

GENERAL NOTES:

- Bearings are based upon the Texas Coordinate System of 1983, Central Zone.
- Distances are expressed in US Survey Feet as measured horizontally along the surface of the Earth.
- All existing easements and/or utilities may not be shown on this plat.
- No private sewage facility may be installed on any lot in this subdivision without the prior issuance of a license by the Robertson County Health Unit under the provisions of the private Sewage Facility Regulations adopted by the Commissioners Court of Robertson County, pursuant to the provisions of Section 21.084 of the Texas Water Code.
- All 1/2" Iron Rods set along Sunny James Lane are 30.00' from the centerline of said Lane, unless otherwise noted.

EASEMENT NOTES:

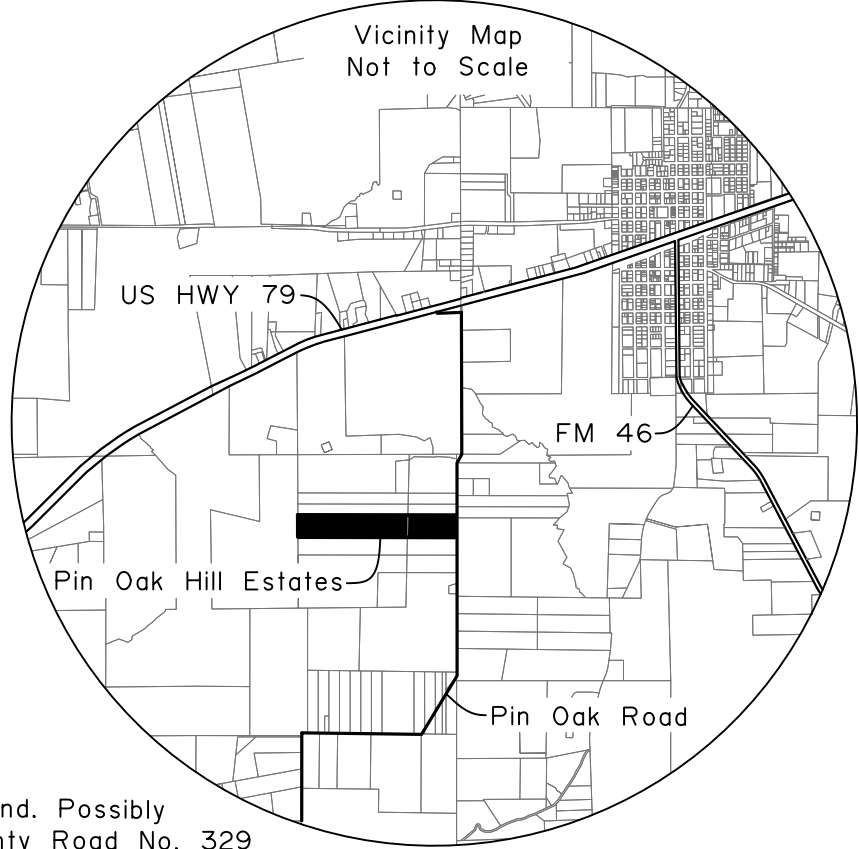
- There is a 20' utility easement along either side of Sunny James Lane, and around the cul-de-sac.
- There is a 10' utility easement on either side of all lateral and rear lot lines.

Tract 39
Called 32.000 Ac.
Enchanted Forest Subdivision
T/77

Tract 38
Called 21.611 Ac.
Enchanted Forest Subdivision
T/77

SAMUEL COX SURVEY, A-114

STERRETT DOBBINS
SURVEY, A-131



0 200 400

Jann Denise McNeel
Called 17,504 Ac.
811/598

Alfred E. Walther and Linda Jo Walther
Called 17,504 Ac.
760/491

Burlington Resources Oil and Gas LP
30' Pipeline Easement
1011/496

Burlington Resources Oil and Gas LP
30' Wide Pipeline Easement
1011/468

Pin Oak Road (No ROW Deed Found. Possibly
Prescriptive.). Also Known as County Road No. 329

Now or Formerly
Frank Fulton
Called 61.55 Ac.
117/359

FRANCIS SLAUTER SURVEY, A-335

LEGEND

- 1/2" Iron Rod With Cap
Stamped "RPLS 6658" Set
- ◇ Calculated Point
- ⋄ Power Pole
- ⊙ Pipeline Marker
- ⊕ Telephone Pedestal
- ⊖ Gate
- X — Fence
- OHE — Overhead Electric

This survey was prepared without the benefit
of a title policy. No title research was
performed by Luke Smith Surveying, LLC.

