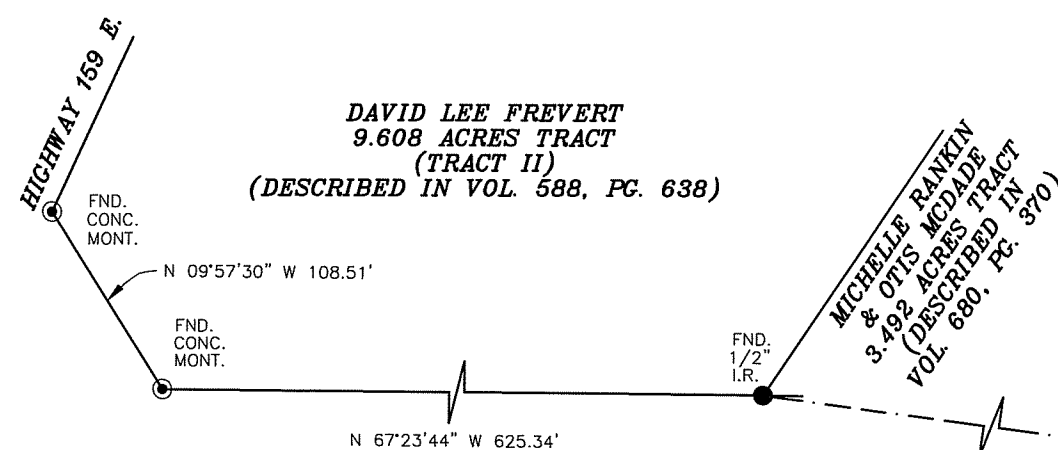


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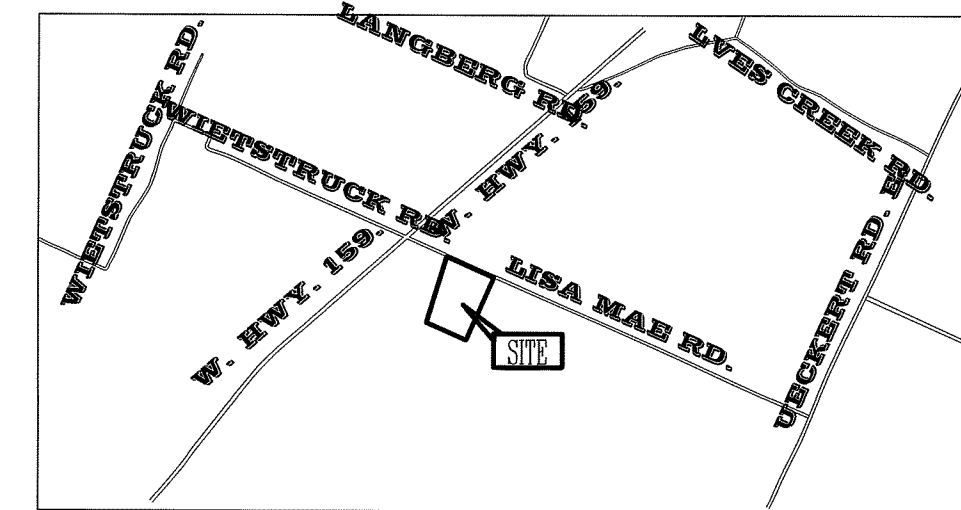
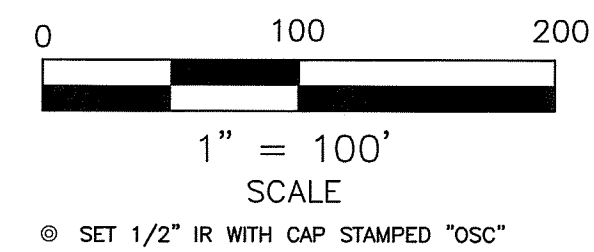
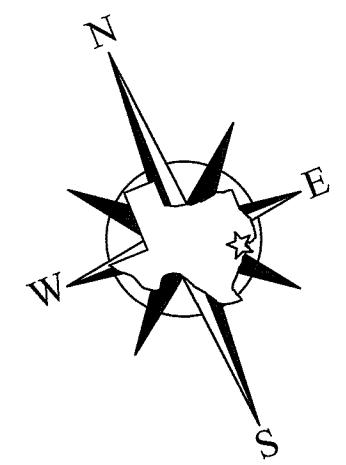
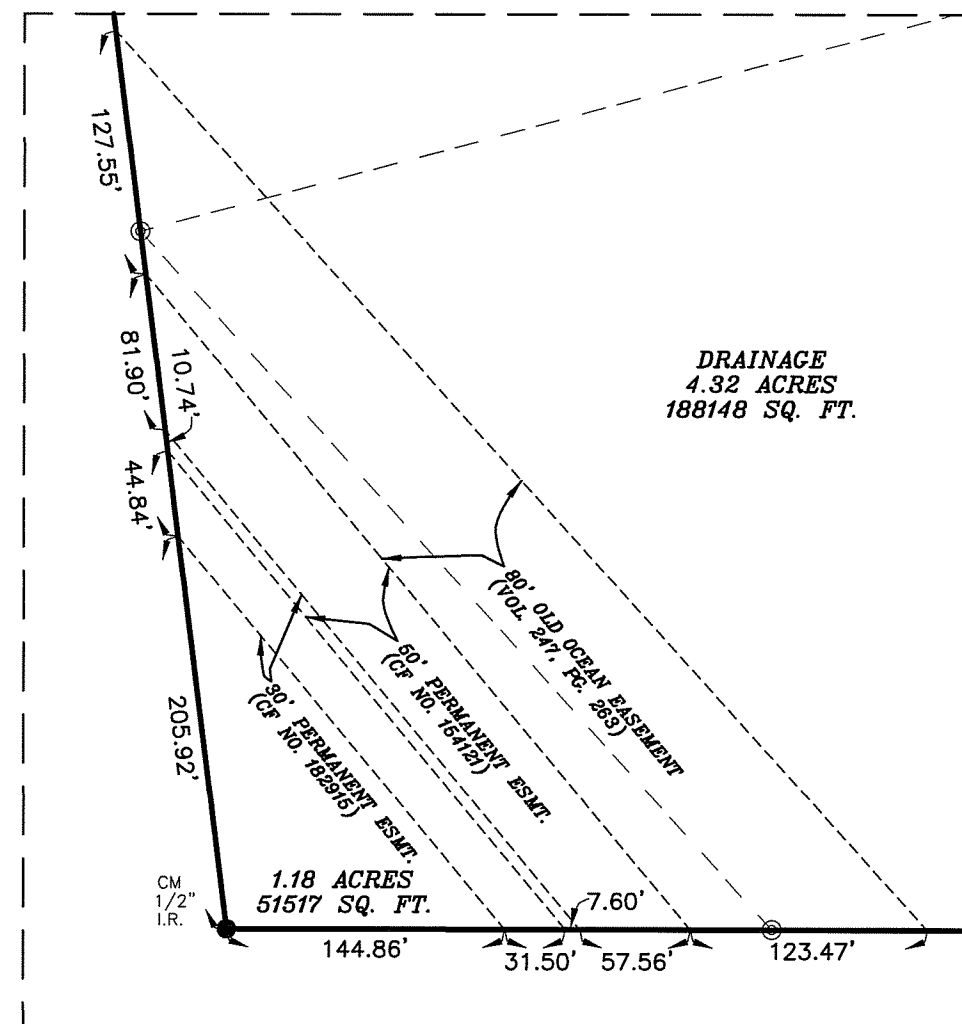
THIS 42819 SQ. FT./0.98 ACRE IS HEREBY DEDICATED TO THE PUBLIC RIGHT-OF-WAY PURPOSE

LISA MAE ROAD
(VARIABLE WIDTH R.O.W.)

ROBERT JANISH & EVELYN JANISH
2.833 ACRES TRACT
(CF NO. 024636)

HELEN ELIZABETH GRAF ESTATE
39.00 ACRES TRACT
(REMAINDER OF 114.2 ACRES)
(VOL. 271 PG. 564)

MATTHEW D. JACKSON &
TANYA MARIE JACKSON
7.966 ACRES TRACT
(TRACT TWO)
(CF NO. 095289)



VICINITY MAP (N.T.S.)

