

STATE OF TEXAS,
COUNTY OF LLANO:

KNOW ALL MEN BY THESE PRESENTS, That Jerry R. Strickland, owner of Lots 161 and 165, shown on the plat of Esccondido, Plat No. 1.3 recorded in Volume 14, Page 95 of the Plat Records of Llano County, Texas, conveyed to Jerry R. Strickland recorded in Volume 1549, Page 1351 of the Official Public Records of Llano County, Texas, does hereby re-plat same to be known as "ESCONDIDO PLAT NO. 1.3, 2.00 ACRES OUT OF THE JOHN BRATTON SURVEY NO. 2, ABSTRACT NO. 39 LLANO COUNTY, TEXAS BEING A REPLAT OF LOTS 161 AND 165 ESCONDIDO PLAT NO. 1.3 VOLUME 14, PAGE 95 LLANO COUNTY PLAT RECORDS LLANO COUNTY, TEXAS", in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and do hereby dedicate the streets shown hereon to the lot owners of Esccondido for private streets.

In approving this plat by the City of Horseshoe Bay, Texas it is understood that all roads shown hereon are private roads and shall remain the property of the Subdivider and/or subsequent owners of the property. The construction, repair, and maintenance of these roads and any associated drainage improvements will be the responsibility of the Subdivider and/or subsequent owners of the subdivision and will not be the responsibility of the City of Horseshoe Bay.

WITNESS MY HAND this _____ day of _____, 2015.

ROGER W. HINDS REVOCABLE TRUST.

JERRY R. STRICKLAND
3169 SWANSET BLVD.
HOUSTON, TX. 77005
(713) 703-7688

STATE OF TEXAS,
COUNTY OF LLANO:

BEFORE ME, the undersigned authority, on this day personally appeared Jerry R. Strickland, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

Notary Public in and for the State of Texas

STATE OF TEXAS,
COUNTY OF LLANO:

KNOW ALL MEN BY THESE PRESENTS, That ESCONDIDO HOMEOWNERS ASSOCIATION, INC. has found that this plat of "ESCONDIDO PLAT NO. 1.31, 2.00 ACRES OUT OF THE JOHN BRATTON SURVEY NO. 2, ABSTRACT NO. 39 LLANO COUNTY, TEXAS BEING A REPLAT OF LOTS 161 AND 165 ESCONDIDO PLAT NO. 1.3 VOLUME 14, PAGE 95 LLANO COUNTY PLAT RECORDS LLANO COUNTY, TEXAS" COMPLIES WITH THE SUBDIVISION REGULATIONS OF ESCONDIDO, SUBDIVISION AND DOES HEREBY APPROVE THE RECORDING OF SAME IN THE LLANO COUNTY PLAT RECORDS WITH THE FOLLOWING STIPULATIONS: 1. THE SUBDIVISION SHALL BE MAINTAINED AS SET BY THE ESCONDIDO HOMEOWNERS ASSOCIATION, INC. 2. NO DEVELOPMENT OR IMPROVEMENT IS ALLOWED ON LOT 169-A WITHOUT PRIOR APPROVAL FROM THE ESCONDIDO HOMEOWNERS ASSOCIATION, INC.

WITNESS MY HAND this 11 day of September, 2015.

ESCONDIDO HOMEOWNERS ASSOCIATION, INC.

Beth Guest
BETH GUEST, TREASURER

STATE OF TEXAS,
COUNTY OF LLANO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BETH GUEST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11 DAY OF September, 2015.

Lawana Blair
LAWANA BLAIR, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS,
COUNTY OF LLANO:

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, AM REGISTERED AS A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS. I HAVE COMPLETED THE NECESSARY EDUCATIONAL REQUIREMENTS AND I HAVE BEEN EXAMINED AND CERTIFIED BY THE STATE OF TEXAS. I HAVE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

DONALD SHERMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 1877

STATE OF TEXAS,
COUNTY OF LLANO:

Willis Sherman Associates, Inc.
LAND SURVEYORS AND PLANNERS
310 MAIN + MARBLE FALLS, TEXAS 75854
(800) 693-3586 FAX (800) 693-3592

I, Marc Hobbler, County Clerk of County Court of solid County, do hereby certify that the foregoing instrument with its Certificate of Authentication was filed for record on this _____ day of _____, 2015, at _____ o'clock _____ M. and was duly recorded file _____ day of _____, 2015, at _____ o'clock _____ M. in Volume _____ Page _____ of the Llano County Plat Records.

