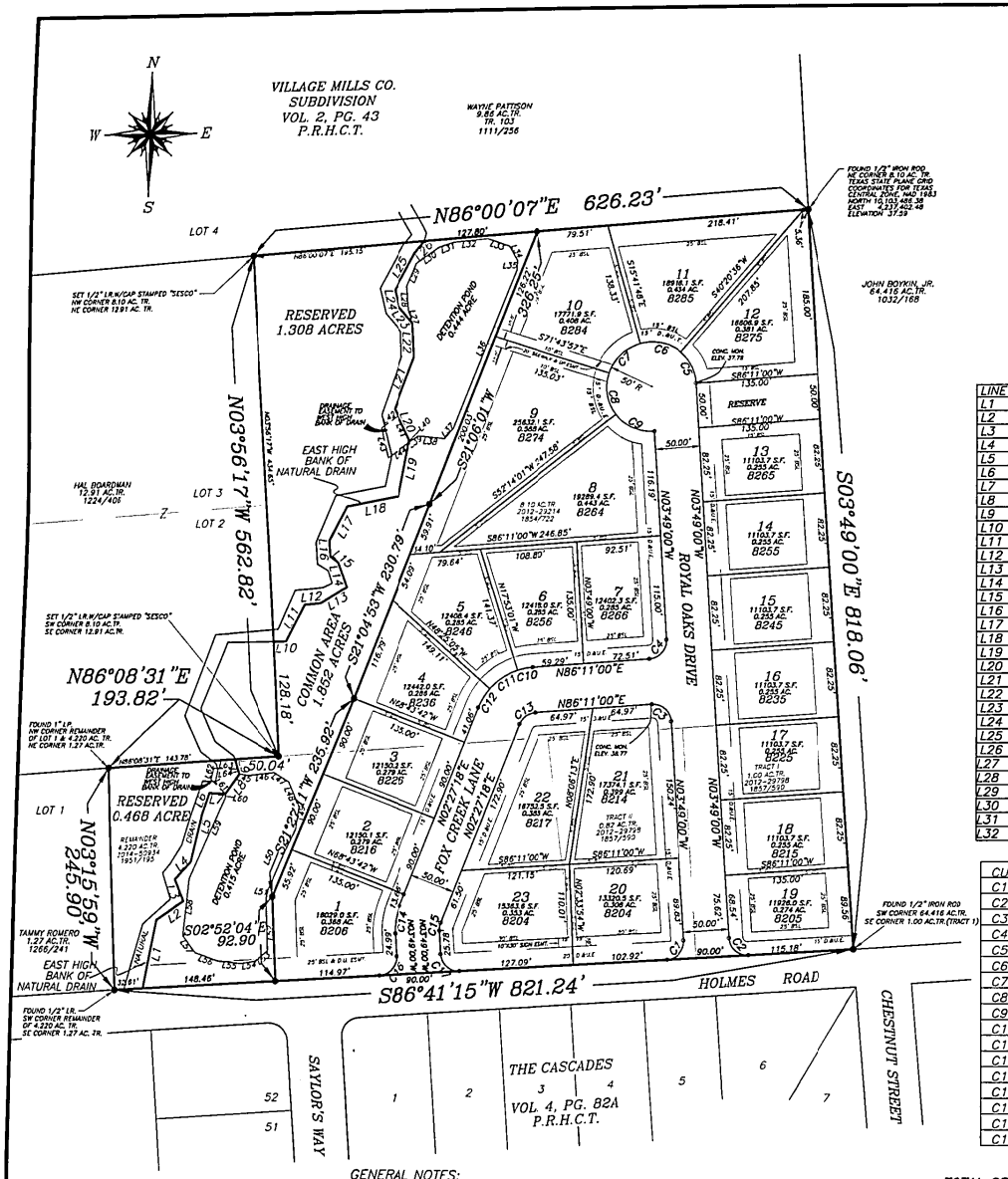
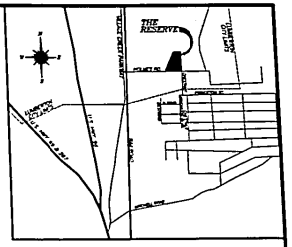
FINAL PLAT
THE RESERVE
A 12.797 ACRE
CLUSTER HOUSING DEVELOPMENT
INCLUDING A
1.852 ACRE
COMMON AREA
IN THE
ELISHA DUNCAN LEAGUE
ABSTRACT NUMBER 14
HARDIN COUNTY, TEXAS





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N10°14'35"E	76.48'
L2	N54°38'45"E	36.30'
L3	N22°41'22"W	25.87'
L4	N41°38'18"E	26.01'
L5	N12°11'47"E	53.81'
L6	N18°00'50"E	24.58'
L7	S88°55'48"E	18.15'
L8	N34°18'48"E	26.32'
L9	N18°52'16"W	17.27'
L10	N89°22'37"E	13.91'
L11	N26°37'32"E	45.79'
L12	N85°05'29"E	18.22'
L13	N58°56'17"E	34.00'
L14	N19°58'01"W	29.48'
L15	N53°29'24"W	11.09'
L16	N04°59'27"W	17.65'
L17	N27°27'42"E	42.99'
L18	N79°30'29"E	59.46'
L19	N10°17'14"E	63.89'
L20	N26°12'13"W	39.00'
L21	N20°18'34"E	61.61'
L22	N03°27'26"W	38.17'
L23	N40°22'21"W	24.80'
L24	N13°37'12"W	19.37'
L25	N27°53'58"E	46.26'
L26	N58°33'55"E	17.71'
L27	N17°55'54"W	13.75'
L28	N05°33'36"W	28.59'
L29	N22°40'15"E	27.84'
L30	N55°01'43"E	31.01'
L31	N71°14'01"E	17.21'
L32	N84°40'01"E	38.87'

