

STATE OF TEXAS  
COUNTY OF BURNET:

RECREATIONAL LAND SALES, LLC  
ALVIN LYNCH RANCHES, PHASE TWO-A  
DALLAS, TEXAS 75231  
(214) 671-5641

STATE OF TEXAS  
COUNTY OF BURNET:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RICE GRANDY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND THIS 13 DAY OF July 2020  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF BURNET:

STATE OF TEXAS  
COUNTY OF BURNET:  
I, DONALD SHERMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DOES HEREBY CERTIFY THAT THIS PLAN OF RIVER HILLS RANCHES, PHASE TWO-A, A PRIVATE SUBDIVISION, 62.63 ACRES OUT OF THE KONRUD DRAHSARNER SURVEY NO. 73, ABSTRACT NO. 17, ABSTRACT NO. 250, THE G.P. SMITH SURVEY NO. 3, ABSTRACT NO. 1867, THE ALVIN LYNCH SURVEY NO. 17, ABSTRACT NO. 52, THE G.C. & S.F. R.Y. CO. SURVEY NO. 21, ABSTRACT NO. 1237, THE G.P. SMITH SURVEY NO. 3, ABSTRACT NO. 1867, THE ALVIN LYNCH SURVEY NO. 17, ABSTRACT NO. 52, THE G.C. & S.F. R.Y. CO. SURVEY NO. 21, ABSTRACT NO. 1237, THE G.P. SMITH SURVEY NO. 3, ABSTRACT NO. 1867, THE ALVIN LYNCH SURVEY NO. 17, ABSTRACT NO. 52, THE G.C. & S.F. R.Y. CO. SURVEY NO. 21, ABSTRACT NO. 1237, WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT SAID PLAN IS A TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF July 2020  
DONALD SHERMAN, P.L.S. NO. 1877



STATE OF TEXAS  
COUNTY OF BURNET:

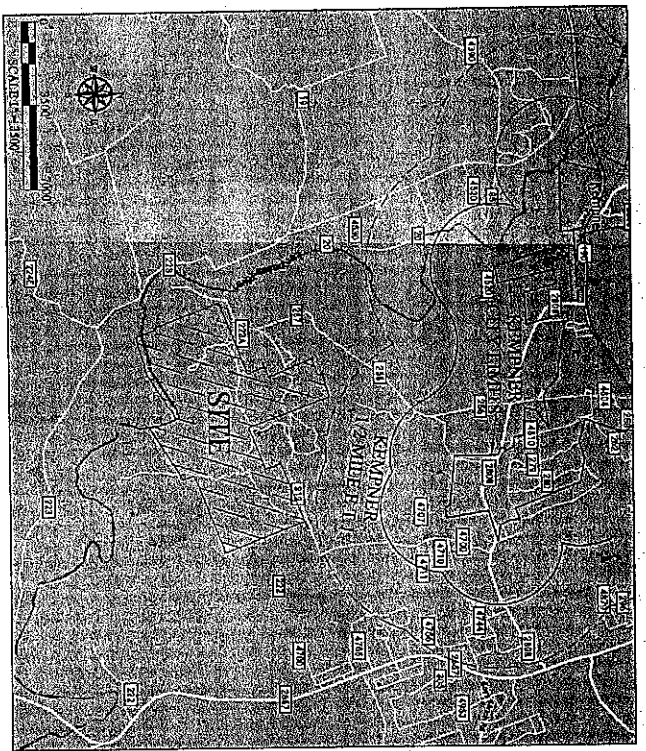
THE ATTACHED PLAN OF RIVER HILLS RANCHES, PHASE TWO-A, A PRIVATE SUBDIVISION, 62.63 ACRES OUT OF THE KONRUD DRAHSARNER SURVEY NO. 73, ABSTRACT NO. 17, ABSTRACT NO. 250, THE G.P. SMITH SURVEY NO. 3, ABSTRACT NO. 1867, THE ALVIN LYNCH SURVEY NO. 17, ABSTRACT NO. 52, THE G.C. & S.F. R.Y. CO. SURVEY NO. 21, ABSTRACT NO. 1237, THE G.P. SMITH SURVEY NO. 3, ABSTRACT NO. 1867, THE ALVIN LYNCH SURVEY NO. 17, ABSTRACT NO. 52, THE G.C. & S.F. R.Y. CO. SURVEY NO. 21, ABSTRACT NO. 1237, WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING IN THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

