

RANCHES AT RIO FRIO SUBDIVISION

Line Table		
Id	Bearing	Distance
L1	S 67°16'34" W	268.62'
L2	S 57°16'33" W	107.41'
L3	S 69°14'43" W	224.12'
L4	S 79°34'11" W	119.13'
L5	S 85°28'58" W	311.35'
L6	S 82°05'45" W	168.06'
L7	S 82°05'45" W	97.30'
L8	S 78°13'45" W	297.74'
L9	S 78°13'45" W	176.15'
L10	S 88°48'34" W	142.72'
L11	N 78°37'03" W	89.48'
L12	N 69°41'29" W	286.79'
L13	N 69°41'27" W	41.05'
L14	N 73°15'10" W	25.00'
L15	N 01°37'46" W	111.31'
L16	N 01°37'46" W	147.58'
L17	N 78°43'20" W	74.90'
L18	N 78°43'20" W	100.96'
L19	S 88°27'30" W	146.34'
L20	S 85°05'14" W	60.51'
L21	S 85°05'14" W	60.51'
L22	S 85°05'14" W	184.84'

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.

R.G. N.G. RR. CO.  
SUR. NO. 53, ABST. NO. 935

SADDLE MOUNTAIN ESTATES  
Vol. 1, Pg. 43, Plat Records

Line Table		
Id	Bearing	Distance
L23	S 85°05'14" W	145.60'
L24	S 85°05'14" W	60.02'
L25	S 77°53'15" W	133.81'
L26	S 77°53'15" W	23.86'
L27	S 74°02'00" W	37.35'
L28	S 74°02'00" W	61.52'
L29	S 74°02'00" W	200.50'
L30	S 70°28'56" W	274.84'

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

MANSFIELD SURVEYING  
P.O. BOX 3111  
BANDERA, TX 78003  
830-668-2786



Scale 1" = 350'

LEGEND

- Iron rod (fnd)
- Iron rod (set)
- ▲ Wood fence post (fnd)
- ⊙ 60-d nail (set)
- Existing power line
- x- Wire fence
- - - Patent Survey Line

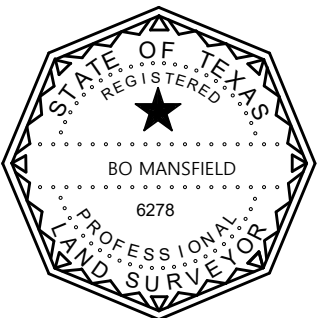
OPR - Official Public Records  
Real Co., TX

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 construed 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

RPLS No. 6278 FIRM No. 10193736

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

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

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 deeded to 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.

UTILITY EASEMENT

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