

STATE OF TEXAS  
COUNTY OF BELL:

KNOW ALL MEN BY THESE PRESENTS:

THAT LSLP OAKALLA, LLC, A DELAWARE LIMITED LIABILITY COMPANY OWNER(S) OF 640.52 ACRES OUT OF DOCUMENT NO. 201806307 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS "WHITETAIL RIDGE" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS BY HAND THIS 30<sup>th</sup> DAY OF January, 2020, A.D.

*Davy Roberts*  
DAVY ROBERTS, PRESIDENT

STATE OF TEXAS  
COUNTY OF BELL:

KNOW ALL MEN BY THESE PRESENTS:

THAT LSLP OAKALLA, LLC, A DELAWARE LIMITED LIABILITY COMPANY OWNER(S) OF 243.86 ACRES OUT OF DOCUMENT 2018-24789 OF THE REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS "WHITETAIL RIDGE" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS BY HAND THIS 30<sup>th</sup> DAY OF January, 2020, A.D.

*Davy Roberts*  
DAVY ROBERTS, PRESIDENT

STATE OF TEXAS  
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS:

THAT LSLP OAKALLA, LLC, A DELAWARE LIMITED LIABILITY COMPANY OWNER(S) OF 54.86 ACRES OUT OF DOCUMENT 2018-24791 OF THE REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS "WHITETAIL RIDGE" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS BY HAND THIS 30<sup>th</sup> DAY OF January, 2020, A.D.

*Davy Roberts*  
DAVY ROBERTS, PRESIDENT

STATE OF TEXAS  
COUNTY OF BELL:

KNOW ALL MEN BY THESE PRESENTS:

THAT SASCORP, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER(S) OF 70.10 ACRES OUT OF DOCUMENT 2019-43367 OF THE REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS "WHITETAIL RIDGE" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS BY HAND THIS 30<sup>th</sup> DAY OF January, 2020, A.D.

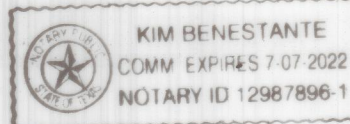
*Dr. Scott Smith*  
DR. SCOTT SMITH, MANAGER

STATE OF TEXAS  
COUNTY OF BELL:

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED, LSLP OAKALLA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30<sup>th</sup> DAY OF January, 2020.

*Kim Benestante*  
NOTARY PUBLIC  
STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF BELL

RECORDATION INFORMATION:

FILED FOR RECORD THIS 12 DAY OF March, 2020 A.D.

IN CABINET N/A, SLIDE N/A, PLAT RECORDS OF BELL COUNTY, TEXAS

*Shelley Coston*  
SHELLEY COSTON, COUNTY CLERK, BELL COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BELL

THE TAX APPRAISAL DISTRICT OF BELL COUNTY, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBE BY THIS PLAT.

DATED THIS 30<sup>th</sup> DAY OF January, 2020 A.D.

BY: *Megan Bowen*  
BELL COUNTY TAX APPRAISAL DISTRICT

STATE OF TEXAS  
COUNTY OF BELL

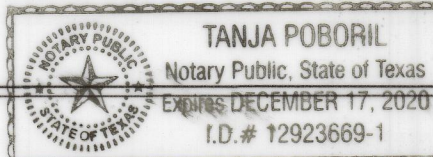
I, SHELLEY COSTON, COUNTY CLERK OF BELL COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 30<sup>th</sup> DAY OF January, 2020, THE COMMISSIONERS COURT OF BELL COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR THE RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF THE SAID COURT RESOLUTION NUMBER