TO CERTIFY WHICH THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS THIS 12 DAY OF July 2020  
APPROVED JAMES BENEFIELD, COUNTY JUDGE, BURNET COUNTY, TEXAS

NOTES:  
EACH DWELLING CONSTRUCTED OR PLACED ON THIS SUBDIVISION SHALL BE CONNECTED TO A SEWAGE AND WASTEWATER DISPOSAL FACILITY MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.  
1. POTABLE WATER WILL BE PROVIDED BY INDIVIDUAL WELLS.  
2. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.  
3. SEWER TREATMENT WILL BE PROVIDED BY INDIVIDUAL ON-SITE SEWER FACILITIES.  
4. GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.  
5. ELECTRICAL SERVICE WILL BE PROVIDED BY INDIVIDUAL CELL PHONE.  
6. TELEPHONE SERVICE WILL BE PROVIDED BY INDIVIDUAL CELL PHONE.  
7. IN APPROVAL OF THIS PLAN BY THE COMMISSIONERS COURT OF BURNET COUNTY, TEXAS, IT IS UNDERSTOOD THAT BUILDING AND MAINTENANCE OF ALL STREETS, ROADS AND OTHER PUBLIC UTILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR PLACED ON THE LAND COVERED BY THIS PLAN ACCORDING TO THE PLANS AND SPECIFICATIONS DESCRIBED BY THE COMMISSIONERS COURT OF BURNET COUNTY, TEXAS. THE COUNTY SHALL NOT ACCEPT ALL OR A PORTION OF THE ROADS IN THIS SUBDIVISION FOR MAINTENANCE.  
8. THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS DATED JANUARY 23, 2002.  
9. A PORTION OF THE PROPERTY SHOWN HEREON IS WITHIN ZONE "A", AREA'S DETERMINED TO BE INSIDE THE 100 YEAR FLOOD HAZARD AREA, AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 48020 0125F, DATED MARCH 15, 2012.  
10. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY.  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD 83.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Willa - Sherman Associates, Inc.  
LAND SURVEYORS AND PLANNERS  
310 MAIN MARBLE FALLS, TEXAS 78664  
(830) 693-5666 FAX (830) 693-5662  
FIRM NUMBER: 1027000



- GENERAL NOTES:
1. ALL STREET RIGHT OF WAYS SHALL BE 60FT WIDE.
  2. THE RADIUS OF ALL CURVE-SACS SHALL BE 75FT.
  3. ALL PAVEMENT WITHIN THE STREETS SHALL HAVE 2FT. WIDE DRIVING SURFACE WITH 6 SHOULDERS.
  4. THE PAVEMENT RADIUS WITHIN ALL CURVE-SACS SHALL BE 62.5FT. CENTERED IN THE RIGHT OF WAY.
  5. THERE SHALL BE 18.648 FEET OF PRIVATE ROADS.
  6. THERE SHALL BE:
    - A 15' UTILITY AND DRAINAGE EASEMENT WITHIN EACH RANCH ALONG THE FRONT ROW LINE.
    - A 10' UTILITY AND DRAINAGE EASEMENT WITHIN EACH RANCH ALONG THE SIDE RANCH LINE.
    - A 15' UTILITY AND DRAINAGE EASEMENT WITHIN EACH RANCH ALONG THE REAR RANCH LINE (EXCEPT AS SHOWN ON THE RECORDED PLAN AND NOT INCLUDING RIVER FRONT RANCHES).
    - A 20' WIDE PEDERNALES ELECTRIC COOPERATIVE, INC. EASEMENT CENTERED ON THE ENTIRE LENGTH OF THE POWER LINE AND GUYS AS NEEDED FOR THE CONSTRUCTION OF THE DISTRIBUTION TOWER LINE SYSTEM WITHIN RIVER HILLS RANCHES.
  7. THERE SHALL BE:
    - A 50' BUILDING SETBACK FROM THE FRONT RANCH LINE.
    - A 50' BUILDING SETBACK FROM THE REAR RANCH LINE (EXCEPT IF THERE IS A DRAINAGE EASEMENT GREATER THAN 50' THE DRAINAGE EASEMENT CONSTITUTES THE REAR BUILDING SETBACK).
    - A 10' BUILDING SETBACK FROM THE SIDE RANCH LINE OF EACH RANCH.

