

244855

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- Bearings depicted hereon are based on Texas State Plane Coordinate System, South Central Zone (NAD83).
- The contours shown hereon are Texas South Central Zone No. 4204, NAVD 83, CGO 15.
- According to F.I.R.M. Map No. 4801502225F (Community-Panel No. 48074), Map revised date: October 18, 2019. The subject property lies within the area designated as Zone "X" Unshaded. Determined to be outside the 0.2% annual chance flood.

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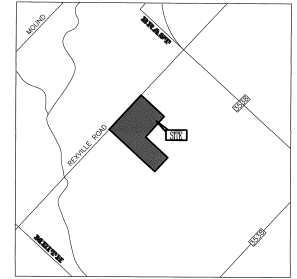
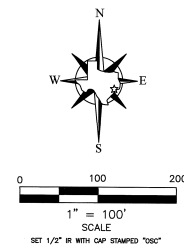
8. ROADWAY MAINTENANCE:

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The Austin County Commissioners Court is not required to, but, may vote to accept maintenance of the roadways if the roadways are brought up to the current county standard and the subdivision meets the criteria outlined in the county roadway acceptance policy.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00	78.24	74.23	S 79°13'31" E	64°02'15"
C2	70.00	64.13	61.81	S 18°51'41" E	57°39'29"
C3	70.00	29.08	28.83	S 21°10'32" W	23°47'01"
C4	70.00	31.74	31.49	S 48°53'23" W	25°39'48"
C5	70.00	71.08	68.05	S 88°07'46" W	58°09'54"
C6	70.00	92.29	85.75	N 2°00'57" W	79°32'38"

LINE	BEARING	DISTANCE
L1	N 47°18'48" W	15.00'
L2	N 87°45'21" E	35.38'
L3	N 47°14'39" W	31.11'
L4	N 02°14'39" W	35.38'
L5	N 47°45'21" E	31.11'
L6	S 02°14'39" E	35.38'
L7	S 47°14'39" E	35.38'
L8	S 47°14'39" E	71.11'
L9	S 87°45'21" W	79.38'
L10	S 87°45'21" W	35.38'
L11	N 02°14'39" W	35.38'
L12	S 47°20'27" E	15.00'
L13	S 47°14'39" E	26.40'



- ABBREVIATIONS:**
- A.C.M.R.-AUSTIN County Map Records
 - A.C.C.F.-AUSTIN County Clerk's File
 - B.L.-Building Line
 - A.C.D.R.-AUSTIN County Deed Records
 - LR-Inner Road
 - P-G-Prop
 - S, F-Square Feet
 - Vol.-Volume
 - Po-Prop
 - P-Pipe Line
 - C.M.-Control Monument
 - G.B.L.-Storage Building Line
 - U.E.-Utility Easement
 - R.O.M.-right of way
 - D.E.-Drainage Easement
 - FND-Found

REXVILLE RANCH ESTATES

A SUBDIVISION OF
83.670 ACRES
A REPLAT OF A PORTION OF
LOTS 1, 2 AND B, BLOCK 15, SEALY SUBDIVISION
VOLUME Y, PAGE 318, A.C.D.R.
OUT OF THE SAN FELIPE DE AUSTIN SURVEY,
ABSTRACT NO. 5

AUSTIN COUNTY, TEXAS

48 LOTS, 2 BLOCK
6 RESERVES
OCTOBER, 2024

CULVERT SCHEDULE

BLOCK ONE:
LOTS 1-12 = 18" CULVERT
LOTS 13-20 = 24" CULVERT
LOTS 21-23 = 36" CULVERT
LOTS 24-28 = 24" CULVERT
LOTS 29-32 = 18" CULVERT
LOTS 33-34 = 24" CULVERT