WITNESS MY HAND AND SEAL OF OFFICE, THIS 30<sup>th</sup> DAY OF January, 2020

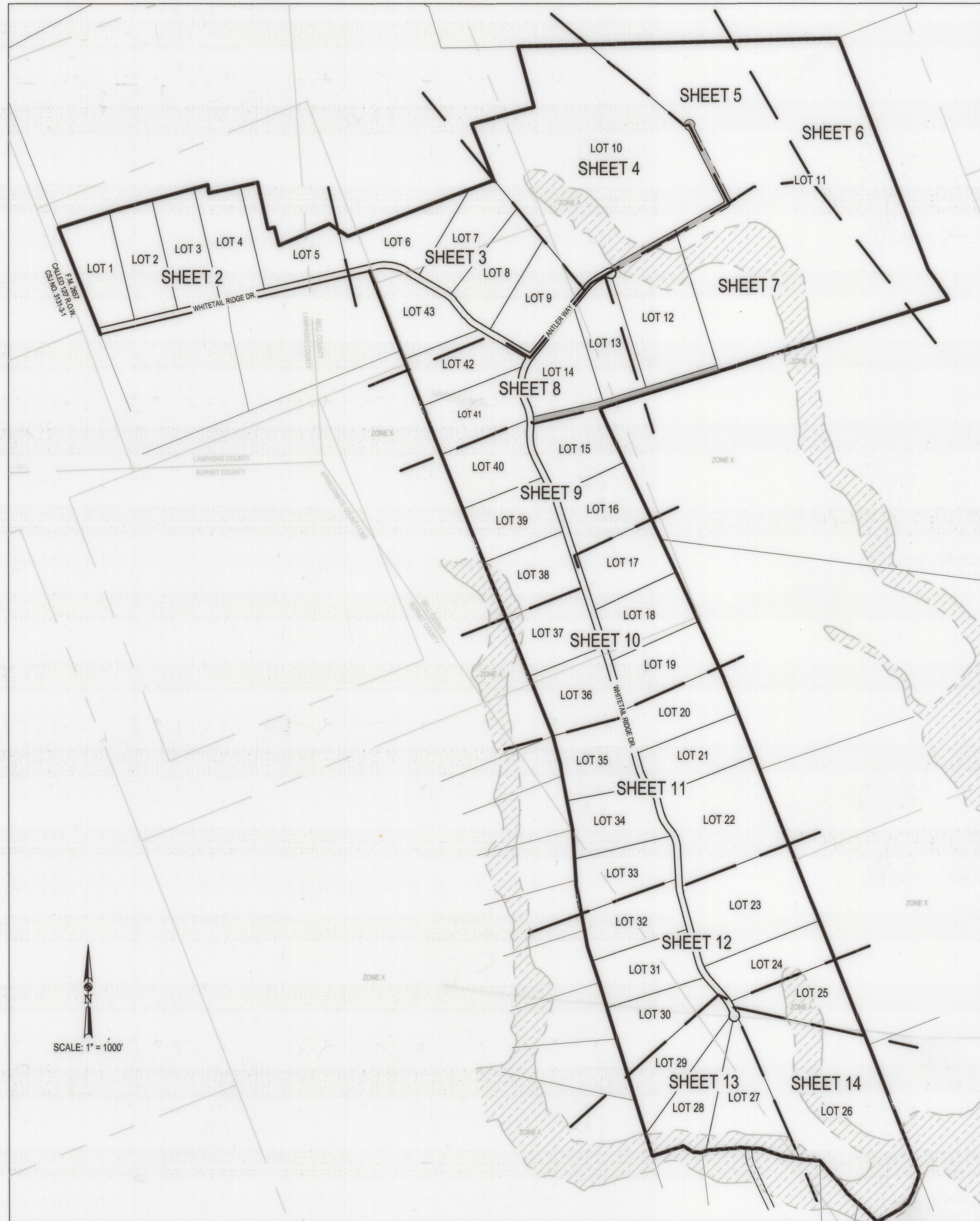
DAVID BLACKBURN  
COUNTY JUDGE  
BELL COUNTY, TEXAS

*David Blackburn*

*Tanja Poboril*



## FINAL PLAT ESTABLISHING WHITETAIL RIDGE SUBDIVISION (43 LOTS AND 3 PRIVATE ACCESS EASEMENTS)



A 692.95 ACRE TRACT OF LAND, OUT OF THE JW THOMAS SURVEY, ABSTRACT 1181, LAMPASAS COUNTY, TEXAS, THE JW THOMAS SURVEY, ABSTRACT 1378, THE GC LOVELACE SURVEY, ABSTRACT 1149, THE JL BLAKE SURVEY, ABSTRACT 1176, THE EDWIN R JOHNSON SURVEY, ABSTRACT 1036, THE WILLIAM NICHOLS SURVEY NO. 65, ABSTRACT 625, BELL COUNTY, TEXAS AND THE WILLIAM NICHOLS SURVEY NO. 65, ABSTRACT 643, BURNET COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A CALLED 640.52 ACRE TRACT OF LAND AS CONVEYED TO LSLP OAKALLA, LLC, OF RECORD IN DOCUMENT NO. 201806307 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, ALL OF A CALLED 54.86 ACRE TRACT OF LAND AS CONVEYED TO LSLP OAKALLA, LLC, OF RECORD IN