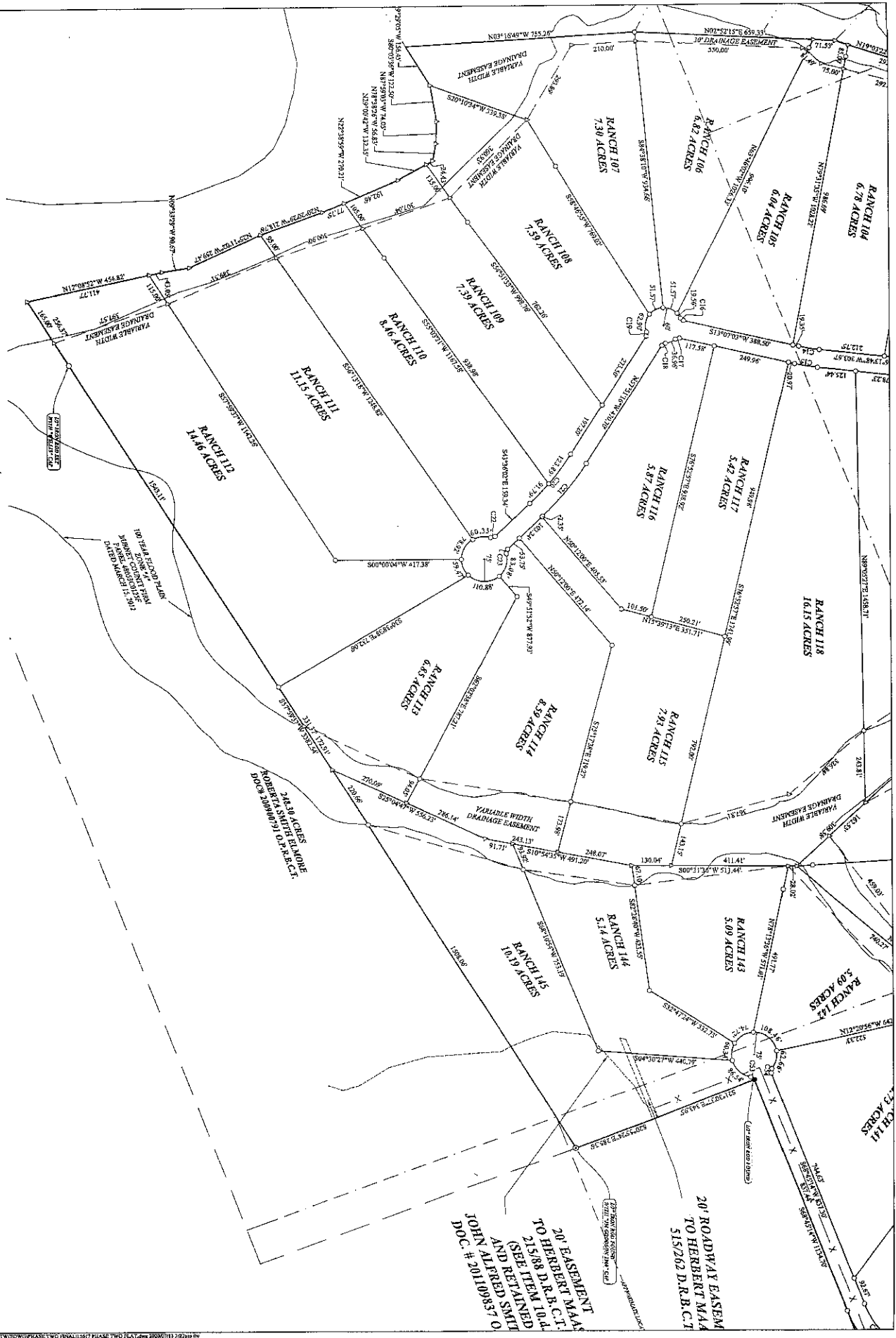
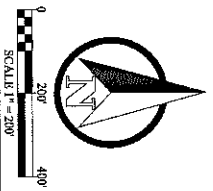
### FINAL PLAT

#### RIVER HILLS RANCHES, PHASE TWO-A, A PRIVATE SUBDIVISION

62.63 ACRES OUT OF THE KONRUD DRAHSARNER SURVEY NO. 73, ABSTRACT NO. 250, THE G.P. SMITH SURVEY NO. 3, ABSTRACT NO. 1867, THE ALVIN LYNCH SURVEY NO. 17, ABSTRACT NO. 52, THE G. C. & S. F. R. Y. CO. SURVEY NO. 21, ABSTRACT NO. 1237, THE G.P. SMITH SURVEY NO. 3, ABSTRACT NO. 1867, THE ALVIN LYNCH SURVEY NO. 17, ABSTRACT NO. 52, THE G.C. & S.F. R.Y. CO. SURVEY NO. 21, ABSTRACT NO. 1237, WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING IN THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.



