

2019
161A

STATE OF TEXAS
COUNTY OF BELL:

KNOW ALL MEN BY THESE PRESENTS:

THAT LSLP OAKALLA, LLC, A DELAWARE LIMITED LIABILITY COMPANY OWNER(S) OF 640.52 ACRES OUT OF DOCUMENT NO. 201806307 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS "ARROWHEAD TRAIL RANCH" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS BY HAND THIS 16th DAY OF August, 2019, A.D.

NAME

NAME

STATE OF TEXAS
COUNTY OF BELL:

KNOW ALL MEN BY THESE PRESENTS:

THAT LSLP OAKALLA, LLC, A DELAWARE LIMITED LIABILITY COMPANY OWNER(S) OF 243.86 ACRES OUT OF DOCUMENT 2018-24789 OF THE REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS "ARROWHEAD TRAIL RANCH" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS BY HAND THIS 16th DAY OF August, 2019, A.D.

NAME

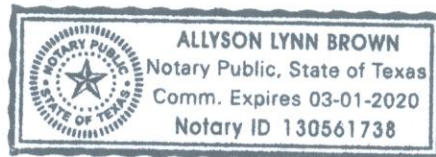
NAME

STATE OF TEXAS
COUNTY OF BELL:

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED, LSLP OAKALLA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF August, 2019.

NOTARY PUBLIC
STATE OF TEXAS



STATE OF TEXAS
COUNTY OF BELL

RECORDATION INFORMATION:

FILED FOR RECORD THIS 23rd DAY OF September, 2019 A.D.

IN CABINET 2019, SLIDE, 164 A, B, C, D, PLAT RECORDS OF BELL COUNTY, TEXAS

Shelley Coston by Manuela Sandoz, Deputy Clerk
SHELLEY COSTON, COUNTY CLERK, BELL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BELL

THE TAX APPRAISAL DISTRICT OF BELL COUNTY, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBE BY THIS PLAT.

DATED THIS THE 12th DAY OF September, 2019 A.D.

BY: Monica Hamit
BELL COUNTY TAX APPRAISAL DISTRICT

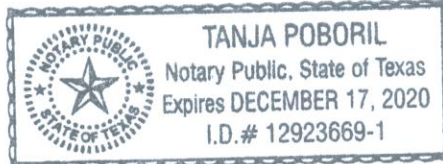
STATE OF TEXAS
COUNTY OF BELL

I, SHELLEY COSTON, COUNTY CLERK OF BELL COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 23rd DAY OF September, A.D. 2019, THE COMMISSIONERS COURT OF BELL COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR THE RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF THE SAID COURT RESOLUTION NUMBER

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 23rd DAY OF September, A.D., 2019

DAVID BLACKBURN
COUNTY JUDGE
BELL COUNTY, TEXAS

Tanja Poboril



STATE OF TEXAS
COUNTY OF BELL:

I, KYLE L. PRESSLER, (A REGISTERED PROFESSIONAL ENGINEER AND/OR SURVEYOR) IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT OF "ARROWHEAD TRAIL RANCH" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND.

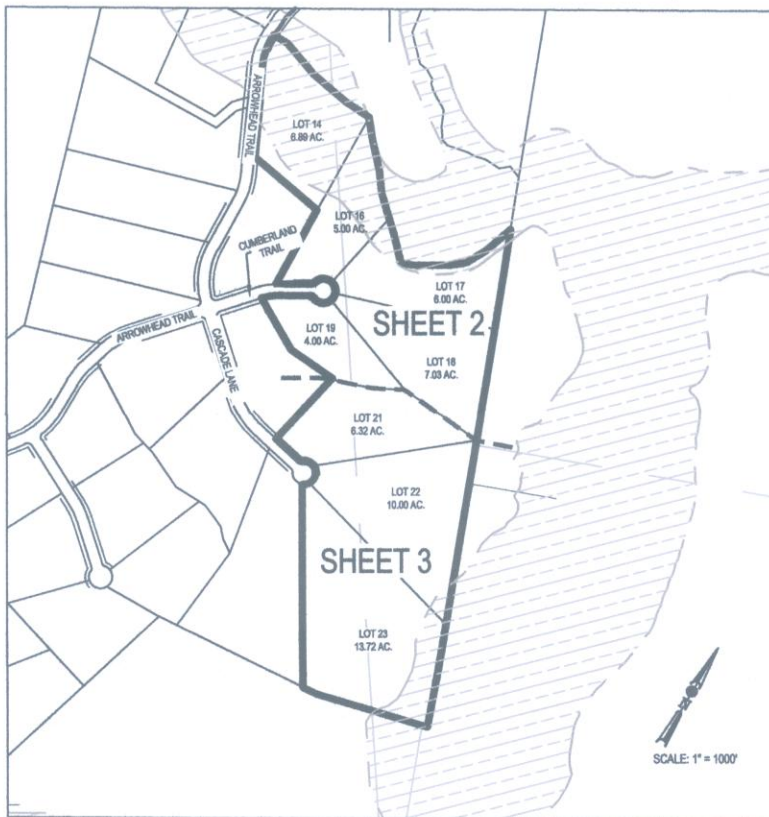
WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF September, 2019.

