

DATE: 1/08/2015

PLAT NOTES:

- ALL LOTS TO BE SERVED BY ON-SITE AEROBIC SEWAGE FACILITIES.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
- DRIVEWAY ENTRANCES SHALL BE CONSTRUCTED SUCH THAT THEY DO NOT IMPEDE DRAINAGE ALONG THE COUNTY ROAD ROADSIDE DITCH. THEY SHALL CONSIST 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

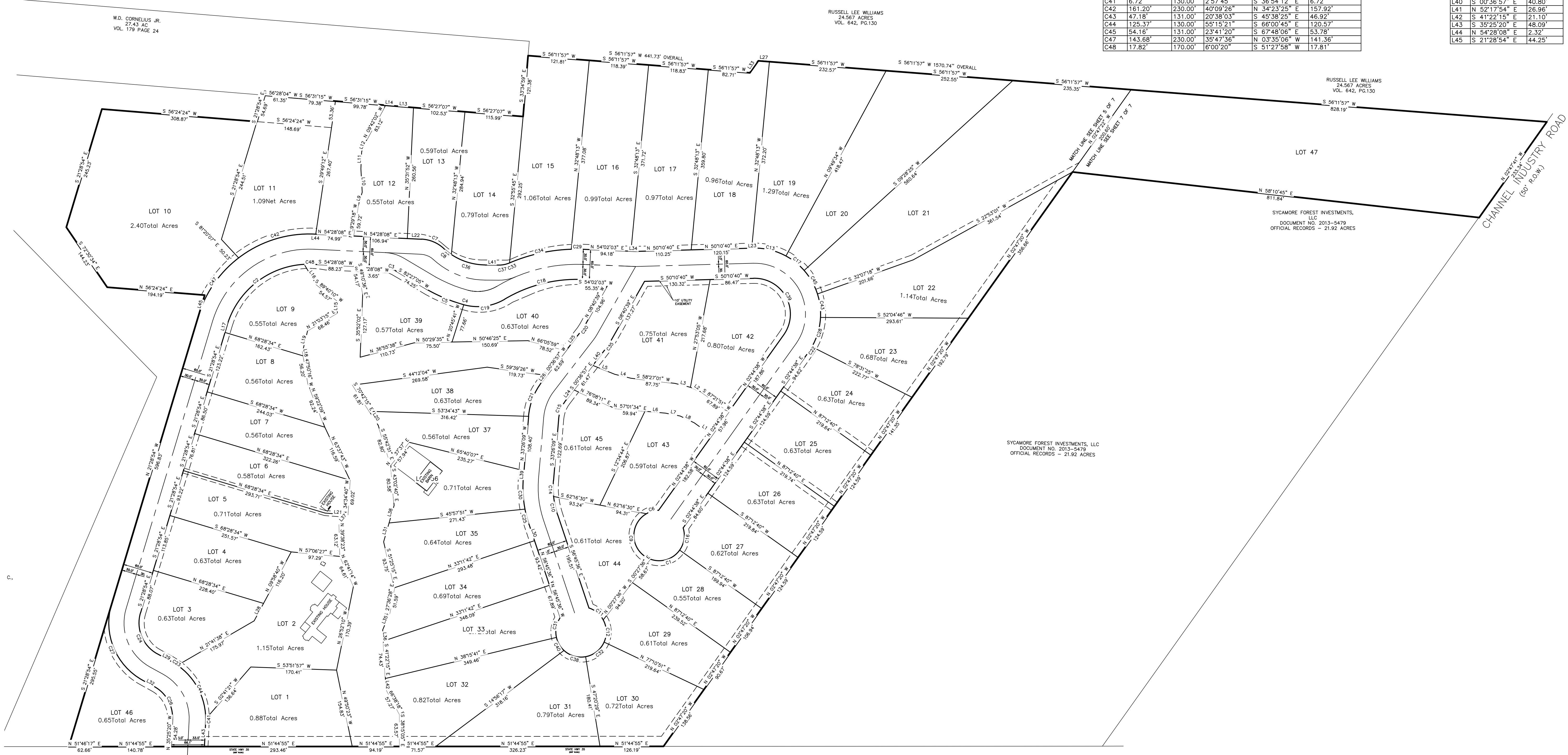
ENGINEER:
 CIVIL TECH, PLLC.
 PO BOX, 2203
 BOERNE, TEXAS 78006
 ATTN: JAMES MCGARR P.E.

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. 2014-4755, 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, OFFICIAL 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 | 60.89' |
| C2 | 207.53' | 170.00' | 89°56'42" | S 3°29'27" W | 184.88' |
| 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 58°04'50" 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 | 19.36' |
| 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' | 45°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' | 28°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' | 55°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 | 161.28' | 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' | 9°48'11" | N 83°28'58" 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°35'11" 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°39'52" | 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°16'58" 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 | 46.82' |
| C44 | 125.33' | 130.00' | 55°15'21" | S 66°00'45" E | 120.53' |
| 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°01'54" E | 41.03' |
| 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 56°11'57" E | 22.07' |
| L23 | N 50°10'40" E | 2.30' |
| L24 | S 00°36'57" W | 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 60°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°41'47" E | 25.92' |
| L38 | S 22°09'34" E | 36.28' |
| L39 | N 33°26'09" W | 14.29' |
| L40 | S 00°36'57" W | 40.80' |
| L41 | N 52°17'54" E | 26.96' |
| L42 | S 41°22'15" E | 21.10' |
| L43 | S 33°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

US HWY 35
 MATAGORDA COUNTY, TEXAS

Project: LITTLE RIVER RANCH SUBDIVISION

DATE: _____

REVISIONS:

| | | |
|-----|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |
| | | |
| | | |
| | | |

SHEET NO. _____

Project Address: P.O. BOX 2203 BOERNE, TX, 78006

Phone: (210) 365-5029

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