**Stella - Sherman, Associates, Inc.**  
 LAND SURVEYORS AND PLANNERS  
 310 VAIN • MARBLE FALLS, TEXAS • 78664  
 (830) 693-5666 FAX (830) 693-6962  
 FIRM NUMBER: 10027600



**FINAL PLAT**

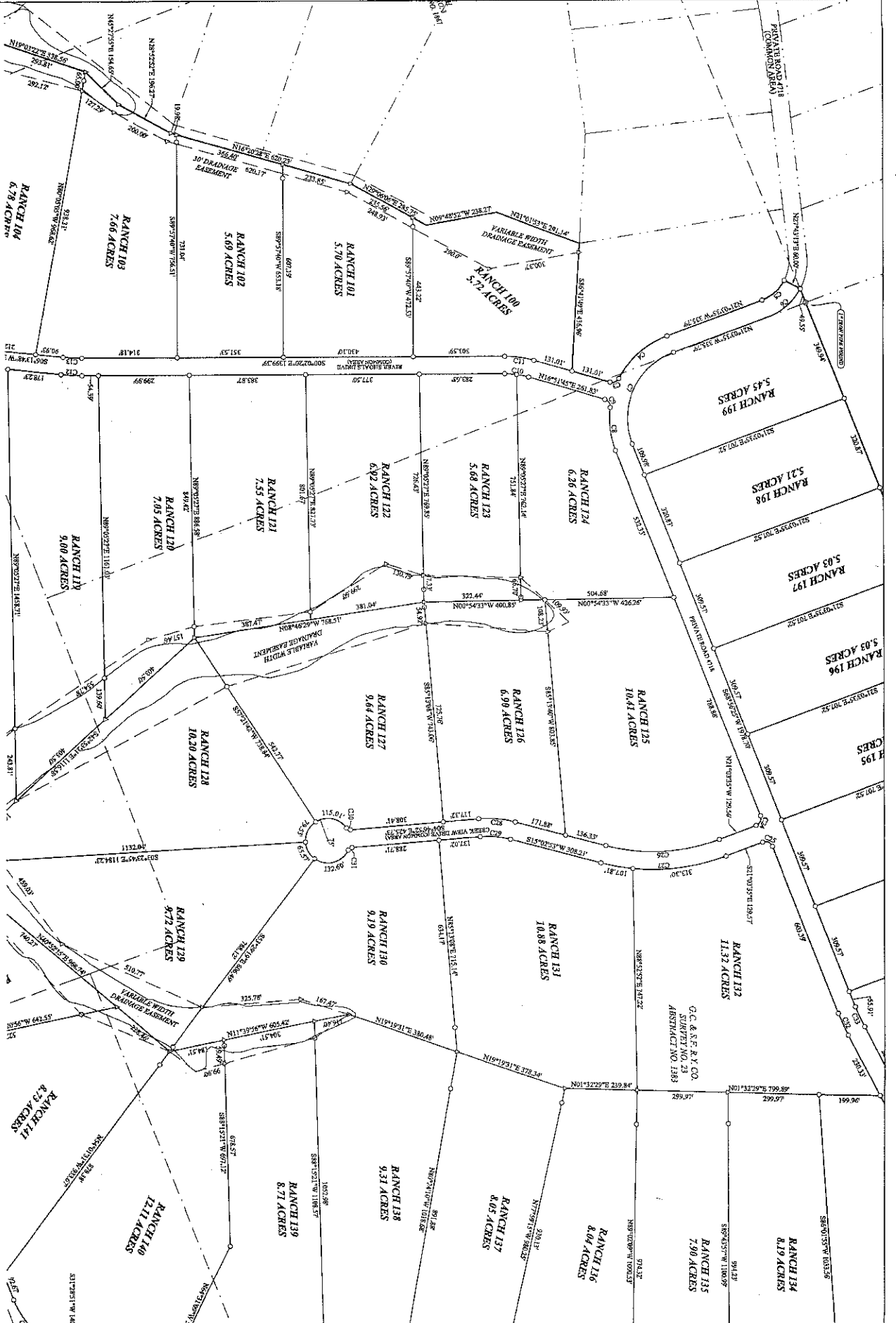
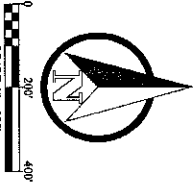
**RIVER HILLS RANCHES, PHASE TWO-A, A PRIVATE SUBDIVISION**

