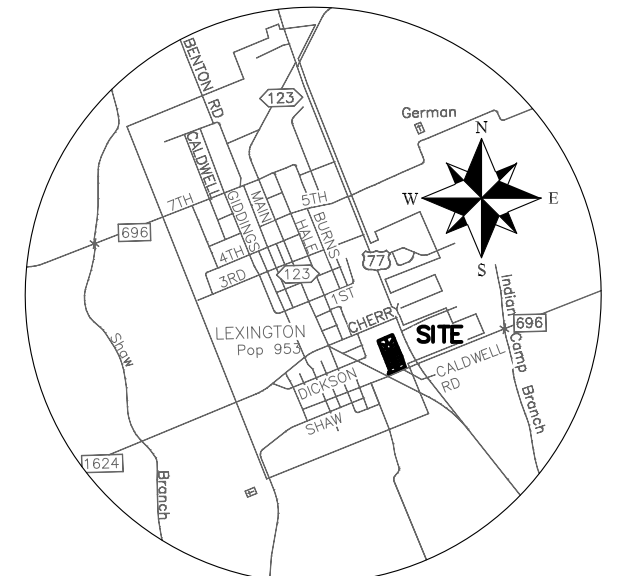
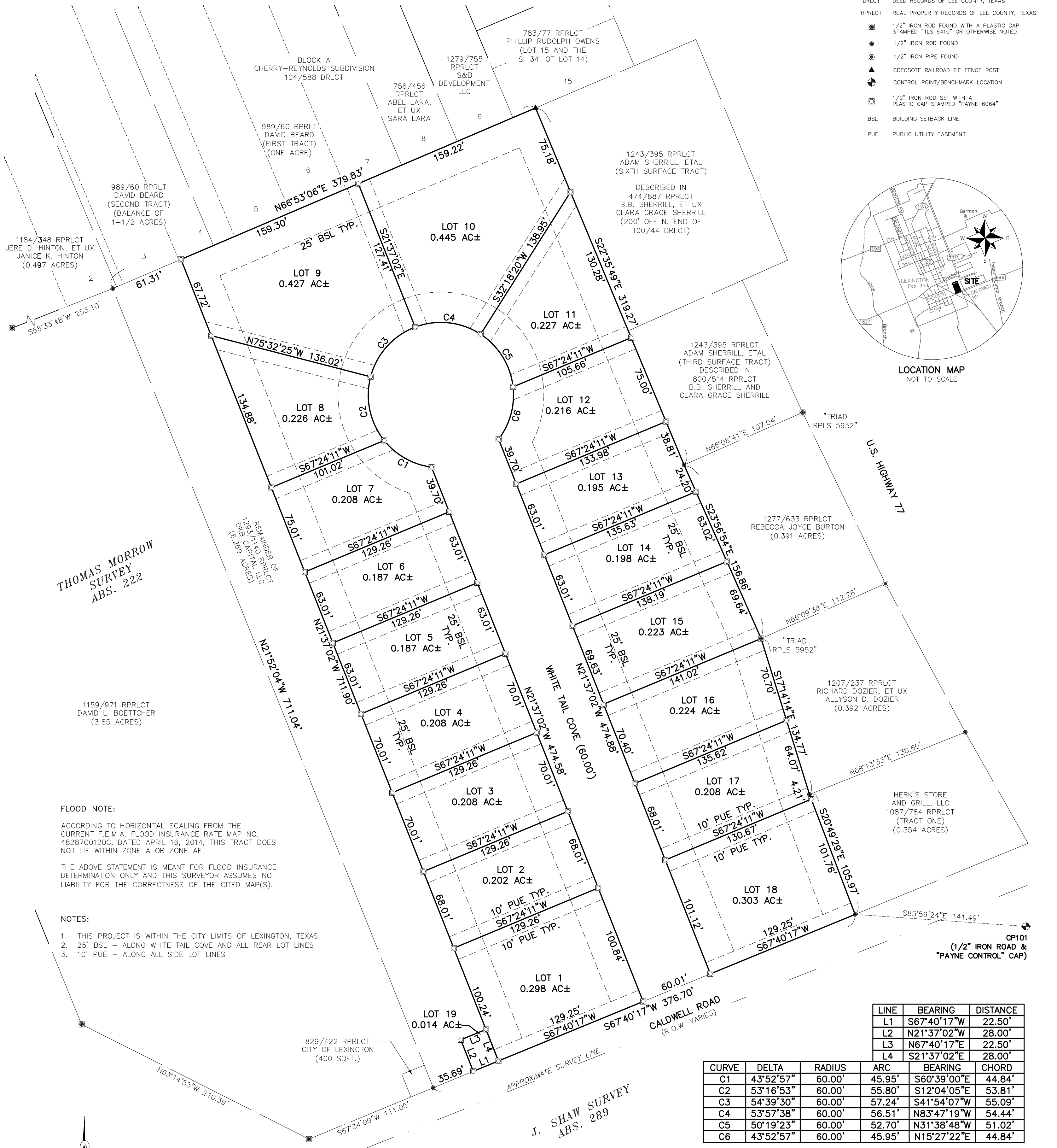


**LEGEND**

- DRCLT DEED RECORDS OF LEE COUNTY, TEXAS
- RPRLCT REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS
- 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "TLS 6410" OR OTHERWISE NOTED
- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- CREOSOTE RAILROAD TIE FENCE POST
- CONTROL POINT/BENCHMARK LOCATION
- 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064"
- BSL BUILDING SETBACK LINE
- PUE PUBLIC UTILITY EASEMENT