WITNESS MY HAND AND OFFICIAL SEAL, this _____ day of _____, 2015.

State, See Hwy, County Clerk, Llano County, Texas.

STATE OF TEXAS,
COUNTY OF LLANO:

Field notes to accompany Esccondido Plat No. 1.161, 2.00 acres out of the John Bratton Survey No. 2, Abstract No. 39 Llano County, Texas consisting of Lots 161 and 165 Esccondido Plat No. 1.3 recorded in Volume 14, Page 95 of the Plat Records of Llano County, Texas conveyed to Jerry R. Strickland recorded in Volume 1549, Page 1351 of the Official Public Records of Llano County, Texas. The basis of bearing for this survey is the Texas Lambert Grid, Central Zone, NAD 83. Distances shown are grid distances. Surface distances can be obtained using a surface adjustment factor of 1.00012. () denotes correct information. All 1/2" steel stakes found with plastic cap stamped 1877 and used for boundary reconnection are monuments of dignity for this survey. All adjoining tracts mentioned herein are for reference only and are not a part of this survey.

Beginning at a 1/2" steel stake found with plastic cap stamped R.P.L.S. 1877 being the Northwest corner of this 2.00 acres and the Northwest corner of said Lot 161 with a tie to the Southeast corner of the Robert Bratton Survey No. 1, Abstract No. 37 being NS89°19'03"W, 1139.38';

Thence along the North line of this 2.00 acres the next 5 calls for an angle point are as follows: N77°56'17"E, 72.03' to a completed point;

L5, NS175°23'34"W, 32.43' to a 1/2" steel stake found with plastic cap stamped R.P.L.S. 1877; N31°05'14"E, 72.03' to a completed point;

N89°25'33"E, passing a 1/2" steel stake found with plastic cap stamped R.P.L.S. 1877 at 44.29' and at 135.82' in all to a 1/2" steel stake found with plastic cap stamped R.P.L.S. 1877;

N70°01'30"E, 145.47' to a 1/2" steel stake found with plastic cap stamped R.P.L.S. 1877 being the Northeast corner hereof in the West right of way line of Plaza Esccondido;

Thence along the East line of this 2.00 acres and the West right of way of Plaza Esccondido along a curve to the left, C1, with an arc length of 52.04', a radius of 69.00', a delta angle of 43°12'37", and a bearing and distance of S41°34'48"E, 50.81' to a 1/2" steel stake found with plastic cap stamped R.P.L.S. 1877;

Thence along the East line of this 2.00 acres the next 5 calls to a 1/2" steel stake found with plastic cap stamped R.P.L.S. 1877 for an angle point are as follows:

S26°48'53"W, 185.78'; S88°09'27"W, 113.83'; L1, S60°30'31"E, 63.24'; S28°30'30"E, 104.50'; L2, S14°25'52"E, 16.99'; N80°59'06"E, 138.09';

Along a curve to the left in the West right of way of Plaza Esccondido, C2, with an arc length of 24.12', a radius of 175.00', a delta angle of 87°55'51", and a bearing and distance of S12°40'7"E, 24.10';

Along a curve to the right in the West right of way of Plaza Esccondido, C3, with an arc length of 5.95', a radius of 175.00', a delta angle of 01°57'06", and a bearing and distance of S12°42'29"E, 5.96' being the Southeast corner hereof;

Thence along the South line of this 2.00 acres the next 5 calls to a 1/2" steel stake found with plastic cap stamped R.P.L.S. 1877 for an angle point are as follows:

S80°39'06"W, 167.35'; L3, N14°28'52"W, 40.72'; N28°30'30"W, 90.48';

L4, N66°30'31"W, 65.31';

S57°25'55"W, 199.17' being the Southwest corner hereof and the Southwest corner of said Lot 161;

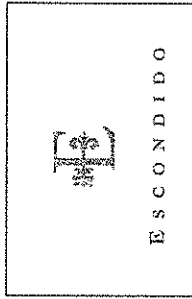
Thence along the West line of this 2.00 acres and the West line of said Lot 161, N37°56'12"W, 204.18' to the Place of Beginning.

