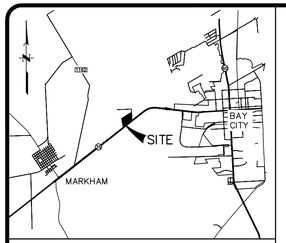

LOCATION MAP
NOT TO SCALE

SCALE: 1"=100'
100 50 0 100

DATE: 1/08/2015

PLAT NOTES:
1. ALL LOTS TO BE SERVED BY ON-SITE AEROBIC SEWAGE FACILITIES.
2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
3. DRIVEWAY ENTRANCES SHALL BE CONSTRUCTED SUCH THAT THEY DO NOT IMPEDE DRAINAGE ALONG THE COUNTY ROAD ROADSIDE DITCH. THEY SHALL CONSISTS OF A CULVERT NOT LESS THAN 12 INCHES OR A LOW POINT SUCH THAT WATER IS ALLOWED TO CONTINUE PAST.

OWNERS:
DAVID F. SITZ, AGENT FOR
SITZ FAMILY LIMITED PARTNERSHIP
491 CR 415
BAY CITY, TEXAS 77414

SURVEYOR:
DONNIE BOERNER SURVEYING COMPANY
REGISTERED SURVEY FIRM NO. 10193963
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: (830) 377-2492

ENGINEER:
CIVIL TECH, PLLC.
PO BOX, 2203
BOERNE TEXAS 78006
ATTN: JAMES MCGARR P.E.

SUBDIVISION PLAT ESTABLISHING

LITTLE RIVER RANCH SUBDIVISION RE-PLAT

49.929 ACRES OUT OF THE THOMAS CAYCE SURVEY, ABSTRACT NO. 14, MATAGORDA COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 2.348 ACRE TRACT AND THAT CERTAIN 1.857 ACRE TRACT, BOTH OF WHICH WERE CONVEYED TO SITZ FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP BY DOCUMENT NO. 2014-4755, OFFICIAL RECORDS, MATAGORDA COUNTY, TEXAS AND ALSO BEING PART OF THAT CERTAIN 68.89 ACRE TRACT CONVEYED TO SITZ FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP BY DOCUMENT NO. 2013-5151, OFFICIAL RECORDS, MATAGORDA COUNTY, TEXAS. AND BEING ALL OF THAT 8.72 ACRE TRACT WHICH WAS CONVEYED TO THE SITZ FAMILY INVESTMENT, A TEXAS LIMITED PARTNERSHIP BY DOCUMENT NO/ 2015-XXXX, OFFICAL RECORDS, MATAGORDA COUNTY TEXAS.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	65.59'	50.00'	75°09'32"	S 34°48'10" W	60.99'
C2	207.53'	170.00'	69°56'42"	S 13°29'27" W	194.88'
C3	24.42'	50.00'	27°58'57"	S 68°27'36" W	24.18'
C4	0.08'	105.00'	0°02'37"	S 67°08'49" W	0.08'
C5	76.03'	316.96'	13°44'38"	S 74°02'26" W	75.85'
C6	24.98'	50.00'	28°37'20"	N 36°04'36" E	24.72'
C7	48.42'	69.00'	40°12'22"	N 74°34'19" E	47.43'
C8	19.40'	122.80'	9°03'03"	S 89°51'01" E	19.38'
C9	112.91'	50.00'	129°22'54"	N 42°55'37" W	90.40'
C10	37.15'	170.00'	12°31'15"	S 50°29'59" E	37.08'
C11	37.58'	50.00'	43°03'48"	S 88°21'30" E	36.70'
C12	45.67'	50.00'	52°19'56"	S 40°39'38" E	44.10'
C13	68.31'	131.00'	29°52'32"	N 65°06'56" E	67.54'
C14	32.05'	170.00'	10°48'13"	S 38°50'15" E	32.01'
C15	40.10'	70.00'	32°49'12"	S 17°01'33" E	39.55'
C16	46.34'	50.00'	53°05'51"	S 29°19'31" E	44.70'
C17	46.41'	131.00'	20°18'02"	S 89°47'47" E	46.17'
C18	161.26'	280.00'	32°59'52"	S 37°32'07" W	159.04'
C19	84.46'	105.00'	46°05'20"	S 44°04'51" W	82.20'
C20	9.85'	70.00'	8°03'42"	N 04°38'48" W	9.84'
C21	74.47'	130.00'	32°49'12"	N 17°01'33" W	73.45'
C22	13.10'	131.00'	5°43'41"	S 05°36'29" E	13.09'
C23	13.05'	130.00'	5°45'11"	N 83°28'59" E	13.05'
C24	95.19'	70.00'	77°54'42"	S 60°26'15" E	88.02'
C25	31.29'	230.00'	7°47'39"	N 52°51'47" W	31.26'
C26	78.16'	70.00'	63°58'17"	N 67°24'28" W	74.16'
C27	176.78'	130.00'	77°41'29"	N 60°32'52" W	163.08'
C28	61.39'	131.00'	26°51'04"	S 21°53'51" E	60.83'
C29	24.44'	340.00'	4°07'08"	N 51°58'29" E	24.44'
C30	62.34'	230.00'	15°31'49"	N 41°12'03" W	62.15'
C31	41.09'	50.00'	47°05'07"	N 27°10'22" W	39.94'
C32	48.73'	50.00'	55°50'11"	S 13°25'25" W	46.82'
C33	0.01'	53.00'	0°00'35"	N 28°38'04" E	0.01'
C34	126.31'	340.00'	21°17'08"	N 39°16'21" E	125.59'
C35	18.29'	130.00'	8°03'42"	S 04°38'48" E	18.28'
C36	71.43'	122.80'	33°19'33"	N 68°57'41" E	70.42'
C37	21.89'	53.00'	23°39'32"	N 40°28'08" E	21.73'
C38	46.43'	50.00'	53°12'06"	S 67°56'33" W	44.78'
C39	157.47'	71.00'	127°04'41"	N 66°16'59" W	127.12'
C40	30.32'	50.00'	34°44'29"	N 68°05'10" W	29.86'
C41	6.72'	130.00'	2°57'45"	S 36°54'12" E	6.72'
C42	161.20'	230.00'	40°09'26"	N 34°23'25" E	157.92'
C43	47.18'	131.00'	20°38'03"	S 45°38'25" E	46.92'
C44	125.37'	130.00'	55°15'21"	S 66°00'45" E	120.57'
C45	54.16'	131.00'	23°41'20"	S 67°48'06" E	53.78'
C47	143.68'	230.00'	35°47'36"	N 03°35'06" W	141.36'
C48	17.82'	170.00'	6°00'20"	S 51°27'58" W	17.81'