652.63 ACRES OUT OF THE KONRAD DRAESARNER SURVEY NO. 73, ABSTRACT NO. 250; THE G.P. SMITH SURVEY NO. 3, ABSTRACT NO. 1867; THE ALVIN LYNCH SURVEY NO. 17, ABSTRACT NO. 525; THE G. C. & S. F. R.Y. CO. SURVEY NO. 23, ABSTRACT NO. 1383, THE G.P. SMITH SURVEY NO. 22, ABSTRACT NO. 1753 AND THE G. C. & S. F. R.Y. CO. SURVEY NO. 21, ABSTRACT NO. 1237, BURNETT COUNTY, TEXAS

20' EASEMENT  
 TO HERBERT MAA  
 151588 D.R.B. CT.  
 215/88 D.R.B. CT.  
 SEE TITLED  
 AND RETAINED  
 JOHN ALBERT SMITH  
 DOC. # 2010096370

20' ROADWAY EASEMENT  
 TO HERBERT MAA  
 515262 D.R.B. CT.

**Wills - Sherman Associates, Inc.**  
 LAND SURVEYORS AND PLANNERS  
 310 MAIN - MARBLE FALLS, TEXAS - 78654  
 (800) 693-3568 FAX (800) 693-3582  
 FIRM NUMBER: 10027600

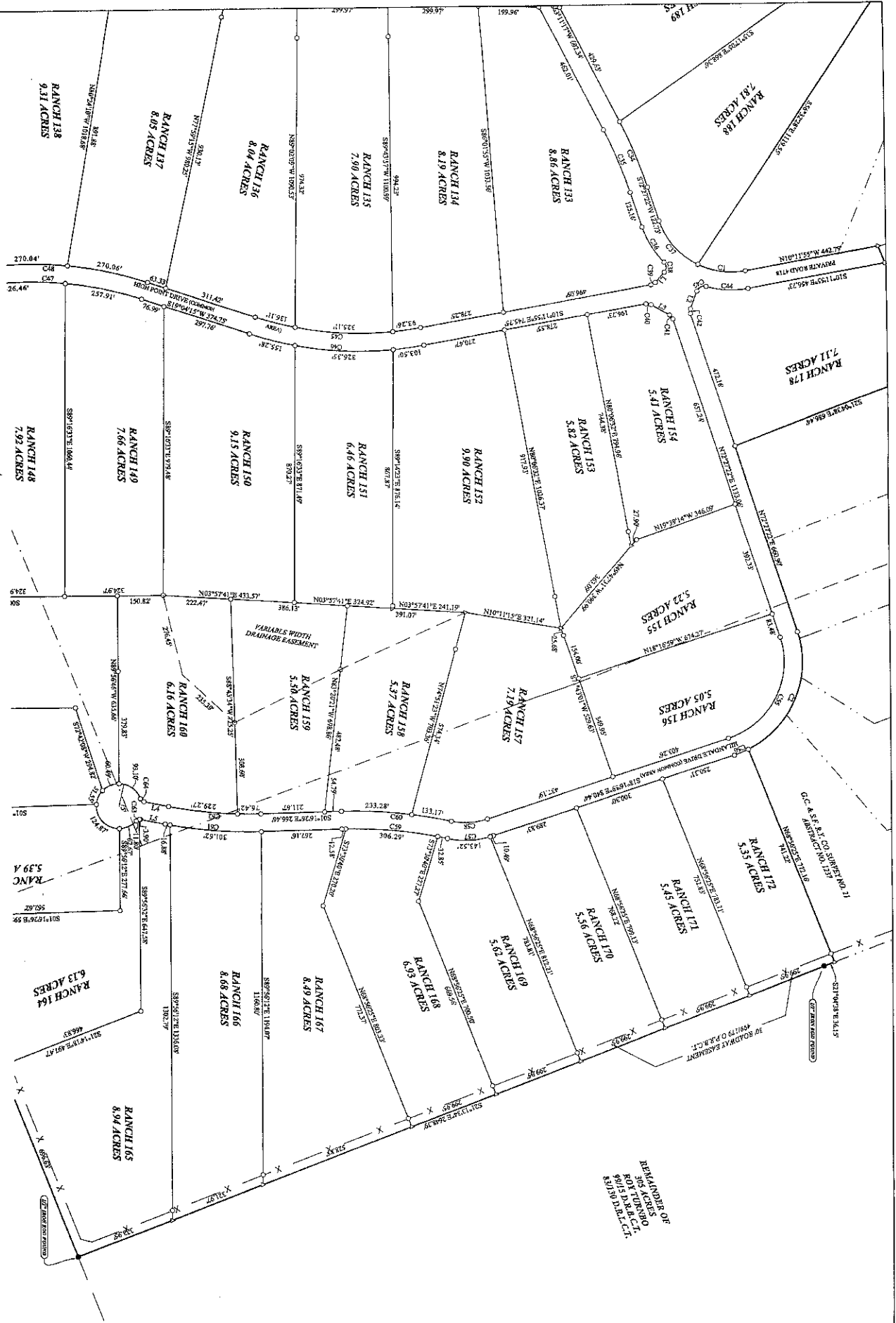
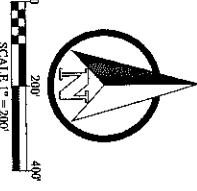


