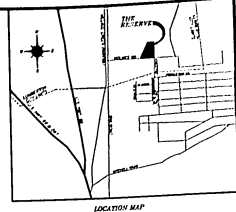


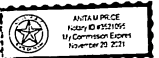
AMENDED FINAL PLAT
THE RESERVE
A 12.797 ACRE
CLUSTER HOUSING DEVELOPMENT
INCLUDING A
1.852 ACRE
COMMON AREA
IN THE
ELISHA DUNCAN LEAGUE
ABSTRACT NUMBER 14
HARDIN COUNTY, TEXAS



DEDICATION
STATE OF TEXAS
COUNTY OF HARDIN
I, THOMAS MICHAEL HAWKINS, AS OWNER OF THIS 12.797 ACRE TRACT AS CONVEYED TO ME IN DEEDS RECORDED UNDER INSTRUMENT NUMBERS 2012-29214 (VOL. 1854, PG. 722 - 8.10 ACRE TRACT), 2014-50944 (VOL. 1851, PG. 185 - REMAINDER OF 4.220 ACRE TRACT) AND 2015-39798 (VOL. 1857, PG. 550 - 0.82 ACRE TRACT AND 1.00 ACRE TRACT) OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 12.797 ACRE TRACT ACCORDING TO THE ROADWAYS, LOT LINES, BUILDING SET BACK LINES, EASEMENTS AND COMMON AREA AS SHOWN ON SATED HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC TO USE FOREVER ALL ROADWAYS AND EASEMENTS SHOWN OR STATED HEREON.

Thomas Michael Hawkins
THOMAS MICHAEL HAWKINS
OWNER

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th DAY OF JULY, 2018.
William J. Messner
NOTARY PUBLIC FOR THE STATE OF TEXAS



SURVEYORS CERTIFICATE
I, WILLIAM J. MESSNER, DO HEREBY CERTIFY THAT THIS IS AN ACCURATE PLAT OF THE SUBDIVISION OF THAT 12.797 ACRE TRACT SHOWN HEREON AND SAID PLAT BEING DRAWN TO TRUE AND CORRECT SCALE AND BASED ON ACTUAL SURVEY WORK MADE ON THE GROUND, AND SAID PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF LUMBERTON, HARDIN COUNTY, TEXAS, WITH ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE ARE PROPERLY MARKED WITH 24 INCH LONG IRON RODS WITH CAPS.

William J. Messner
WILLIAM J. MESSNER
R.L.S. No. 6088



LINE BEARING		DISTANCE		CURVE DATA TABLE	
L1	N101°41'51"E	128.48'	L33	S70°03'02"E	26.94'
L2	N54°38'45"E	36.30'	L34	S30°02'14"E	16.67'
L3	N22°41'22"W	25.87'	L35	S03°03'49"W	11.81'
L4	N41°38'18"E	26.01'	L36	S21°20'52"W	190.10'
L5	N12°11'47"E	53.81'	L37	S41°53'42"E	15.04'
L6	N18°00'50"E	24.58'	L38	N83°48'49"W	26.90'
L7	S86°53'40"E	18.15'	L39	S54°33'26"W	13.28'
L8	N34°18'48"E	26.35'	L40	N101°41'51"E	128.48'
L9	N18°52'16"W	17.22'	L41	N26°12'13"W	30.09'
L10	N89°22'47"E	13.91'	L42	S5°41'36"W	23.20'
L11	N26°37'52"E	45.79'	L43	S14°03'53"E	34.57'
L12	N85°05'29"E	18.22'	L44	N54°33'26"W	26.49'
L13	N58°56'17"E	34.00'	L45	S81°21'17"E	10.82'
L14	N19°58'01"W	29.48'	L46	N83°28'12"E	29.20'
L15	N53°28'24"W	11.09'	L47	S57°37'32"E	18.51'
L16	N58°56'27"W	17.63'	L48	S24°08'37"E	29.98'
L17	N57°27'42"E	42.89'	L49	S05°58'59"W	25.37'
L18	N78°30'29"E	59.46'	L50	S23°31'31"W	72.68'
L19	N101°41'51"E	63.65'	L51	S13°02'22"E	6.23'
L20	N26°12'13"W	39.00'	L52	S02°04'48"E	59.30'
L21	N20°18'34"E	61.61'	L53	S50°25'21"W	17.86'
L22	N03°27'26"W	38.17'	L54	S81°12'42"W	16.81'
L23	N40°42'21"W	24.80'	L55	N84°14'06"W	23.65'
L24	N13°37'12"E	19.37'	L56	N70°42'21"W	22.03'
L25	N23°35'58"E	46.26'	L57	N36°52'40"W	23.60'
L26	N48°15'59"E	17.71'	L58	N05°12'14"E	61.03'
L27	N17°55'54"W	13.75'	L59	N23°07'17"E	96.74'
L28	N05°33'36"W	28.59'	L60	N04°20'21"E	5.31'
L29	N2°40'15"E	12.82'	L61	N47°19'48"W	23.02'
L30	N45°01'43"E	31.01'	L62	N12°57'29"E	12.91'
L31	N71°14'01"E	17.21'	L63	S87°44'04"E	22.05'
L32	N04°40'01"E	38.87'	L64	S18°52'16"E	15.68'

