

DAVID LEE FREVERT
9.608 ACRES TRACT
(TRACT 1)
(DESCRIBED IN VOL. 589, PG. 638)

MICHELLE FRANKY
3.493 ACRES TRACT
(TRACT 2)
(DESCRIBED IN VOL. 600, PG. 310)

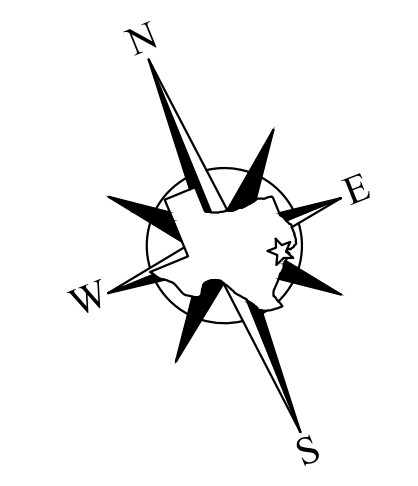
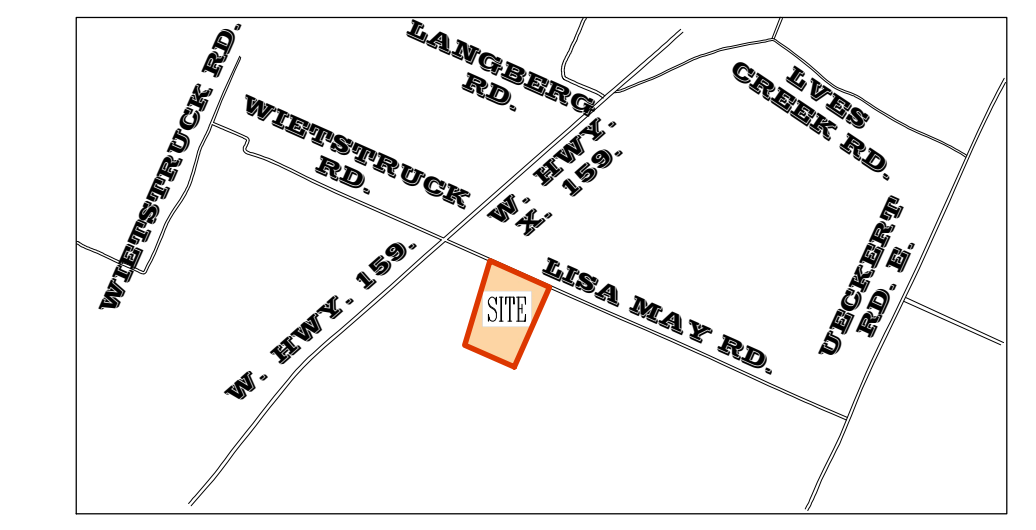
ROBERT JANISH & EVELYN JANISH
2.833 ACRES TRACT
(CF NO. 024636)

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

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

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

MATTHEW D. JACKSON &
TANYA MARIE JACKSON
7.966 ACRES TRACT
(TRACT TWO)
(CF NO. 095269)