LOCATION MAP  
NOT TO SCALE



THOMAS MORROW SURVEY  
ABS. 222

J. SHAW SURVEY  
ABS. 289

**FLOOD NOTE:**

ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48287C0120C, DATED APRIL 16, 2014, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

**NOTES:**

1. THIS PROJECT IS WITHIN THE CITY LIMITS OF LEXINGTON, TEXAS.
2. 25' BSL - ALONG WHITE TAIL COVE AND ALL REAR LOT LINES
3. 10' PUE - ALONG ALL SIDE LOT LINES

LINE	BEARING	DISTANCE
L1	S67°40'17"W	22.50'
L2	N21°37'02"W	28.00'
L3	N67°40'17"E	22.50'
L4	S21°37'02"E	28.00'

CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
C1	43°52'57"	60.00'	45.95'	S60°39'00"E	44.84'
C2	53°16'53"	60.00'	55.80'	S12°04'05"E	53.81'
C3	54°39'30"	60.00'	57.24'	S41°54'07"W	55.09'
C4	53°57'38"	60.00'	56.51'	N83°47'19"W	54.44'
C5	50°19'23"	60.00'	52.70'	N31°38'48"W	51.02'
C6	43°52'57"	60.00'	45.95'	N15°27'22"E	44.84'

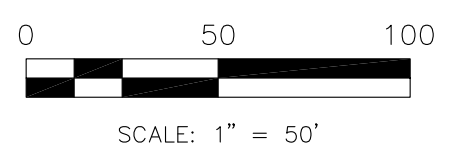
**CONTROL/BEARING BASIS INFORMATION**

THIS IS A GRID DRAWING; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON A SURFACE ADJUSTMENT FACTOR OF 1.00003000.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FOR PAYNE CONTROL POINT 101 (CP101).

1/2" IRON ROD WITH PLASTIC CAP STAMPED "PAYNE CONTROL"

TEXAS STATE PLANE COORDINATES:  
N 10127945.74  
E 3346762.86



STATE OF TEXAS §  
COUNTY OF LEE §

I, PHILLIP C. PAYNE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE FEBRUARY 2021 - NOVEMBER 2021, UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. DATE: 11/19/2021

BY: PHILLIP C. PAYNE REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6064 - STATE OF TEXAS PAYNE INDUSTRIES, LLC. 302 W. Hopkins, Ste. 1A SAN MARCOS, TEXAS 78666 (979) 567-4500 FIRM NO. 10194453

SHEET 1 OF 2  
CITY OF LEXINGTON,  
LEE COUNTY, TEXAS

**PAYNE INDUSTRIES**  
302 W. Hopkins, Ste. 1A, San Marcos, TX 78666 (979) 567-4500 www.payne-llc.com

**FINAL PLAT OF  
DEER MEADOWS**

ADDRESS: CALDWELL RD., LEXINGTON, TEXAS
JOB NUMBER: 2096-001
CLIENT: DAVID BOETTCHER
DATE: 11/19/2021
FIELD CREW: ZB/LB/SG
OFFICE: LSB/PP
FB/PG: SEE FILE

**CITY OF LEXINGTON APPROVAL:**

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DEVELOPMENT SERVICES DEPARTMENT

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ENGINEERING

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CITY SECRETARY

**ENGINEER'S CERTIFICATION:**

I, ANDREW DODSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

-----  
ANDREW DODSON                                  DATE  
TEXAS REGISTRATION NO. - P.E. 95647  
361 MIDDLE CREEK  
BUDA, TX 786610  
TX FIRM #20870

**STATE OF TEXAS  
CITY OF LEXINGTON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED,

\_\_\_\_\_, AUTHORIZED AGENT OF DKB CAPITAL, LLC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE, THIS \_\_\_\_\_ DAY OF

\_\_\_\_\_, 20\_\_\_\_, A.D.

-----  
NOTARY PUBLIC                                  DATE

IN AND FOR THE STATE OF TEXAS

**STATE OF TEXAS  
COUNTY OF LEE**

DKB CAPITAL, LLC., BEING THE OWNER OF THAT CALLED 6.269 ACRES OF LAND SHOWN HEREON ON CONVEYED IN VOLUME 1293, PAGE 1140, REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS, DOES HEREBY SUBDIVIDE A PORTION OF SAID 6.269 ACRES AS SHOWN HEREON:

AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

DKB CAPITAL, LLC., A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
DAVID BOETTCHER, MANAGING MEMBER

**STATE OF TEXAS  
COUNTY OF LEE**

THAT, SHARON BLASIG, CLERK OF LEE COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY

OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., IN THE PLAT RECORDS OF SAID

COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_ WITNESS MY HAND AND SEAL OF OFFICE

OF COUNTY CLERK OF SAID COUNTY ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_M. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY \_\_\_\_\_  
SHARON BLASIG  
COUNTY CLERK  
LEE COUNTY, TEXAS

ADDRESS: CALDWELL RD., LEXINGTON, TEXAS  
JOB NUMBER: 2096-001  
CLIENT: DAVID BOETTCHER  
DATE: 11/19/2021  
FIELD CREW: ZB/LB/SG  
OFFICE: LSB/PP  
FB/PG: SEE FILE

**FINAL PLAT OF  
DEER MEADOWS**

CITY OF LEXINGTON,  
LEE COUNTY, TEXAS



302 W. Hopkins, Ste. 1A, San Marcos, TX 78666  
(979) 567-4500 www.payne-llc.com