- ABBREVIATIONS:
- A.C.M.R.—AUSTIN County Map Records
 - A.C.C.F.—AUSTIN County Clerk's File
 - B.L.—Building Line
 - A.C.D.R.—AUSTIN County Deed Records
 - I.R.—Iron Rod
 - P.G.—Page
 - S.F.—Square Feet
 - Vol.—Volume
 - Pg.—Page
 - P—Pipe Line
 - C.M.—Control Monument
 - G.B.L.—Garage Building Line
 - U.E.—Utility Easement
 - R.O.W.—right of way
 - D.E.—Drainage Easement
 - FND—Found

NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE (LOCAL COORDINATES) BY DIVIDING THE DEPICTED COORDINATE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999982483765.
2. BEARINGS DEPICTED HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
3. THE CONTOURS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204, NAVD 88, GEOID 18.
4. ACCORDING TO F.I.R.M. MAP NO. 48015C0225F (COMMUNITY—PANEL NO. 48074), MAP REVISED DATE: OCTOBER 18, 2019, THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

5. THESE LOTS WILL HAVE PRIVATE WATER WELLS AND ON-SITE SEPTIC SYSTEMS. GENERALLY, THE WATER WELLS WILL BE IN THE FRONT AND THE SEPTIC SYSTEMS WILL BE IN THE BACK. EACH PRIVATE SYSTEM WILL NEED TO BE SIZED FOR INDIVIDUAL CONSTRUCTION.
6. OPERATION AND MAINTENANCE OF DETENTION FACILITIES, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, OR PROPERTY OWNERS, ASSOCIATION, OR EQUIVALENT, WITH THE AUTHORITY TO LEVEE FEES FOR SUCH MAINTENANCE AND OPERATION.
7. THE COUNTY HAS NO RESPONSIBILITY OR OBLIGATION TO CONSTRUCT, MAINTAIN, OR OPERATE DETENTION BASINS, ASSOCIATED STRUCTURES, OR DRAINAGE CHANNELS WITHIN AND "DETENTION, DRAINAGE, & ACCESS EASEMENT" OR ANY "DRAINAGE EASEMENT" LOCATED WITHIN THE SUBDIVISION, HOWEVER THE COUNTY MAY EXERCISE THE RIGHT TO ENTER UPON SAID EASEMENTS AND PERFORM SAID CONSTRUCTION, MAINTENANCE AND OPERATION OF THE DETENTION BASINS, ASSOCIATED STRUCTURES, AND DRAINAGE CHANNELS AT THE COUNTY'S SOLE DISCRETION.
8. ROADWAY MAINTENANCE:
ALL ROADWAYS SHOWN ON THIS PLAT ARE PRIVATELY MAINTAINED ROADWAYS. ROADWAYS WILL BE MAINTAINED BY THE LOT OWNERS OF THE SUBDIVISION THROUGH THE SUBDIVISION HOME OWNERS ASSOCIATION, UNTIL FORMATION AND TURNING OVER OF CONTROL TO THE HOA, THE DEVELOPER SHALL BEAR THE FULL RESPONSIBILITY OF THE MAINTENANCE OF THE ROADWAYS.

THE AUSTIN COUNTY COMMISSIONERS COURT IS NOT REQUIRED TO; BUT, MAY VOTE TO ACCEPT MAINTENANCE OF THE ROADWAYS IF THE ROADWAYS ARE BROUGHT UP TO THE CURRENT COUNTY STANDARD AND THE SUBDIVISION MEETS THE CRITERIA OUTLINED IN THE COUNTY ROADWAY ACCEPTANCE POLICY.

SADDLEBACK RANCH ESTATES

23 LOTS, 2 RESERVES, 1 BLOCK

A SUBDIVISION OF 51.874 ACRES, IN CF NO 095280 OF THE OPRAC, TEXAS.

