15.71'	14.14'	S 03°18'34" E	90°00'00"
C9	10.00'	15.71'	14.14'	S 65°17'17" E	33°57'27"
C10	470.00'	278.55'	274.50'	S 65°14'38" E	34°03'43"
C11	330.00'	196.18'	193.31'	S 24°47'50" E	7°49'49"
C12	10.00'	15.71'	14.14'	S 65°52'55" E	90°00'00"
C13	330.00'	45.10'	45.06'	S 24°47'50" E	7°49'49"
C14	954.93'	152.87'	152.71'	N 07°56'22" E	91°05'3"
C15	954.93'	132.81'	132.70'	N 16°30'41" E	7°58'07"
C16	954.49'	35.58'	35.57'	N 42°45'17" E	2°08'08"

RE-PLAT OF THE RESERVE AT LAKE SOMERVILLE - PHASE I FINAL SUBDIVISION PLAT
JAMES LASTLEY LEAGUE
ABSTRACT NO. 35

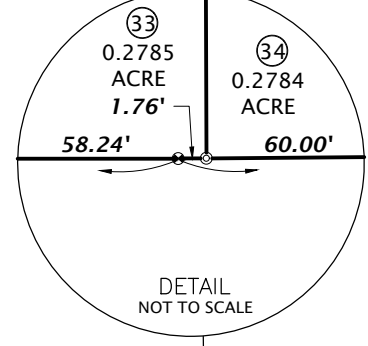
JANUARY 10, 2023
 CONSISTING OF 31.669 TOTAL ACRES
 74 LOTS
 4.641 TOTAL ACRES WITHIN R.O.W.
PROPERTY OWNER & DEVELOPER
 JK INVESTMENT PARTNERS, LLC
 PO BOX 651
 CALDWELL, TX 77836



FSC INC
 SURVEYORS + ENGINEERS
 2205 Walnut Street - Columbus, TX 78934
 Toll Free 1.855.637.5725 - www.fscinc.net
 TBPLS FIRM 10000100 - TBPE FIRM 17957
 Driving Performance. Delivering Results.
 Project Number: 2022071214



SHEET 2
SHEET 3



HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
VERTICAL DATUM: NAVD 88
COMBINED SCALE FACTOR: 0.9999398902
BEARING BASIS: TX, LAMBERT GRID CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES

- LEGEND**
- POINT FOR CORNER
 - 1/2" IRON ROD FOUND
 - 3/8" IRON ROD FOUND
 - 5/8" IRON ROD FOUND
 - CONCRETE MONUMENT FOUND
 - POWER POLE
 - LIGHT POLE
 - GUY ANCHOR
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - TELEPHONE PEDESTAL
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND GAS LINE
 - () RECORD INFORMATION

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