LINE TABLE		
LINE	BEARING	DISTANCE
L33	S70°03'02"E	25.94'
L34	S30°02'14"E	18.67'
L35	S03°03'49"W	11.81'
L36	S21°20'52"W	190.10'
L37	S41°53'42"W	15.04'
L38	N83°48'49"W	29.90'
L39	S54°33'26"W	13.28'
L40	N10°14'35"E	76.48'
L40	N10°17'14"E	3.57'
L41	N26°12'13"W	30.09'
L42	S54°33'26"W	23.20'
L43	S14°03'53"E	34.57'
L44	N54°33'26"E	28.42'
L45	S81°13'31"E	10.82'
L46	N83°28'17"E	29.20'
L47	S57°37'32"E	19.51'
L48	S24°08'33"E	29.96'
L49	S06°56'59"W	25.37'
L50	S23°31'31"W	72.68'
L51	S13°02'22"W	6.23'
L52	S02°04'28"E	59.30'
L53	S50°25'21"W	17.86'
L54	S81°12'42"W	16.81'
L55	N84°14'06"W	25.65'
L56	N70°42'21"W	27.03'
L57	N36°52'40"W	23.60'
L58	N05°12'15"E	63.03'
L59	N23°07'17"E	96.74'
L60	N04°20'21"E	5.31'
L61	N47°19'48"W	23.02'
L62	N12°57'29"E	12.91'
L63	S87°44'04"E	27.05'
L64	S18°52'16"E	5.68'

CURVE DATA TABLE					
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 48°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	50.00'	56°02'09"	48.90'	S 46°17'08" W	46.97'
C8	50.00'	56°02'03"	48.90'	S 09°44'58" E	46.97'
C9	50.00'	56°03'01"	48.91'	S 65°47'30" E	46.99'
C10	70.00'	14°11'12"	17.33'	S 79°05'24" W	17.29'
C11	70.00'	30°30'09"	37.27'	S 56°44'43" W	36.83'
C12	70.00'	20°02'20"	24.48'	S 31°28'29" W	24.36'
C13	20.00'	64°43'41"	22.59'	N 53°49'09" E	21.41'
C14	70.00'	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°26'07" W	28.41'
C17	20.00'	89°29'44"	31.24'	N 48°33'53" W	28.16'

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), 2014–50934(VOL. 1951, PG. 195 – REMAINDER OF 4.220 ACRE TRACT) AND 2012–29798(VOL. 1857, PG. 590 – 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 OR STATED HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC TO USE FOREVER ALL ROADWAYS AND EASEMENTS SHOWN OR STATED HEREON.

THOMAS MICHAEL HAWKINS
OWNER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF October 2017.

NOTARY PUBLIC FOR THE STATE OF TEXAS

ANITA MARIE PRICE
Notary Public, State Of Texas
My Commission Expires
November 18, 2017
ID: 3521095

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
R.P.L.S. No. 6089

STATE OF TEXAS
REGISTERED
WILLIAM J. MESSNER
6089
PROFESSIONAL
LAND SURVEYOR

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF October 2017.

NOTARY PUBLIC FOR THE STATE OF TEXAS

DAMON SHAWN SKINNER
Notary Public, State of Texas
Comm. Expires 01-13-2021
Notary ID 126772321

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

ABBREVIATIONS:
D.&U.E. = DRAINAGE, UTILITY & ELECTRICAL EASEMENT
BSL = BUILDING SET–BACK LINE
R = RADIUS
C1–C17 = CURVES (SEE CURVE DATA TABLE)
● SET 1/2"I.R. WITH CAP STAMPED "SESCO".

PREPARED BY
SKINNER ENGINEERING SERVICES COMPANY
P.O. BOX 67
SILSBEE, TEXAS 77656
SURVEYING FIRM NUMBER 10079900

0 100 200 300

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, 5 FEET ON ON EACH SIDE OF ALL COMMON LOT LINES FOR THE INSTALLATION OF UTILITY SERVICE AND GUYS.
4. THE UTILITY AND DRAINAGE EASEMENTS SHOWN OR STATED HEREON SHALL REMAIN OPEN AND UNOBSTRUCTED 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 48199C0550 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, NAD 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.

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.

APPROVAL
THE CITY COUNCIL OF THE CITY OF LUMBERTON, HARDIN COUNTY, TEXAS HEREBY APPROVES THIS PLAT ON THIS 17th DAY OF OCTOBER, 2017.

MAYOR

CITY MANAGER

SECRETARY

COUNTY CLERK OF HARDIN COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED FOR REGISTRATION IN MY OFFICE ON October 17, 2017 AT 4:17 O'CLOCK P M., AND DULY RECORDED ON October 17, 2017 AT 4:17 O'CLOCK P M., IN VOLUME 4, PAGE 193 OF THE PLAT RECORDS OF HARDIN COUNTY, TEXAS.

COUNTY CLERK OF HARDIN COUNTY, TEXAS

BY: Betty Jo Hinson, DEPUTY

COUNTY COURT OF HARDIN COUNTY, TEXAS