KYLE L. PRESSLER, R.P.L.S. NO. 8528



PLAT ESTABLISHING ARROWHEAD TRAIL RANCH SUBDIVISION PHASE I

BEING 58.96 ACRES OF LAND OUT OF THE WILLIAM NICHOLS SURVEY NO. 65, ABSTRACT 643 OF BURNET COUNTY, AND THE WILLIAM NICHOLS SURVEY NO. 65 ABSTRACT NO. 625 OF BELL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 640.52 ACRE TRACT OF LAND AS CONVEYED TO LSLP OAKALLA, LLC., OF RECORD IN DOCUMENT NO. 201806307 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BELL:

KNOW ALL MEN BY THESE PRESENTS:

THAT LSLP OAKALLA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 201806307 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS ARROWHEAD TRAIL RANCH. I HEREBY ACKNOWLEDGE THAT I AM THE SOLE OWNER OF THIS PROPERTY AND DO HEREBY STATE THAT THERE ARE NO LIENHOLDERS OR ANY UNPAID DEBT FOR WHICH THIS PROPERTY REPRESENTS COLLATERAL ON ANY LOAN.

TO THE BEST OF MY KNOWLEDGE, THE ABOVE MENTIONED PROPERTY MEETS PROVISIONS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

LSLP OAKALLA, LLC, A DELAWARE LIMITED LIABILITY COMPANY
665 SIMONDS ROAD, WILLIAMSTOWN, MA 01287

"CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) DISTRICT RULES BASED ON CHAPTER 36 "TEXAS GROUNDWATER CODE " PREVENT THE DRILLING OF EXEMPT WELLS FOR "DOMESTIC USE ON TRACTS OF LAND PLATTED TO LESS THAN 10 ACRES AFTER MARCH 1ST, 2004. PERMITTING OF WELLS ON TRACTS LESS THAN 10-ACRES AND GREATER THAN OR EQUAL TO 2-ACRES IS POSSIBLE UNDER DISTRICT RULES IF THE PURPOSE OF THE WELL MEETS THE DEFINITION OF BENEFICIAL USE. PER DISTRICT RULES AND CHAPTER 36, ALL DRILLING OF WELLS ON TRACTS OF LAND PLATTED TO LESS THAN 2 ACRES AFTER MARCH 1ST, 2004, IS NOT POSSIBLE." ALL CURRENT AND FUTURE WELLS MUST MEET THE 100-FT SETBACK REQUIREMENT OF ALL ON-SITE SEPTIC SYSTEMS, UNLESS THE WELL IS CONSTRUCTED WITH AN APPROVED SANITARY SEAL ALLOWING SETBACK FROM THE ON-SITE SEPTIC TO BE REDUCE TO A MINIMUM 50 FEET. CLEARWATER UWCD DISTRICT RULES ARE AT: [HTTP://WWW.CUWCD.ORG](http://www.cuwcd.org)

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) CERTIFICATE

CUWCD IS THE REGULATORY AUTHORITY FOR GROUNDWATER WELLS IN BELL COUNTY AND HEREBY CERTIFIES THAT THIS PROPOSED SUBDIVISION HAS BEEN EVALUATED FOR ON-SITE GROUNDWATER PRODUCTION WELLS. IN ITS CURRENT CONDITION, THE PROPOSED SUBDIVISION MEETS OUR EXPECTATIONS DESCRIBED BY DISTRICT POLICY AND AFFIRMED BY DISTRICT STAFF.

