

RANCHES AT RIO FRIO SUBDIVISION

Plat of 27 lots (various acreages) and a Cemetery Lot (5.527 acres), out of a 490.18 acre tract, Vol. 105, Pg. 5831, Official Public Records of Real County, Texas; and out of the C. Wilkinson S-603, A-993, the R.G. N.G. RR. Co. S-597, A-159, the R.G. N.G. RR. Co. S-59, A-936, the Burleson & Brooks S-1605, A-81 and the Burleson & Brooks S-1603, A-80, Real County, Texas.

Line Table		
Id	Bearing	Distance
L31	N 70°28'56" E	39.22'
L32	S 67°05'50" W	178.70'
L33	S 59°39'17" W	210.83'
L34	S 26°07'59" E	144.15'
L35	S 39°01'00" E	144.42'

Line Table		
Id	Bearing	Distance
L36	S 33°39'01" E	209.71'
L37	S 82°32'46" E	191.82'
L38	S 24°26'11" E	15.87'
L39	N 21°29'08" E	29.57'
L40	N 69°00'42" W	107.89'
L41	N 31°12'48" W	15.99'
L42	N 31°12'48" W	82.05'
L43	N 12°34'13" W	139.82'
L44	N 04°50'14" W	130.81'
L45	N 05°08'56" E	90.30'
L46	N 11°50'27" W	89.68'
L47	N 31°32'49" W	74.78'
L48	N 36°10'03" W	170.45'
L49	N 09°23'47" W	182.12'
L50	N 01°54'07" E	117.29'
L51	N 01°54'07" E	59.81'
L52	S 05°57'36" E	103.28'
L53	S 03°27'15" E	179.88'
L54	S 07°00'30" E	95.31'
L55	N 88°25'48" W	181.95'
L56	N 79°11'16" W	328.65'
L57	N 71°06'35" E	84.40'

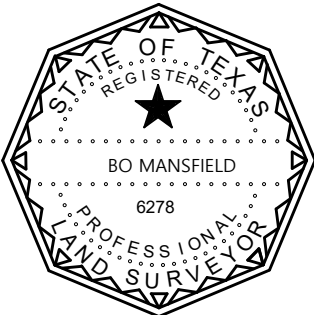


Scale 1" = 300'

- LEGEND
- Iron rod (fnd)
 - Iron rod (set)
 - ▲ Wood fence post (fnd)
 - ⊙ 60-d nail (set)
 - ⊕ Metal fence post (fnd)
 - Existing power line
 - Wire fence
 - - - Patent Survey Line
- OPR - Official Public Records
Real Co., TX

NOTE:
All bearings are from GPS observations based on Texas State Plane Coordinate System, South Central Zone, NAD 83.

REAL COUNTY NOT TO MAINTAIN SUBDIVISION ROADS
The roads, streets, ditches, bridges, crossings, culverts, easements, and, if any, common or reserved areas, open spaces, recreation areas and other such facilities, and improvements in this subdivision which have not been dedicated to public use are private, and Real County (the "County") is not obligated to construct or maintain such facilities and improvements, nor is the County responsible for constructing or maintaining any non-county roads and corresponding facilities which provide access to this subdivision. FURTHERMORE, approval of this plat by the County does not imply, nor shall same be constructed as, an acceptance of dedication to the public of any such facilities and improvements in this subdivision. The County shall not be obligated, financially or otherwise, to construct or maintain such facilities and improvements, and the County is hereby fully RELEASED and relieved from any such obligations or responsibilities with regard to this subdivision. FINALLY, OWNER OF LAND WITHIN THIS SUBDIVISION SHALL BE OBLIGATED AND RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH ROADS, FACILITIES AND OTHER IMPROVEMENTS ACCORDING TO THE TERMS OF THEIR OWNERSHIP INTERESTS AND THE DOCUMENTS EVIDENCING SAME, AND THE OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS REAL COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OR NON-SATISFACTION OF THE OWNERS' DUTIES IN CONNECTION THEREWITH,