STATE OF TEXAS,
COUNTY OF LLANO:

THE ATTACHED PLAT OF "ESCONDIDO PLAT NO. 1.161, 2.00 ACRES OUT OF THE JOHN BRATTON SURVEY NO. 2, ABSTRACT NO. 39 LLANO COUNTY, TEXAS BEING A REPLAT OF LOTS 161 AND 165 ESCONDIDO PLAT NO. 1.3 VOLUME 14, PAGE 95 LLANO COUNTY PLAT RECORDS LLANO COUNTY, TEXAS", WAS SUBMITTED TO THE UNDERSIGNED DEVELOPMENT SERVICES MANAGER AND WAS FOUND TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HORSESHOE BAY, TEXAS, AND WAS APPROVED FOR FILING IN THE PLAT RECORDS OF LLANO COUNTY, TEXAS BY THE AUTHORITY GRANTED IN ORDINANCE NO. 15-03-117C.

APPROVED BY: _____ DATE: _____

ERIC W. WINTER, DEVELOPMENT SERVICES MANAGER
CITY OF HORSESHOE BAY, TEXAS



ZONING DESIGNATION
R-1= SINGLE FAMILY
RESIDENTIAL

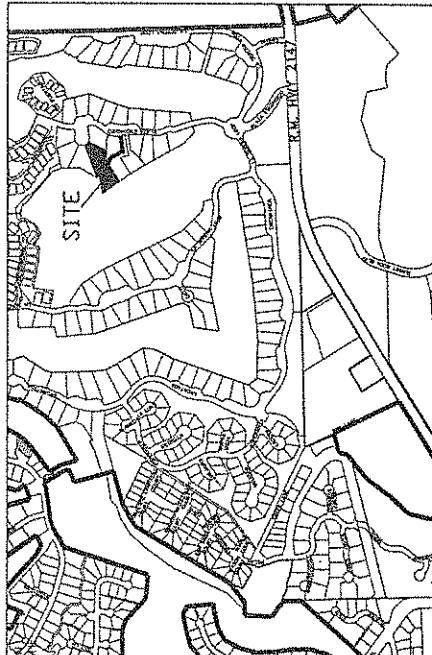
JUNE 25, 2015

ESCONDIDO PLAT NO. 1.161
2.00 ACRES OUT OF THE
JOHN BRATTON SURVEY NO. 2,
ABSTRACT NO. 39
LLANO COUNTY, TEXAS

BEING
A REPLAT OF LOTS 161 AND 165
ESCONDIDO PLAT NO. 1.3 VOL. 14,
PG. 95 L.C.P.R.
LLANO COUNTY, TEXAS

SHEET 1 OF 2

OFFICE DIMENSIONS
FIELD BOOK NO. N/A



VICINITY MAP
NOT TO SCALE

VOL. _____ PG. _____ L.C.P.R.

STATE OF TEXAS:
COUNTY OF FORT BEND:

KNOW ALL MEN BY THESE PRESENTS, That Ken White and Melinda White, owners of Lots 159 and 162, shown on the plat of Esccondido, Plat No. 1.3 recorded in Volume 14, Page 95 of the Llano County Plat Records conveyed in Volume 1430 Page 378 and Volume 1478, Page 602 of the Official Public Records of Llano County, Texas, does hereby re-plat same to be known as "ESCONDIDO PLAT NO. 1.159, 1.22 ACRES OUT OF THE JOHN BRATTON SURVEY NO. 2 ABSTRACT NO. 39 LLANO COUNTY, TEXAS BEING A REPLAT OF LOTS 159 AND 162 ESCONDIDO PLAT NO. 1.3 VOLUME 14, PAGE 95 LLANO COUNTY PLAT RECORDS LLANO COUNTY, TEXAS", in accordance with the plat shown herein, subject to any and all easements or restrictions heretofore granted and to hereby dedicate the aforesaid shown hereon to the lot owners of Esccondido for private streets:

In approving this plat by the City of Horseshoe Bay, Texas it is understood that all roads shown hereon are private roads and shall remain the property of the Subdivider and/or subsequent owners of the property. The construction, repair, and maintenance of the these roads and any associated drainage improvements will be the responsibility of the Subdivider and/or subsequent owners of the subdivision and will not be the responsibility of The City of Horseshoe Bay.

WITNESS MY HAND this _____ day of _____ 2015.

KEN WHITE
SUGARLAND, TX 77478-7478

MARLAINE WHITE

STATE OF TEXAS:
COUNTY OF FORT BEND:

BEFORE ME, the undersigned authority, on this day personally appeared Ken White and Melinda White, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2015.