NOVEMBER 2024

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00'	56.00'	54.51'	S 39°30'26" E	45°49'58"
C2	70.00'	111.62'	100.16'	S 29°05'17" W	91°21'29"
C3	70.00'	158.31'	126.67'	N 40°26'31" W	129°34'55"
C4	70.00'	40.59'	40.03'	N 40°57'45" E	33°13'36"

LINE	BEARING	DISTANCE
L1	N 24°1'34" W	36.11'
L2	S 65°59'42" W	34.57'

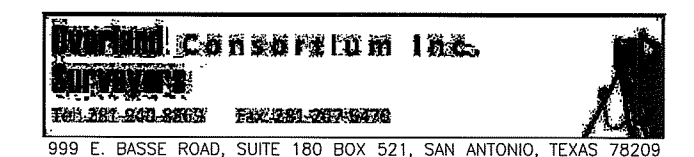
FILED
2024 NOV 12 AM 10:58

Archie Cordova
COUNTY CLERK
AUSTIN COUNTY CLERK

BILLY ROYCE MEWIS
126.2 ACRES TRACT
(FIRST TRACT & SECOND TRACT)
(VOL. 376, PG. 579)

OWNER OF RECORD:
CORNERSTONE CAPITAL INVESTMENTS
FUND 1 INDIGO, LLC

OVERLAND SURVEYORS
999 E BASSE ROAD, SUITE 180 BOX 521
SAN ANTONIO, TX 78209
FIRM NO. 10190700



245101

NOTES:

- The coordinates shown hereon are Texas South Central Zone No. 4204, State Plane Coordinates (NAD83) and may be brought to surface (Local Coordinates) by dividing the depicted coordinate by applying the following combined scale factor of 0.99982483765.
- Bearings depicted hereon are based on Texas State Plane Coordinate System, South Central Zone (NAD83).
- The contours shown hereon are Texas South Central Zone No. 4204, NAVD 88, GEOID 18.
- According to F.I.R.M. Map No. 48015C0225F (Community-Panel No. 48074), Map revised date: October 18, 2019. The subject property lies within the area designated as Zone "X" Unshaded. Determined to be outside the 0.2% annual chance flood.

This statement is based on scaling the location of the subject tract on the above referenced map. This information is to determine flood insurance rates only and is not intended to identify specific flooding conditions.
- The proposed use of these lots will be single home residential. Additional restrictions will be recorded within the subdivision restrictions.
- These lots will have private water wells and on-site septic systems. Generally, the water wells will be in the front and the septic systems will be in the back, each private system will need to be sized for individual construction.
- Operation and maintenance of detention facilities, shall be the responsibility of the developer, or property owners; association, or equivalent, with the authority to levee fees for such maintenance and operation.
- The county has no responsibility or obligation to construct, maintain, or operate detention basins, associated structures, or drainage channels within and "detention, drainage, & access easement" or any "drainage easement" located within the subdivision, however the county may exercise the right to enter upon said easements and perform said construction, maintenance and operation of the detention basins, associated structures, and drainage channels at the county's sole discretion.

I, LUTHER J. DALY, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate, was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Luther J. Daly
LUTHER J. DALY
Texas Registration No. 6150
Date 11-7-2024
Professional Surveyor Seal

I ANDREA CARDENAS, County Clerk of Austin County, Texas do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on November 12, 2024, at 11:00 o'clock, A.M. and in Volume 3, Page 70-71 of the Map Records of Austin County for said county.

Witness my hand and seal of office, at Austin County, Texas, the day and date last above written.

Andrea Cardenas
ANDREA CARDENAS, Official Clerk
Austin County, Texas
By *Stephanie Kovar*
Stephanie Kovar
Deputy
County Clerk Seal

APPROVED by Commissioners Court of Austin County, Texas,
this November day of 12th, 2024.

Tim Lapham
TIM LAPHAM
County Judge

Mark Lamp
MARK LAMP
Commissioner, Precinct 1

Robert Rinn
ROBERT RINN
Commissioner, Precinct 2

Leroy Cerny
LEROY CERNY
Commissioner, Precinct 3

Not Present
CHIP REED
Commissioner, Precinct 4

APPROVAL BY PLAT ROOM RECORDER
Stephanie Kovar
Date 11/12/24
Stephanie Kovar
Plat Book Recorder
County Clerk's File No. 245101
Plat Cabinet No. 3 Page No. 70-71

I, JONATHAN HOPKO, P.E., County Engineer of Austin County, certify that the plat of this subdivision complies with all existing rules and regulations of Austin County.