**FINAL PLAT**  
**RIVER HILLS RANCHES, PHASE TWO-A, A PRIVATE SUBDIVISION**

652.63 ACRES OUT OF THE KONRAD DRAESARNER SURVEY NO. 73, ABSTRACT NO. 250; THE GP SMITH SURVEY NO. 3, ABSTRACT NO. 1867; THE ALVIN LYNCH SURVEY NO. 17, ABSTRACT NO. 525; THE G. C. & S. F. R. Y. CO. SURVEY NO. 23, ABSTRACT NO. 1383, THE GP SMITH SURVEY NO. 22, ABSTRACT NO. 1753 AND THE G. C. & S. F. R. Y. CO. SURVEY NO. 21, ABSTRACT NO. 1237, BURNET COUNTY, TEXAS



**Wells - Sherman Associates, Inc.**  
 LAND SURVEYORS AND PLANNERS  
 310 MAIN - MARBLE HILLS, TEXAS - 78654  
 (830) 693-9666 FAX (830) 693-6382  
 FIRM NUMBER: 10027600



**FINAL PLAT**  
**RYVER HILLS RANCHES, PHASE TWO-A, A PRIVATE SUBDIVISION**

652.63 ACRES OUT OF THE KONRAD DRAES/RARNER SURVEY NO. 73, ABSTRACT NO. 250; THE GIP SUTHER SURVEY NO. 3, ABSTRACT NO. 1867; THE ALVIN LYNCH SURVEY NO. 17, ABSTRACT NO. 525; THE G. C. & S. F. R. Y. CO. SURVEY NO. 23, ABSTRACT NO. 1383, THE GIP SMITH SURVEY NO. 22 ABSTRACT NO. 1753 AND THE G. C. & S. F. R. Y. CO. SURVEY NO. 21, ABSTRACT NO. 1237, BURNETT COUNTY, TEXAS