STATE OF TEXAS
COUNTY OF BANDERA

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

Bo Mansfield
P. O. Box 6111
Bandera, Texas 78003

BURLESON & BROOKS
SUR. NO. 1605, ABST. NO. 81

SADDLE MOUNTAIN LAKES
Vol. 1, Pg. 44, Plat Records

BURLESON & BROOKS
SUR. NO. 1603, ABST. NO. 80

Remainder of
3909.43 Acres
Doc. No. 6276, OPR

Approx. location of 100 yr flood plain
(Zone A) per FIRM Map No. 4809780250B
dated June 5, 1985.

Approx. centerline of
LITTLE DRY FRIO ROAD
A County Maintained Road
(60' Road Easement)

Approx. centerline of
HARRISON RANCH ROAD

Approx. centerline of
RED CHISUM ROAD

UTILITY EASEMENT

It is understood and agreed that perpetual easements are reserved for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the air, upon the surface or underground, along and within ten feet (10') of the rear, front and side lines of all lots and/or tracts and in the streets, alleys, lanes, and roads of this subdivision, and ten feet (10') along the outer boundaries of all streets, alleys, boulevards, lanes, and roads where subdivision lines or lots of individual tracts are deemed to be the center line of the roadway. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with the installation and maintenance of utilities. The easement area of each lot and all improvements within it shall be maintained by the owner of the lot, except for those facilities for which an authority or utility company is responsible. Utility companies or their employees shall have all of the rights and benefits necessary or convenient for the full enjoyment of the rights herein granted, including but not limited to the free right of ingress to and egress from the right-of-way and easement, the right to clear the easement area and to keep it clean of all brush, trees, structures, and other obstructions, including the right to cut all weak, leaning, or dangerous trees located outside the easement area which are tall enough to strike the electric facilities in falling. The easement rights herein reserved include the privilege of clearing a right-of-way for and anchoring of any support cables or other devices outside said easement when deemed necessary by the utility to support equipment within said easement and the right to install wires and/or cables over some portions of said lots and/or tracts not within said easement so long as such items do not prevent the construction of buildings on any of the lots and/or tracts of this subdivision. Utilities shall have the right to install and maintain locks in gates as necessary or appropriate for the right of ingress to and egress from the easement area. The foregoing notwithstanding, the utility may relocate its facilities and right-of-way over the premises to conform to any future highway or street relocation, widening, or improvement.

STATE OF TEXAS
COUNTY OF REAL

I, D'Ann Green, County Clerk of Real County, Texas, do hereby certify that this plat was filed for record in my office and duly recorded the ____ day of _____, 2023 at ____ M. in the records of plats of Real County in Volume ____ Page ____ in testimony whereof. Witness my hand and seal of office this ____ day of _____, A.D. 2023.

D'Ann Green, County Clerk
Real County, Texas

MANSFIELD SURVEYING
P.O. BOX 3111
BANDERA, TX 78003
830-688-2786

STATE OF TEXAS
COUNTY OF REAL

The owners of the land shown on this plat and whose name is subscribed hereto and in person or through a duly authorized agent, dedicate for the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Lonnie Davenport, authorized agent for
Heart of the Canyon Ranch, LLC

Sworn and subscribed before me this ____ day of _____, 2023.

Notary Public in and for the State of Texas

I, the County Judge of Real County, Texas, hereby indicate approval of this plat and supporting material by the Commissioners' Court of Real County, Texas.

Reviewed and Approved this ____ day of _____, 2023.

Bella A. Rubio, Real County Judge

I, the undersigned Real County Commissioners, after having reviewed this plat and supporting material, find that same is sufficient and that it satisfies the Real County Subdivision Regulations.

Reviewed and Approved this ____ day of _____, 2023.

Shawn D. Gray, Real County Commissioner, Prec. 2