DOCUMENT NO. 2018-24791 OF THE OFFICIAL RECORDS OF BELL COUNTY, TEXAS, THE REMAINING PORTION A CALLED 243.86 ACRE TRACT OF LAND AS CONVEYED TO LSLP OAKALLA, LLC, OF RECORD IN DOCUMENT NO. 2018-24789 OF THE OFFICIAL RECORDS OF BELL COUNTY, TEXAS, AND ALL OF A CALLED 30.03 ACRE TRACT OF LAND (TRACT I), A CALLED 10.01 ACRE TRACT OF LAND (TRACT II), A CALLED 10.01 ACRE TRACT OF LAND (TRACT 3) AND A CALLED 20.05 ACRE TRACT OF LAND (TRACT IV) AS CONVEYED TO SASCORP, LLC, OF RECORD IN DOCUMENT NO. 2019-43367 OF THE OFFICIAL RECORDS OF BELL COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BELL:

I, KYLE L. PRESSLER, (A REGISTERED PROFESSIONAL ENGINEER AND/OR SURVEYOR) IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT OF "WHITETAIL RIDGE" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30<sup>th</sup> DAY OF January, 2020.

STATE OF TEXAS  
COUNTY OF BELL:

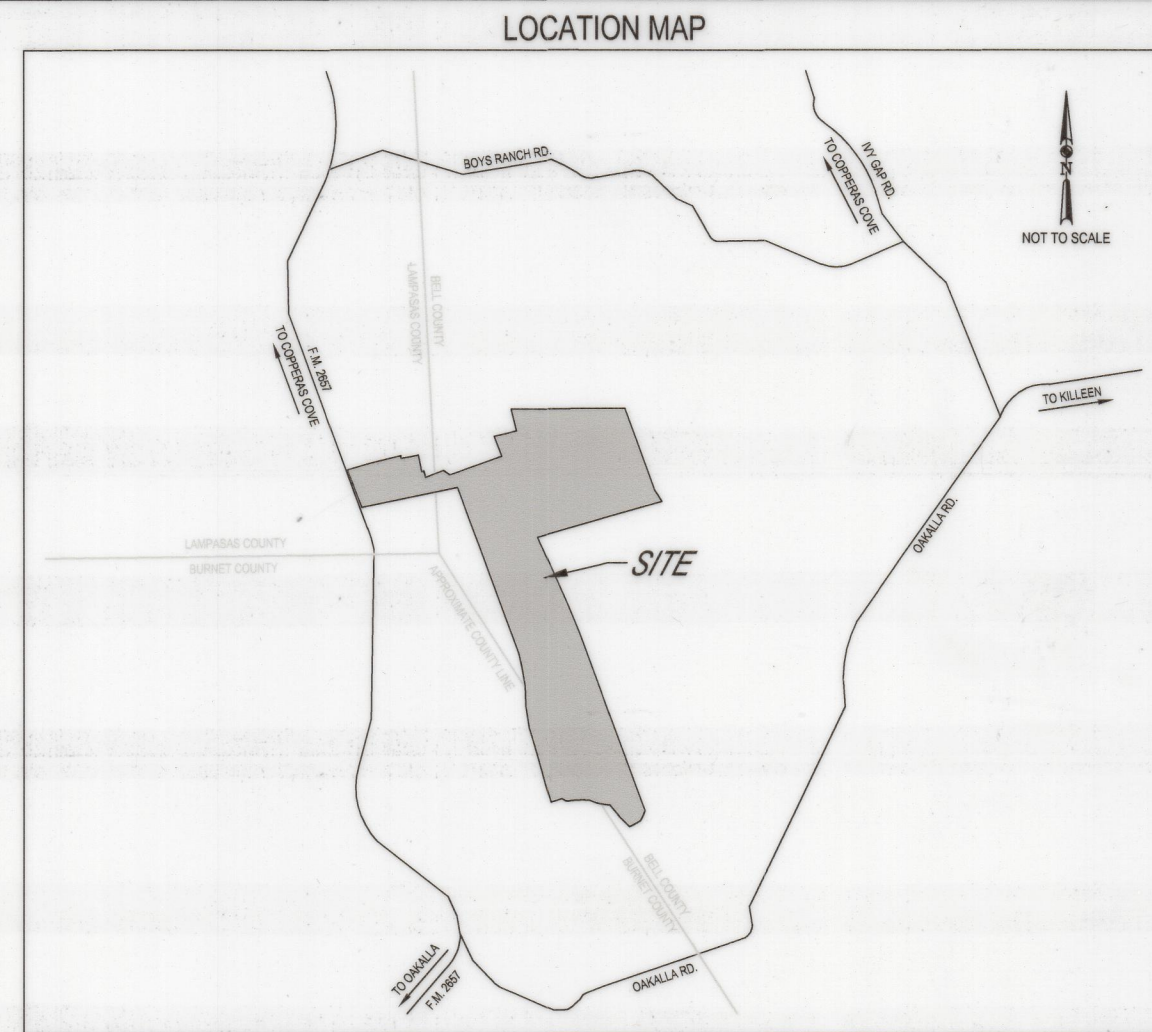
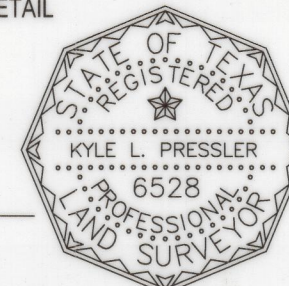
KNOW ALL MEN BY THESE PRESENTS:

THAT LSLP OAKALLA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 201806307 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "WHITETAIL RIDGE." I HEREBY ACKNOWLEDGE THAT I AM THE SOLE OWNER OF THIS PROPERTY AND DO HEREBY STATE THAT THERE ARE NO LIENHOLDERS OR ANY UNPAID DEBT FOR WHICH THIS PROPERTY REPRESENTS COLLATERAL ON ANY LOAN.

TO THE BEST OF MY KNOWLEDGE, THE ABOVE MENTIONED PROPERTY MEETS PROVISIONS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT; INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

*Davy Roberts*  
LSLP OAKALLA, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
665 SIMONDS ROAD, WILLIAMSTOWN, MA 01267

*Kyle L. Pressler*  
KYLE L. PRESSLER, R.P.L.S. NO. 6528



"CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) DISTRICT RULES BASED ON CHAPTER 36 "TEXAS GROUNDWATER CODE" PREVENT THE DRILLING OF EXEMPT WELLS FOR "DOMESTIC USE ON TRACTS OF LAND PLATTED TO LESS THAN 10 ACRES AFTER MARCH 1ST, 2004. PERMITTING OF WELLS ON TRACTS LESS THAN 10-ACRES AND GREATER THAN OR EQUAL TO 2-ACRES IS POSSIBLE UNDER DISTRICT RULES IF THE PURPOSE OF THE WELL MEETS THE DEFINITION OF BENEFICIAL USE. PER DISTRICT RULES AND CHAPTER 36, ALL DRILLING OF WELLS ON TRACTS OF LAND PLATTED TO LESS THAN 2 ACRES AFTER MARCH 1ST, 2004, IS NOT POSSIBLE." ALL CURRENT AND FUTURE WELLS MUST MEET THE 100-FT SETBACK REQUIREMENT OF ALL ON-SITE SEPTIC SYSTEMS, UNLESS THE WELL IS CONSTRUCTED WITH AN APPROVED SANITARY SEAL ALLOWING SETBACK FROM THE ON-SITE SEPTIC TO BE REDUCED TO A MINIMUM 50 FEET. CLEARWATER UWCD DISTRICT RULES ARE AT: HTTP://WWW.CUWCD.ORG

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) CERTIFICATE

CUWCD IS THE REGULATORY AUTHORITY FOR GROUNDWATER WELLS IN BELL COUNTY AND HEREBY CERTIFIES THAT THIS PROPOSED SUBDIVISION HAS BEEN EVALUATED FOR ON-SITE GROUNDWATER PRODUCTION WELLS. IN ITS CURRENT CONDITION, THE PROPOSED SUBDIVISION MEETS OUR EXPECTATIONS DESCRIBED BY DISTRICT POLICY AND AFFIRMED BY DISTRICT STAFF.