BLOCK TWO:
LOTS 1-8 = 24" CULVERT
LOTS 9-14 = 18" CULVERT

FILED
2024 OCT 29 PM 1:05

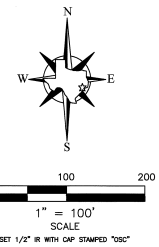
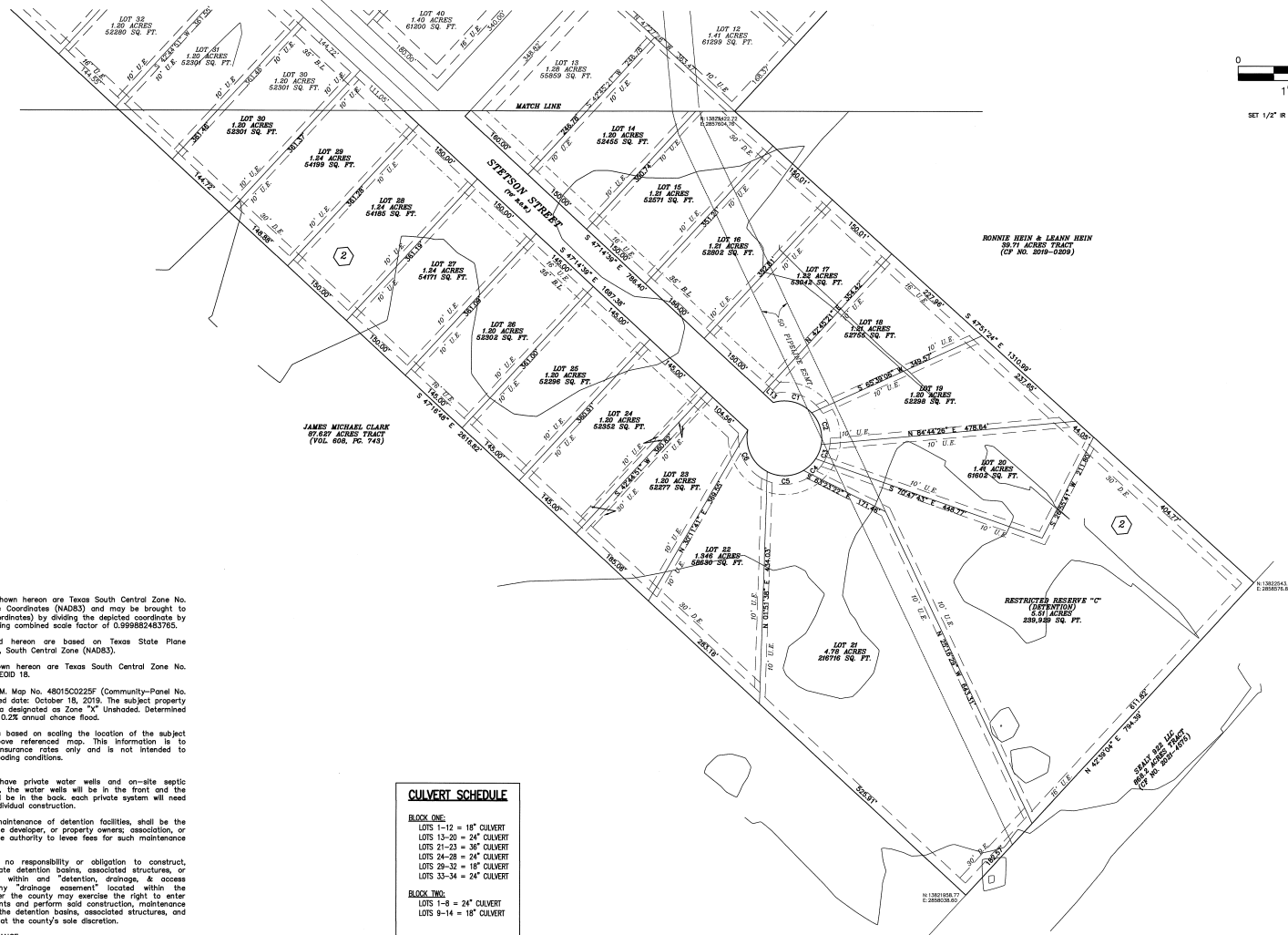
Overland Surveyors
COUNTY CLERK
AUSTIN COUNTY, TEXAS

OWNER OF RECORD:
REXVILLE ROAD LAND, LLC

OVERLAND SURVEYORS
999 E BASSE ROAD, SUITE 180 BOX 521
SAN ANTONIO, TX 78209
FIRM NO. XXX

Overland Consortium Inc.
P.O. BOX 990-8888 Fax: 282-307-6476
500 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