Jonathan Hopko
Date 11/12/24
JONATHAN HOPKO, P.E.
County Engineer

I, DAVID P. KELLY II, P.E., a professional engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Austin County, Texas to the best of my knowledge.

David P. Kelly II
DAVID P. KELLY II, P.E.
Texas Registration No. 93797
Date 11-7-2024
Professional Engineer Seal

STATE OF TEXAS
COUNTY OF AUSTIN
We, TODD HAYES, Manager, of CORNERSTONE CAPITAL INVESTMENTS FUND 1 INDIGO, LLC, owner of the property subdivided, in this plat of SADDLEBACK RANCH ESTATES, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated for public use, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

In Testimony, hereto, the CORNERSTONE CAPITAL INVESTMENTS FUND 1 INDIGO, LLC, has caused to be signed by TODD HAYES, Manager,
this 12th day of November, 2024.

By *Todd Hayes*
TODD HAYES,
Manager

STATE OF TEXAS
COUNTY OF AUSTIN
BEFORE ME, the under signed authority, on this day personally appeared TODD HAYES, Manager of CORNERSTONE CAPITAL INVESTMENTS FUND 1 INDIGO LLC, known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purpose and considerations expressed, and in the capacities stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of November, 2024.

Emily Contreras
Emily Contreras
Notary Public in and for the State of Texas
(Print Name)
08/15/2028
My Commission Expires:
Notary Seal

LEGAL DESCRIPTION:

BEING A 51.8 ACRE TRACT OF LAND LOCATED IN THE JAMES P. STEPHENSON SURVEY, A-95, AUSTIN COUNTY, TEXAS; SAID 51.8 ACRE TRACT BEING ALL OF A CALLED 51.873-ACRE TRACT, DESCRIBED IN DOCUMENT NUMBER 095280 OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY (O.P.R.A.C.), TEXAS; SAID 51.8 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE):

BEGINNING AT 1/2-INCH IRON ROD FOUND FOR SOUTHWEST CORNER OF SAID 51.873-ACRE TRACT BEING THE SOUTHEAST CORNER OF THE REMAINDER OF A CALLED 114.2-ACRE TRACT (CALLED 39.00 ACRES IN PROPERTY ID 1503 OF THE ACAD TO HELEN ELIZABETH GRAF ESTATE);

THENCE, NORTH 15 DEGREES 00 MINUTES 31 SECONDS EAST, A DISTANCE OF 1830.55 FEET, WITH THE WEST LINE OF SAID 51.873 ACRE TRACT, PASSING AT 1205.32' A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A CALLED 2.833-ACRE TRACT DESCRIBED IN A DEED TO ROBERT JANISH & EVELYN JANISH IN CLERK'S FILE NUMBER 20020024636 OF THE O.P.R.A.C., CONTINUING TO AN "X" CUT IN ASPHALT WITHIN THE LIMITS OF LISA MAE ROAD FOR THE NORTHWEST CORNER OF SAID 51.873-ACRE TRACT;