Notary Public in and for the State of Texas

STATE OF TEXAS:
COUNTY OF LLANO:

KNOW ALL MEN BY THESE PRESENTS: That ESCONDIDO HOMEOWNERS ASSOCIATION, INC. has found that this plat of "ESCONDIDO PLAT NO. 1.159, 1.22 ACRES OUT OF THE JOHN BRATTON SURVEY NO. 2 ABSTRACT NO. 39 LLANO COUNTY, TEXAS BEING A REPLAT OF LOTS 159 AND 162 ESCONDIDO PLAT NO. 1.3 VOLUME 14, PAGE 95 LLANO COUNTY PLAT RECORDS LLANO COUNTY, TEXAS" COMPLES WITH THE SUBDIVISION REGULATIONS OF ESCONDIDO SUBDIVISION AND DOES HEREBY APPROVE THE RECORDING OF SAME IN THE PUBLIC RECORDS OF LLANO COUNTY, TEXAS. ALL OTHER REGULATIONS OF ESCONDIDO SUBDIVISION SHALL BE ASSESSED TO THE CURRENT OWNERS OF THE PROPERTY.

1. LOT 159-A SHALL BE ASSESSED THE CURRENT MAINTENANCE FEE FOR TWO (2) LOTS IN ESCONDIDO SUBDIVISION AS SET BY THE ESCONDIDO HOMEOWNERS ASSOCIATION, INC.
2. NO DEVELOPMENT OR IMPROVEMENT IS ALLOWED ON LOT 159-A WITHOUT PRIOR APPROVAL FROM THE ESCONDIDO HOMEOWNERS ASSOCIATION, INC.

WITNESS MY HAND this 11 day of September 2015.

BETH GUEST, TREASURER

STATE OF TEXAS:
COUNTY OF LLANO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BETH GUEST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11 DAY OF September 2015.

LAWANA BLAIR
Notary Public, State of Texas
My Commission Expires
August 13, 2017



STATE OF TEXAS:
COUNTY OF LLANO:

KNOW ALL MEN BY THESE PRESENTS: THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE SURVEY REQUIREMENTS OF THE CITY OF HORSESHOE BAY SUBDIVISION PRELIMINARY AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

RONALD SHERMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 1877

DATE

STATE OF TEXAS:
COUNTY OF LLANO:

I, Merel Haebler, County Clerk of County Court of said County, do hereby certify that the foregoing instrument with 2015, at _____ o'clock _____ m. and was duly recorded this _____ day of _____ 2015, at _____ o'clock _____ m. in Volume _____ Page _____ of the Llano County Plat Records.

WITNESS MY HAND AND OFFICIAL SEAL this _____ day of _____ 2015.

Bette Sue Day, County Clerk, Llano County, Texas

STATE OF TEXAS:
COUNTY OF LLANO:

Fiduciary to Esccondido Plat No. 1.159, 1.22, acres out of the John Bratton Survey No. 2, Abstract No. 39 Llano County, Texas consisting of Lots 159 and 162 Esccondido Plat No. 1.3, Volume 14, Page 95 of the Plat Records of Llano County, Texas conveyed to Ken and Melinda White recorded in Volume 1430, Page 378 and Volume 1478, Page 602 of the Official Public Records of Llano County, Texas. The basis of bearing for this survey is the Texas Lambert Grid, Central Zone, NAD 83. Distances shown are in feet and decimals. Surface distances are measured using a distance measurement factor of 1.00012. () denotes record information. All 1/2" steel stakes found with plastic cap stamped 1877 and used for boundary re-creation are monuments of dignity for this survey. All adjoining tracts mentioned herein are for reference only and are not a part of this survey.

Beginning at a 1/2" steel stake found with plastic cap stamped R.P.L.S. 1877 being the Northwest corner of this 1.22 acres and the Northwest corner of said Lot 159 with a tie to the Southeast corner of the Robert Bratton Survey No. 1, Abstract No. 37 bears N77°48'11"W, 1392.94';

Thence along the North line of this 1.22 acres the next 4 calls for an angle point are as follows:

N57°25'55"E, 188.85' to a mag nail found with washer stamped 1877;

L1, S28°30'30"W, 13.65' to a mag nail found with washer stamped 1877;

S14°28'52"E, 64.46' to a 1/2" steel stake found with plastic cap stamped R.P.L.S. 1877;

N89°39'06"E, 194.78' to a 1/2" steel stake found with plastic cap stamped R.P.L.S. 1877 being the Northeast corner hereof, the Northeast corner of said Lot 159 and the West right of way line of Plaza Esccondido;

Thence along the East line of this 1.22 acres, the East line of said Lots 159 and 162 and the West right of way line of Plaza Esccondido the next 3 calls for an angle point are as follows:

Along a curve to the right, C1, with an arc length of 5.96', a radius of 175.00', a delta angle of 01°57'06", and a bearing and distance of S03°27'20"E, 5.96' to a 1/2" steel stake set with plastic cap stamped R.P.L.S. 1877;

S03°28'47"E, 154.64' to a 1/2" steel stake set with plastic cap stamped R.P.L.S. 1877;

Along a curve to the right, C2, with an arc length of 19.57', a radius of 325.00', a delta angle of 03°26'59", and a bearing and distance of S106°45'18"E, 19.56' to a 1/2" steel stake found with plastic cap stamped R.P.L.S. 1877 being the Southeast corner hereof;

Thence along the South line of this 1.22 acres the next 2 calls for an angle point are as follows:

N79°01'21"W, 231.55' to a 1/2" steel stake set with plastic cap stamped R.P.L.S. 1877;

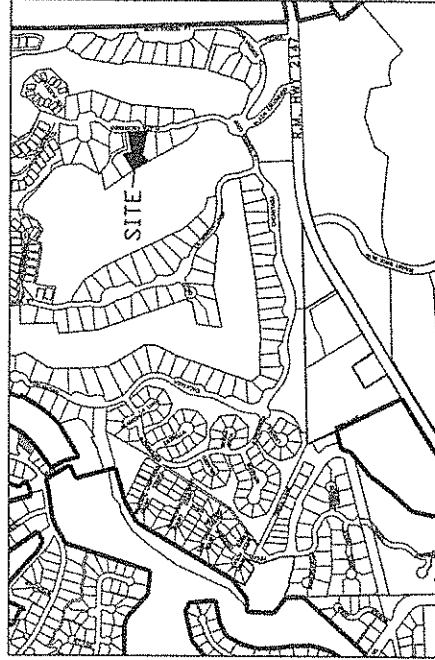
S46°42'07"W, 86.23' to a 1/2" steel stake set with plastic cap stamped R.P.L.S. 1877 being the Southwest corner hereof;

Thence along the West line of this 1.22 acres, N33°19'27"W, 163.97' to the Place of Beginning.

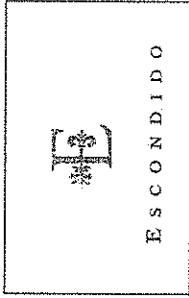
STATE OF TEXAS:
COUNTY OF LLANO:

THE ATTACHED PLAT OF "ESCONDIDO PLAT NO. 1.159, 1.22 ACRES, OUT OF THE JOHN BRATTON SURVEY NO. 2 ABSTRACT NO. 39 LLANO COUNTY, TEXAS BEING A REPLAT OF LOTS 159 AND 162 ESCONDIDO PLAT NO. 1.3 VOLUME 14, PAGE 95 LLANO COUNTY PLAT RECORDS LLANO COUNTY, TEXAS", WAS SUBMITTED TO THE UNDERSIGNED DEVELOPMENT SERVICES MANAGER AND WAS FOUND TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HORSESHOE BAY, TEXAS, AND WAS APPROVED FOR FILING IN THE PLAT RECORDS OF LLANO COUNTY, TEXAS BY THE AUTHORITY GRANTED IN ORDINANCE NO. 15-03-17C.

APPROVED BY: _____ DATE: _____
ERIC W. WINTER, DEVELOPMENT SERVICES MANAGER
CITY OF HORSESHOE BAY, TEXAS



VICINITY MAP
NOT TO SCALE



ZONING DESIGNATION
R-1= SINGLE FAMILY
RESIDENTIAL

JUNE 25, 2015

ESCONDIDO PLAT NO. 1.159
1.22 ACRES OUT OF THE
JOHN BRATTON SURVEY NO. 2,
ABSTRACT NO. 39
LLANO COUNTY, TEXAS

BEING
A REPLAT OF LOTS 159 AND 162
ESCONDIDO PLAT NO. 1.3 VOL. 14,
PG. 95 L.C.P.R.
LLANO COUNTY, TEXAS

SHEET 1 OF 2

OFFICE BRILLS
FIELD - JARRINNA
JOB NO. 1140
FIELD BOOK NO. N/A

VOL. _____ PG. _____ L.C.P.R.

Willis - Sherman Associates, Inc.
LAND SURVEYOR AND PLANNER
310 MAIN • MARBLE FALLS, TEXAS • 76654
(830) 893-1556 fax (830) 893-5342