244855



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 - P.G. - Page
 - S.F. - Square Feet
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 - Pg. - Page
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FILED
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COUNTY CLERK
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STATE OF TEXAS
COUNTY OF AUSTIN

We, BRIAN HARBUX OF HARBUX INTERESTS, INC OF TX AND TODD HAYES OF SUASANA SEAJK, LLC OF FL, respectively, Managers of REXVILLE ROAD LAND, LLC, owner of the property subdivided, in this plat of REXVILLE RANCH ESTATES, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated for public use, the streets, oil 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 the title to the land so dedicated.

In Testimony, hereto, the REXVILLE ROAD LAND, LLC, has caused to be signed by BRIAN HARBUX OF HARBUX INTERESTS, INC OF TX AND TODD HAYES OF SUASANA SEAJK, LLC OF FL, Managers,

this 28th day of October, 2024.

By: Todd Hayes
TODD HAYES, Manager
Attest: Brian Harbux
BRIAN HARBUX, Manager

STATE OF TEXAS
COUNTY OF AUSTIN

BEFORE ME, the under signed authority, on this day personally appeared BRIAN HARBUX OF HARBUX INTERESTS, INC OF TX AND TODD HAYES OF SUASANA SEAJK, LLC OF FL, MANAGERS OF REXVILLE ROAD LAND, LLC, known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purpose and considerations expressed, and in the copresence stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of October, 2024.

Emily Contreras
Notary Public and for the State of Texas
Emily Contreras
(Print Name)
8-15-28
My Commission Expires:



I, LUTHER J. DALY, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Luther J. Daly 10/24/24 Date
LUTHER J. DALY
Texas Registration No. 6150
LUTHER J. DALY
6150
SURVEYOR

I ANDREA CARDENAS, 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 October 28, 2024, at 1:05 o'clock, P M. and in Volume 3, Page 67-69 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.

Andrea Cardenas
ANDREA CARDENAS, Official Clerk
Austin County, Texas
By: Stephanie Rood
Deputy
STATE OF TEXAS
COUNTY OF AUSTIN
I certify that my signature and that of the plat file and plat book recorder are correct and true to the best of my knowledge.
Andrea Cardenas
Andrea Cardenas, County Clerk
Austin County, Texas

APPROVED BY Commissioners Court of Austin County, Texas, this 28th day of October, 2024.

Tim Lapham
TIM LAPHAM
County Judge
Mark Lane
MARK LANE
Commissioner, Precinct 1
Robert Rinn
ROBERT RINN
Commissioner, Precinct 2
Leroy Cerny
LEROY CERNY
Commissioner, Precinct 3
Chip Reed
CHIP REED
Commissioner, Precinct 4

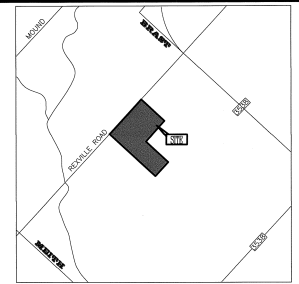
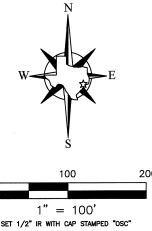
APPROVAL BY PLAT ROOM RECORDER
10/28/2024
Date
Stephanie Rood
Plat Book Recorder
County Clerk's File No. 244855
Plat Cabinet No. 3 Page No. 67-69

I, JONATHAN HOPKIO, P.E., County Engineer of Austin County, certify that the plat of this subdivision complies with all existing rules and regulations of Austin County.

Jonathan Hopkio 10/28/2024 Date
JONATHAN HOPKIO, P.E.
County Engineer

I, DAVID P. KELLY II, P.E., a professional engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Austin County, Texas to the best of my knowledge.

David P. Kelly II 10/28/24 Date
DAVID P. KELLY II, P.E.
Texas Registration No.



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FILED
2024 OCT 28 PM 1:05
COUNTY CLERK
AUSTIN COUNTY, TEXAS

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