*Signature*  
NAME  
TITLE

1/30/2020  
DATE

NOTES:

- A PORTION OF THIS PROPERTY SHOWN HEREON DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN, ZONE A & ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 4802702206, DATED SEPTEMBER 26, 2008, BELL COUNTY & FLOOD INSURANCE RATE MAP NO. 4805300125F, DATED MARCH 15, 2012, BURNET COUNTY AND ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 4808990245B, DATED JANUARY 2, 1991, LAMPASAS COUNTY.
- FOR LOTS WITH FEMA ZONE A SHFA, PROPERTY OWNERS WILL BE RESPONSIBLE FOR COMPLIANCE WITH FEMA REQUIREMENTS, INCLUDING SUBMITTING A LOMALOMR PRIOR TO CONSTRUCTION OF STRUCTURES. NO STRUCTURE SHALL BE PLACED IN THE 1% FLOODPLAIN WITHOUT A LOMA INDICATING IT IS ABOVE THE BASE FLOOD ELEVATION.
- ALL DEVELOPMENT IN THE FLOODPLAIN WILL BE SUBJECT TO VERIFICATION.
- ALL FLOODPLAIN AREAS SHALL BE VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AND BE DISPLAYED ACCURATELY ON PLANS. ALL DEVELOPMENT IN THE FLOODPLAIN WILL BE SUBJECT TO A HYDRAULIC STUDY BY A LICENSED ENGINEER, SURVEYOR OR ARCHITECT ALONG WITH AN ELEVATION CERTIFICATE. ADDITIONAL INFORMATION PERTINENT TO THESE PLANS MAY ALSO BE SUBMITTED TO BE REVIEWED. ALL DRAINAGE DEVELOPMENT SHALL MEET THE DRAINAGE DESIGN CRITERIA STATED IN THE BELL COUNTY ENGINEERS SUBDIVISION REGULATIONS SECTIONS 203.6- DRAINAGE AND TOPOGRAPHY, SECTION 302- STREETS AND DRAINAGE, SECTION 307- DRAINAGE.
- EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND BELL COUNTY PUBLIC HEALTH DISTRICT.
- THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
- GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
- IN APPROVAL OF THIS PLAT BY THE COMMISSIONER'S COURT OF BELL COUNTY, TEXAS, IT IS UNDERSTOOD THAT BUILDING AND MAINTENANCE OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS AND OTHER THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR DEVELOPERS OF THE TRACT OF LAND COVERED BY THIS PLAT ACCORDING TO THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BELL COUNTY, TEXAS.
- ELECTRICAL SERVICE IS PROVIDED BY PEDERNALES ELECTRIC CO-OP, OR BARTLETT ELECTRIC CO-OP.
- TELEPHONE SERVICE PROVIDER IS TO BE DECIDED.
- BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED USING THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83, US SURVEY FOOT, GRID.
- THERE ARE 14,963.6' OF ROADWAY.
- NO LOTS WITHIN THIS SUBDIVISION SHALL BE RESUBDIVIDED INTO SMALLER TRACTS.
- BUILDING SETBACKS:
  - FRONT: 50 FEET
  - SIDES: 25 FEET ( WITH THE EXCEPTION OF LOTS FRONTING R.M. 2657, SAID LOTS HAVE A SIDE SETBACK OF 50 FEET).
  - REAR: 50 FEET
- SET 1/2" DIAMETER IRON RODS WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENGINEERING AND SURVEYING" AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- SEE SHEET 15 FOR LINE AND CURVE TABLE INFORMATION.