LINE	BEARING	DISTANCE
L1	N 87°30'02" E	43.27'
L2	S 75°07'18" W	22.93'
L3	S 66°02'29" W	31.89'
L4	S 65°22'06" W	33.04'
L5	S 73°50'40" W	47.18'
L6	N 57°01'34" E	41.05'
L7	N 63°01'08" E	29.47'
L8	N 77°32'55" E	31.16'
L9	N 21°51'23" W	29.24'
L10	N 41°26'56" W	46.52'
L11	N 35°41'06" W	33.84'
L12	N 16°32'26" W	20.91'
L13	S 56°27'07" W	40.84'
L14	S 56°31'15" W	14.80'
L15	N 33°52'13" W	23.00'
L16	N 69°14'47" W	47.08'
L17	S 21°28'54" E	15.16'
L18	N 47°50'16" W	8.72'
L19	N 24°46'22" W	42.75'
L20	S 70°42'15" E	32.76'
L21	N 56°14'48" E	45.22'
L22	N 54°28'08" E	28.63'
L23	N 50°10'40" E	2.30'
L24	S 00°36'57" E	26.12'
L25	N 00°36'57" W	49.62'
L26	N 00°36'57" W	16.08'
L27	N 56°11'57" E	22.07'
L28	N 09°58'40" W	39.41'
L29	N 80°36'23" E	32.92'
L30	N 56°45'36" W	34.19'
L31	S 22°09'34" E	38.95'
L32	S 80°36'23" W	26.24'
L33	N 02°59'26" W	29.11'
L34	N 54°02'03" E	9.40'
L35	S 15°31'22" E	35.73'
L36	S 41°22'15" E	22.34'
L37	N 02°44'14" E	25.92'
L38	S 22°09'34" E	36.28'
L39	N 33°26'09" W	14.29'
L40	S 00°36'57" E	40.80'
L41	N 52°17'54" E	26.96'
L42	S 41°22'15" E	21.10'
L43	S 35°25'20" E	48.09'
L44	N 54°28'08" E	2.32'
L45	S 21°28'54" E	44.25'

CIVIL TECH, PLLC.
ENGINEERS, CONSULTANTS, LAND PLANNERS
Firm No. 13711
(210) 365-5029
P.O. BOX 2203 BOERNE, TX. 78006

DATE

REVISIONS:

LITTLE RIVER RANCH SUBDIVISION
US HWY 35
MATAGORDA COUNTY, TEXAS

SHEET NO.