DIRK AARON
GENERAL MANAGER CUWCD

Aug 16, 2019

NOTES:

- PORTIONS OF THIS TRACT LIE WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP 48027C0250E, BELL COUNTY, TEXAS, WITH AN EFFECTIVE DATE SEPTEMBER 26, 2008 & FLOOD INSURANCE RATE MAP 48053C0125F, BURNET COUNTY, TEXAS WITH AN EFFECTIVE DATE OF MARCH 15, 2012. PORTIONS OF THIS TRACT SHOWN HEREON DO LIE WITHIN THE 100 YEAR FLOOD PLAIN, ZONE A, AREAS WHERE NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48027C0250E, BELL COUNTY, TEXAS, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, BELL COUNTY, TEXAS, & FLOOD INSURANCE RATE MAP NO. 48053C0125F, BURNET COUNTY, TEXAS WITH AN EFFECTIVE DATE OF MARCH 15, 2012.
- FOR LOTS 14, 16, AND 17, PROPERTY OWNERS WILL BE RESPONSIBLE FOR COMPLIANCE WITH FEMA REQUIREMENTS, INCLUDING SUBMITTING A LOMALOMR PRIOR TO CONSTRUCTION OF STRUCTURES. NO STRUCTURE SHALL BE PLACED IN THE 1% FLOODPLAIN WITHOUT A LOMA INDICATING IT IS ABOVE THE BASE FLOOD ELEVATION
- ALL DEVELOPMENT IN THE FLOODPLAIN WILL BE SUBJECT TO VERIFICATION.
- EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND BURNET COUNTY.
- THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
- GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
- IN APPROVAL OF THIS PLAT BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS, IT IS UNDERSTOOD THAT BUILDING AND MAINTENANCE OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS AND OTHER THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR DEVELOPERS OF THE TRACT OF LAND COVERED BY THIS PLAT ACCORDING TO THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS AND WILL NEVER BE ACCEPTED AS COUNTY ROADS BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS.
- ELECTRICAL SERVICE IS PROVIDED BY PEDERNALES ELECTRIC COOP.
- TELEPHONE SERVICE PROVIDER IS TO BE DECIDED.
- BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED USING THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83, US SURVEY FOOT, GRID.
- NO LOTS WITHIN THIS SUBDIVISION SHALL BE RESUBDIVIDED INTO SMALLER TRACTS.
- BUILDING SETBACKS
- FRONT: 50 FEET
- SIDES: 25 FEET (WITH THE EXCEPTION OF LOTS FRONTING R.M. 2657. SAID LOTS HAVE A SIDE SETBACK OF 50 FEET).
- REAR: 50 FEET
- SET 1/2" DIAMETER IRON RODS WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENGINEERING AND SURVEYING" AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- SEE SHEET 4 FOR LINE AND CURVE TABLE INFORMATION.
- N1-19-007P (LOT 17) AT: LATITUDE 31.0148611, LONGITUDE -97.8959800 @ MAXIMUM PRODUCTION OF 6 AC-FY/YEAR OR 195,511 GALLONS PER YEAR. N1-19-008P (LOT 18) AT: LATITUDE 31.0141801, LONGITUDE -97.8947000 @ MAXIMUM PRODUCTION OF 6 AC-FY/YEAR OR 195,511 GALLONS PER YEAR.

OWNERS' RESPONSIBILITIES

"IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT."

OWNER(S):

LSLP OAKALLA, LLC
AGENT: DAVY ROBERTS
665 SIMONDS ROAD
WILLIAMSTOWN, MA 01267

SURVEYOR:

MATKIN HOOVER
C/O KYLE L. PRESSLER, R.P.L.S.
8 SPENCER ROAD, SUITE 300
BOERNE, TEXAS 78006
(830) 249-0600
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/ENGINEER:

WILLIAM H ENGINEERING LLC
C/O MARCUS W. HORNER, P.E., CFM
1001 BUCHANAN DRIVE (SH 29
WEST), SUITE 2
(512) 553-1555
MARCUS@WILLIAMHENGINEERING.COM



DATE: JUNE 2019

MHS JOB NO. - 18-4105
CITY PROJECT NO. -

SHEET 1 OF 4

Inst # 2019-43374