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	90°30'16"	31.59'	N 41°26'07" E	28.41'
C2	20.00'	89°29'44"	31.24'	N 46°33'53" W	28.16'
C3	20.00'	90°00'00"	31.42'	N 48°49'00" W	28.28'
C4	20.00'	90°00'00"	31.42'	S 41°11'00" W	28.28'
C5	50.00'	45°50'24"	40.00'	N 26°44'12" W	38.94'
C6	50.00'	56°02'24"	48.90'	N 77°40'36" W	46.98'
C7	30.00'	56°02'09"	48.90'	S 46°12'08" W	46.97'
C8	50.00'	56°02'01"	48.90'	S 09°44'54" E	46.97'
C9	50.00'	56°03'01"	48.91'	S 65°47'30" E	46.99'
C10	20.00'	14°11'12"	17.33'	S 72°05'24" W	17.29'
C11	20.00'	30°30'09"	37.27'	S 56°44'43" W	36.83'
C12	20.00'	20°02'20"	24.48'	S 17°28'29" W	24.36'
C13	20.00'	64°43'41"	22.59'	N 53°49'09" E	21.41'
C14	20.00'	25°16'19"	30.88'	S 08°49'09" W	30.63'
C15	20.00'	25°16'19"	8.82'	N 08°49'09" E	8.75'
C16	20.00'	90°30'16"	31.59'	S 41°25'01" W	28.41'
C17	20.00'	89°29'44"	31.24'	N 46°33'53" W	28.16'

TOTAL GREEN AREA 1.852 ACRES
DETENTION PONDS 0.859 ACRE
NET GREEN AREA= 0.993 ACRE = 43,255.08 S.F.
23 LOTS
NET GREEN AREA PER LOT = 1,880.65 S.F.

GENERAL NOTES:

1. THERE IS A 5 FOOT BUILDING SET BACK ON EACH SIDE OF ALL COMMON LOT LINES, A 25 FOOT BUILDING SET-BACK FROM ALL FRONT LOT LINES, AND A 25 FOOT BUILDING SET-BACK FROM SUBDIVISION BOUNDARY LINES.
2. THERE IS A 15 FOOT DRAINAGE AND UTILITY EASEMENT PARALLEL, ADJACENT AND OUTSIDE ALL STREET OR ROAD RIGHT OF WAY LINES SHOWN HEREON, UNLESS SHOWN OTHERWISE.
3. WHERE REQUIRED FOR UTILITY SERVICE THERE IS A 10 FOOT UTILITY EASEMENT, 3 FEET ON EACH SIDE OF ALL COMMON LOT LINES FOR THE INSTALLATION OF UTILITY SERVICE AND CURBS.
4. THE UTILITY AND DRAINAGE EASEMENTS SHOWN OR STATED HEREON SHALL REMAIN OPEN AND UNOBTSTRUCTED AT ALL TIMES.
5. WHERE MORE THAN ONE LOT IS COMBINED INTO ONE BUILDING SITE, THE INTERIOR LOT LINE IN SAID SITE SHALL NOT INCLUDE NOR CONTAIN THE 5 FOOT BUILDING SET BACK IN ITEM NUMBER 1 ABOVE, NOR THE 10 FOOT UTILITY EASEMENT IN ITEM NUMBER 3 ABOVE. THE BUILDING LINE AND UTILITY EASEMENT SHALL BE APPLIED TO THE EXTERIOR SITE PROPERTY LINES OF THE BUILDING SITE.
6. ALL LOT CORNERS SHALL BE MARKED WITH 1/2 INCH DIAMETER x 24 INCH LONG IRON RODS.
7. THIS SUBDIVISION IS SHOWN TO BE LOCATED IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 481600050 F, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR COMMUNITY NUMBER 481111, PANEL NUMBER 0550 F, EFFECTIVE DATE OF F.I.R.M. IS OCTOBER 6, 2010.
8. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE GRID COORDINATE SYSTEM FOR THE TEXAS CENTRAL ZONE, HAD 1983, AND DISTANCES ARE BASED ON TRUE DISTANCES.
9. THE FINISHED FLOOR ELEVATION OF ANY RESIDENCE SHALL NOT BE BELOW ELEVATION 37.00.
10. NO FENCE SHALL EXTEND PAST THE 30' BUILDING SET BACK LINE ON LOTS 20 AND 23.

DEVELOPER:
THOMAS MICHAEL HAWKINS
558 VILLAGE CREEK PARKWAY
LUMBERTON, TEXAS 77657

ABBREVIATIONS:
D.A.U.E. = DRAINAGE, UTILITY & ELECTRICAL EASEMENT
BTL = BUILDING SET-BACK LINE
R = RAD. US
C1-C17 = CURVES (SEE CURVE DATA TABLE)
SET 1/2" P. WITH CAP STAMPED "SESCO".

PREPARED BY:
STEVEN E. HENNING
REGISTERED SURVEYOR
NO. 1007
CLIQUE, TEXAS 77614
S.P. 1007000
1007000



APPROVAL
THE CITY COUNCIL OF THE CITY OF LUMBERTON, HARDIN COUNTY, TEXAS HEREBY APPROVES
THIS PLAT ON THIS 19th DAY OF JULY, 2018.

Donna J. Smith
DONNA J. SMITH
CITY MANAGER

Susan Keller
SUSAN KELLER
SECRETARY

COUNTY CLERK OF HARDIN COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT WAS FILED FOR REGISTRATION IN MY OFFICE ON JULY 12, 2018
AT 1:00 CLOCK P.M., AND DULY RECORDED ON JULY 12, 2018 AT
1:00 CLOCK P.M., IN VOLUME 1, PAGE 2 OF THE PLAT RECORDS OF
HARDIN COUNTY, TEXAS.

COUNTY CLERK OF HARDIN COUNTY, TEXAS
BY: *Oliver Freeman*
OLIVER FREEMAN
COUNTY CLERK