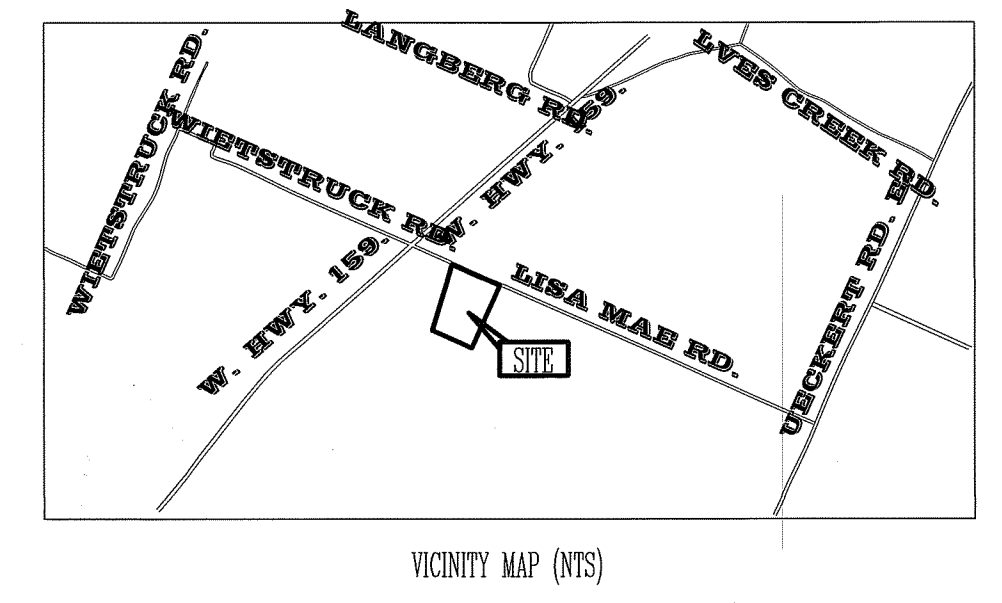
THENCE, SOUTH 67 DEGREES 50 MINUTES 39 SECONDS EAST, A DISTANCE OF 1357 FEET, WITH THE NORTH LINE OF SAID 51.873-ACRE TRACT WITHIN THE LIMITS OF LISA MAE ROAD, TO AN "X" CUT IN ASPHALT FOR THE NORTHEAST CORNER OF SAID 51.873-ACRE TRACT AND THE MOST NORTHERLY NORTHWEST CORNER OF A CALLED 7.966-ACRE TRACT DESCRIBED IN A DEED TO MATTHEW D. JACKSON & TANYA MARIE JACKSON IN CLERK'S FILE NUMBER 200900095269 OF THE O.P.R.A.C.;

THENCE, SOUTH 22 DEGREES 09 MINUTES 37 SECONDS WEST, A DISTANCE OF 1817.78 FEET, WITH THE EAST LINE OF SAID 51.873-ACRE TRACT, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "OSC" SET FOR THE SOUTHEAST CORNER OF SAID 51.873-ACRE TRACT (THE NORTHEAST CORNER OF A CALLED 126.75 ACRES IN PROPERTY ID 19711 OF THE ACAD TO BILLY ROYCE MEWIS);

M THENCE, NORTH 67 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF 1129.66 FEET, WITH THE SOUTH LINE OF SAID 51.873-ACRE TRACT, TO THE POINT OF BEGINNING AND CONTAINING 51.8 ACRES OF LAND.

THERE IS HERE BY GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. WHOSE ADDRESS IS P.O. BOX 1208, BELLVILLE, TEXAS 77418, AND TO ITS SUCCESSORS, ASSIGNS AND LESSEES, AN UNOBSTRUCTED UTILITY EASEMENT FOR ELECTRIC, COMMUNICATION, AND OTHER UTILITIES AS MAY BECOME AVAILABLE, CONSISTING OF ALL NECESSARY OR DESIRABLE EQUIPMENT ACROSS, ALONG, UPON, OVER, ABOVE, AND UNDER LANDS WITHIN THE BOUNDARIES OF THE SUBDIVISION AS DESCRIBED BELOW.