REPLACEMENT OF  
 6.33 ACRES  
 8.86 ACRES  
 8.05 ACRES  
 8.19 ACRES  
 8.86 ACRES



LINE TABLE		
LINE	BEARING	LENGTH
L1	N48°04'15"W	45.11'
L2	S69°40'26"E	64.33'
L3	S31°07'31"W	70.67'
L4	S11°37'30"W	82.04'
L5	S11°37'30"W	82.04'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	160.99'	250.00'	N08°14'56"E	138.22'
C2	464.04'	329.96'	N67°15'17"W	426.73'
C3	34.97'	25.00'	N23°31'4"W	32.19'
C4	221.15'	299.95'	S40°05'4"E	216.18'
C5	100.70'	139.98'	N41°40'11"W	98.55'
C6	143.87'	199.94'	N41°40'04"W	140.78'
C7	376.93'	239.96'	S66°03'35"E	339.36'
C8	147.99'	299.96'	N83°04'27"E	146.50'
C9	35.06'	25.00'	S77°02'07"W	32.25'
C10	79.63'	269.95'	S08°24'42"W	79.34'
C11	97.33'	329.95'	S08°24'42"W	96.98'
C12	68.92'	629.91'	N03°05'44"E	68.89'
C13	62.36'	569.91'	N03°05'44"E	62.32'
C14	68.51'	569.91'	N09°40'26"E	68.47'
C15	75.72'	629.91'	N09°40'26"E	75.68'
C16	13.91'	15.00'	N39°41'06"E	13.42'
C17	13.90'	14.99'	S13°26'51"E	13.41'
C18	13.91'	15.00'	S31°17'14"E	13.42'
C19	13.91'	15.00'	N84°25'02"W	13.42'
C20	215.68'	866.93'	S50°43'59"E	215.12'
C21	230.60'	926.93'	N50°43'59"W	230.01'
C22	15.71'	15.00'	N13°36'07"W	15.00'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C23	15.71'	15.00'	S73°36'07"E	15.00'
C24	39.27'	25.00'	N66°03'55"W	35.36'
C25	39.27'	25.00'	S23°56'25"W	35.36'
C26	383.30'	608.22'	N03°00'21"W	376.99'
C27	421.11'	668.22'	N03°00'21"W	414.18'
C28	123.38'	356.49'	S05°08'01"W	122.76'
C29	102.61'	296.49'	S05°08'01"W	102.10'
C30	15.71'	15.00'	N25°13'14"E	15.00'
C31	15.71'	15.00'	S34°46'59"E	15.00'
C32	80.30'	799.87'	N66°03'51"E	80.27'
C33	74.28'	739.88'	N66°03'51"E	74.25'
C34	238.70'	1475.66'	S67°49'19"W	238.44'
C35	229.00'	1415.67'	S67°49'19"W	228.75'
C36	139.75'	310.00'	N59°05'33"E	138.57'
C37	199.66'	250.00'	N49°34'34"E	194.40'
C38	37.42'	25.00'	S89°03'13"W	34.02'
C39	16.52'	25.00'	N29°08'05"W	16.23'
C40	18.03'	25.00'	S10°27'48"W	17.64'
C41	18.03'	25.00'	S51°47'26"W	17.65'
C42	16.52'	24.99'	S88°36'32"E	16.22'
C43	37.48'	24.78'	S28°47'47"E	34.01'
C44	139.83'	299.77'	N03°09'57"E	138.58'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C45	554.48'	1085.52'	N04°26'04"E	548.47'
C46	585.13'	1145.52'	N04°26'04"E	578.79'
C47	632.26'	1140.27'	S03°10'59"W	624.20'
C48	665.53'	1200.27'	S03°10'59"W	657.04'
C49	403.96'	523.86'	N09°23'23"E	394.03'
C50	357.70'	463.86'	N09°23'23"E	348.90'
C51	214.64'	329.95'	N50°07'03"E	210.88'
C52	175.62'	269.96'	N50°07'03"E	172.54'
C53	15.56'	15.00'	S38°27'57"W	14.87'
C54	15.71'	15.00'	S81°14'40"E	15.00'
C55	420.56'	269.96'	N62°54'49"W	379.31'
C56	50.00'	329.96'	N22°37'58"W	49.95'
C57	154.01'	283.96'	N02°44'42"W	152.13'
C58	121.47'	223.96'	N02°44'42"W	119.99'
C59	351.71'	142.53'	S05°45'55"W	350.83'
C60	366.45'	142.53'	S05°45'55"W	365.55'
C61	318.49'	1417.83'	N05°11'23"E	317.82'
C62	305.69'	1357.83'	N05°10'32"E	305.04'
C63	15.71'	15.00'	S18°22'27"E	15.00'
C64	15.71'	15.00'	N41°37'28"E	15.00'

## FINAL PLAT

### RIVER HILLS RANCHES, PHASE TWO-A, A PRIVATE SUBDIVISION

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*Hillis - Sherman Associates, Inc.*  
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 310 MAIN • MARBLE FALLS, TEXAS • 78664  
 (830) 698-3666 • FAX (830) 693-5362  
 FTIN NUMBER: 10027600