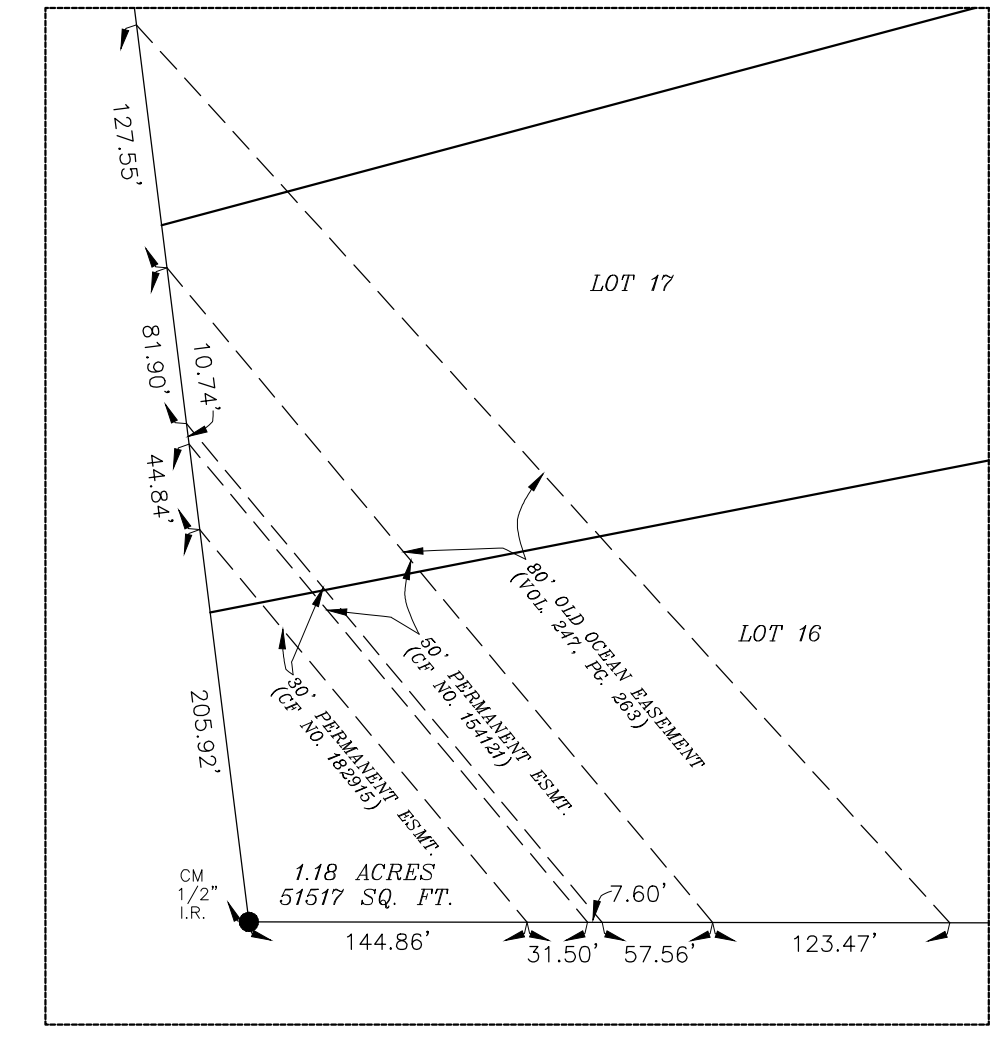


VICINITY MAP (VMS)

- 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 0.999882483765.
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.
5. 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.
6. THE PROPOSED USE OF THESE LOTS WILL BE SINGLE HOME RESIDENTIAL. NO MOBILE HOMES, MANUFACTURED HOMES OR COMMERCIAL ACTIVITY WILL BE PERMITTED WITHIN THIS SUBDIVISION. ADDITIONAL RESTRICTIONS WILL BE RECORDED WITHIN THE SUBDIVISION RESTRICTIONS.
7. 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.
8. 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.
9. 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.



INSET "A"
NOT TO SCALE

SADDLEBACK RANCH ESTATES

23 LOTS, 2 RESERVES, 1 BLOCK

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

FEBRUARY 2024

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1 | 70.00' | 56.00' | 54.51' | S 39°30'27" E | 45°49'59" |
| C2 | 70.00' | 111.60' | 100.15' | S 29°04'48" W | 91°20'31" |
| C3 | 70.00' | 158.27' | 126.65' | N 40°26'31" W | 129°32'57" |
| C4 | 70.00' | 40.57' | 40.01' | N 40°58'14" E | 33°12'37" |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 46°10'56" E | 36.11' |
| L2 | N 43°50'20" E | 34.57' |

OWNER OF RECORD:

CORNERSTONE CAPITAL INVESTMENTS FUND 1 INDIGO, LLC

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

Overland Surveyors
INC.

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