- A VARIANCE FOR THE USE OF GRAVEL ROADS IS REQUESTED AS PART OF THIS PLAT BASED ON THE COUNTIES GRAVEL ROAD STANDARD, AND THE ROAD WILL BE PRIVATELY MAINTAINED WITH THE POA HAVING FUNDS ALLOCATED TO PROPERLY MAINTAIN THE PROPOSED GRAVEL ROAD S INDICATED IN THE COVENANTS AND RESTRICTIONS.
- IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT; INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
- UTILITY EASEMENTS:
  - FRONT: 25 FEET
  - SIDES: 15 FEET
  - REAR: 25 FEET
- GROUNDWATER AVAILABILITY STUDY (WET ROCK GROUNDWATER SERVICES LLC) HAS BEEN COMPLETED AND REVIEWED BY CUWCD GEOSCIENCE CONSULTANT (IRE WATER LLC) THIS BASED ON AVAILABLE INFORMATION AND SCIENTIFIC ANALYSES OF THE AQUIFER, ONE DEDICATED OBSERVATION WELL IS IDENTIFIED TO MONITOR THE CHANGES IN WATER LEVELS AND WATER QUALITY AS PRODUCTION OCCURS OVER TIME. MONITORING WATER LEVELS WILL HELP INFORM PROPERTY OWNERS OF THE LOCAL GROUNDWATER CONDITIONS AND HOW AVAILABILITY OF WATER TO THE THEIR WELLS MAY CHANGE OVER TIME. FORMAL AQUIFER TEST DEMONSTRATED SIGNIFICANT INTERFERENCE (DRAWDOWN) BETWEEN WELLS THUS ENHANCED WELL SPACING OF A MINIMUM OF 75 FEET FROM ALL PROPERTY BOUNDARIES IS TO ENSURE A MINIMUM OF 150 FEET BETWEEN WELLS. SUBDIVISION RESTRICTIONS ALSO PREVENT ANY FURTHER SUBDIVISION OF ALL TRACTS FROM THEIR APPROVED SIZE.
- PRIVATE ACCESS EASEMENTS:
  - A. OWNER OF LOTS 10 AND 11 ARE GRANTED PEDESTRIAN AND VEHICULAR ACCESS (INGRESS AND EGRESS) RIGHTS TO THE 60 FOOT PRIVATE ACCESS EASEMENT "A" LOCATED ON LOT 12.
  - B. OWNER OF LOT 10 IS GRANTED PEDESTRIAN AND VEHICULAR ACCESS (INGRESS AND EGRESS) RIGHTS TO THE 60 FOOT PRIVATE ACCESS EASEMENT "B" LOCATED ON LOT 11.
  - C. OWNER LOTS 12, 13, 14 AND 15 ARE GRANTED PEDESTRIAN AND VEHICULAR ACCESS (INGRESS AND EGRESS) RIGHTS TO THE 60 FOOT PRIVATE ACCESS EASEMENT "C" LOCATED ON LOT 11.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

OWNER(S):  
LSLP OAKALLA, LLC  
AGENT: DAVY ROBERTS  
665 SIMONDS ROAD  
WILLIAMSTOWN, MA 01267

SURVEYOR:  
MATKIN HOOVER  
C/O KYLE L. PRESSLER, R.P.L.S.  
8 SPENCER ROAD, SUITE 300  
BURNET, TEXAS 78006  
(830) 249-0600  
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/ENGINEER:  
WILLIAM H ENGINEERING LLC  
C/O KYLE L. PRESSLER, P.E., CFM  
1001 BUCHANAN DRIVE (SH 29  
WEST), SUITE 2  
(512) 553-1555  
MARCUS@WILLIAMHENGINEERING.COM

**MATKINHOOVER**  
ENGINEERING  
& SURVEYING  
P.O. BOX 84  
4 SPENCER ROAD SUITE 100  
BURNET, TEXAS 78006  
OFFICE: (830) 249-0600 FAX: (830) 249-0609  
TEXAS REGISTERED ENGINEERING FIRM F-004512

DATE: JANUARY 2020

MHS JOB NO. - 18-4106  
CITY PROJECT NO. -

SHEET 1 OF 15

Instrument # 2020-012446-A