- THERE IS A FIFTEEN FEET (15') UNOBSTRUCTED UTILITY EASEMENT ALONG ALL PROPERTY LINES ADJACENT TO ALL EXISTING PUBLICLY DEDICATED ROADS BORDERING THE SUBDIVISION AND PUBLIC ROADS WITHIN THE SUBDIVISION DEDICATED BY THIS PLAT.
- THERE IS A TEN FEET (10') UNOBSTRUCTED UTILITY EASEMENT ALONG AND ADJACENT TO ALL PROPERTY LINES IN THIS SUBDIVISION AND RESERVE AREAS, BEING TEN FEET (10') ON EITHER SIDE OF THE PROPERTY LINES FOR A TOTAL WIDTH OF TWENTY FEET (20').
- THERE IS A TWENTY FEET (20') WIDE UNOBSTRUCTED UTILITY EASEMENT FOR GUYS BEING TEN FEET (10') ON EACH SIDE OF THE CENTERLINE OF THE GUY AND PROTRUDING FIVE FEET (5') PAST THE POINT OF WHERE THE ANCHOR ENTERS THE EARTH.
- SAN BERNARD ELECTRIC COOPERATIVE, INC. IS GRANTED THE RIGHT TO BUILD AND MAINTAIN UTILITIES ON, ACROSS, ALONG, UPON, OVER, ABOVE AND UNDER ALL PUBLICLY DEDICATED ROAD RIGHT-OF-WAYS IN THIS SUBDIVISION, IN ORDER TO PROVIDE ELECTRIC AND OTHER SERVICES TO LOTS AS IT BECOMES NECESSARY.
- SAN BERNARD ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT TO REMOVE, CUT DOWN, AND CHEMICALLY TREAT WITH HERBICIDES, ALL TREES, SHRUBBERY AND VEGETATION WITHIN SAID EASEMENT AND THE RIGHT TO REMOVE, CUT, AND TRIM FROM TIME TO TIME ALL DEAD, WEAK, LEANING, OR DANGEROUS TREES ADJACENT TO AND OUTSIDE OF SAID EASEMENT THAT ARE TALL ENOUGH TO STRIKE THE CONDUCTOR AND/OR EQUIPMENT IN FALLING. SAN BERNARD ELECTRIC COOPERATIVE, INC. WILL NOT BE RESPONSIBLE FOR REMOVING DEBRIS FROM VEGETATION GROWING OUTSIDE THEIR EASEMENTS WHEN CUTTING DOWN WEAK AND LEANING TREES AND BRUSH OUTSIDE THE EASEMENT.
- SAN BERNARD ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT TO USE AND KEEP ALL OF SAID EASEMENT AREA GRANTED HEREBY FREE AND CLEAR OF ANY AND ALL OBSTRUCTIONS, EXCEPT FENCES THAT DO NOT EXCEED EIGHT FEET (8') IN HEIGHT AND DO NOT INTERFERE WITH THE OPERATION AND REPLACEMENT OF SAN BERNARD ELECTRIC COOPERATIVE'S FACILITIES. SAN BERNARD ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID RIGHT-OF-WAY FOR THE PURPOSE OF RECLEARING VEGETATION, CONSTRUCTING, RECONSTRUCTING, REPHASING, RESPANNING, OPERATING, INSPECTING, REPAIRING, MAINTAINING, REPLACING, ADDING, AND REMOVING SAID CONDUCTORS, POLES AND EQUIPMENT. ACCESS FOR CONSTRUCTION, MAINTENANCE, INSPECTION, AND SURVEYING OF FACILITIES MAY BE DONE WITH, BUT NOT LIMITED TO VEHICLES, ATV, AERIAL DRONE, PEDESTRIAN, AND OTHER METHODS.
- THE GRANTOR, HIS SUCCESSORS, ASSIGNS, AGENTS OR LICENSEES SHALL NOT HAVE THE RIGHT TO CAUSE OR PERMIT ANY OBSTACLES EXCEPT FENCES NOT TO EXCEED EIGHT FEET (8') IN HEIGHT TO BE PLACED OR CONSTRUCTED WITHIN SAID EASEMENT AREA WITHOUT THE EXPRESS WRITTEN CONSENT OF THE COOPERATIVE. FENCES SHALL NOT BE PLACED OR CONSTRUCTED IN ANY WAY THAT WOULD PREVENT SAN BERNARD ELECTRIC COOPERATIVE, INC. FROM EXERCISING ANY RIGHTS AND PRIVILEGES EXPRESSED HEREIN.
- ALL ABOVE DESCRIPTIONS ARE FURTHER DESCRIBED AND LOCATIONS INDICATED ON PLAT DRAWING.



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SADDLEBACK RANCH ESTATES

23 LOTS, 2 RESERVES, 1 BLOCK

A SUBDIVISION OF 51.874 ACRES, IN CF NO 095280 OF THE OPRAC, TEXAS.

NOVEMBER 2024

OWNER OF RECORD: CORNERSTONE CAPITAL INVESTMENTS FUND 1 INDIGO, LLC	OVERLAND SURVEYORS 999 E BASSE ROAD, SUITE 180 BOX 521 SAN ANTONIO, TX 78209 FIRM NO. 10190700
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FILED
2024 NOV 12 AM 10:58

Andrea Cardenas
ANDREA CARDENAS
COUNTY CLERK
AUSTIN COUNTY, TEXAS