LINE	BEARING	DISTANCE
L1	N 43°01'22" E	73.48'
L2	S 88°47'15" E	73.48'
L3	N 68°08'40" E	72.83'
L4	N 68°08'40" E	72.76'
L5	N 68°08'40" E	72.79'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	25.23'	24.49'	S 43°01'22" W	48°11'23"
C2	60.00'	51.06'	49.53'	S 43°18'28" W	48°45'33"
C3	60.00'	94.25'	84.85'	N 67°18'46" W	90°00'00"
C4	60.00'	94.25'	84.85'	N 22°41'14" E	90°00'00"
C5	60.00'	49.87'	48.44'	S 88°30'10" E	47°37'13"
C6	30.00'	25.23'	24.49'	N 88°47'15" W	48°11'23"

STATE OF TEXAS
COUNTY OF ROBERTSON:

LEREEN, LLC, the owner of the 50.11 Acre Tract shown on this plat, and designated herein
as being PIN OAK HILL ESTATES in Robertson County, Texas, hereby dedicate to the use of
the public forever all rights of way, easements, and other public places shown herein.

Andrew Chandler, member

Cody Green, member

STATE OF TEXAS
COUNTY OF ROBERTSON

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s)
whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose
stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public, Robertson County, Texas: _____

STATE OF TEXAS
COUNTY OF ROBERTSON

I, _____, County Clerk in and for said County, do hereby certify that this plat together with its certificates of
authentication was filed for record in my office the _____ day of _____, 20____, in Volume _____, Page _____,
Plat Records of Robertson County, Texas.

County Clerk, Robertson County, Texas

I, Luke Wayne Smith, Registered Professional Land Surveyor No. 6658, do hereby certify that this survey substantially complies with the
minimum standards as promulgated by the Texas Board of Professional Engineers and Land Surveyors, as well as the current Texas
Society of Professional Surveyors Manual of Practice requirements for a Category IB, Condition 3, Standard Land Survey.
I further certify that no visible improvements on this property encroach on adjacent property, nor do any visible improvements on adjacent
property encroach on this property, except as shown. This property is not located within a 100-year flood hazard area as depicted from
FLOOD INSURANCE RATE MAP NO. 48395C0275C, 48395C0290C, 48395C0425C, AND 48395C0450C, DATED: JULY 18, 2011.

Registered Professional Land Surveyor: _____

APPROVAL OF COMMISSIONERS COURT:

This subdivision plat was duly approved by the Commissioners' Court of Robertson County,
Texas, as Final Plat of such subdivision on the _____ day of _____, 2025.

County Judge, Robertson County, Texas

Commissioner

Commissioner

Commissioner

Commissioner



ROBERTSON COUNTY WATER SUPPLY CORPORATION

P.O. Box 875
1418 W US Hwy 79
Franklin, Texas 77856
979 828 4721

Honorable Robertson County Judge
County Commissioners Court
102 E. Decherd
P.O. Box 427
Franklin, Texas 77856

Robertson County Water Supply Corporation ("RCWSC") is a non-profit corporation created under the
laws of the State of Texas and owns & operates a water system which supplies potable water for human
consumption and other domestic uses to customers within its service area and pursuant to the standards,
guidelines, regulations, and rules of the Texas Commission on Environmental Quality (the "TCEQ").

The certain 50.11 acre tract of real property in Robertson County, Texas, according to the deed or plat
thereof recorded at Vol 1592 Page 242 of the deed or plat records of Robertson County, Texas,
(hereinafter referred to as the "Property") is located within the RCWSC Service Area, as defined by its
water Certificate of Convenience and Necessity No. 10960, and is being subdivided into lots for the
purpose of sale or development.

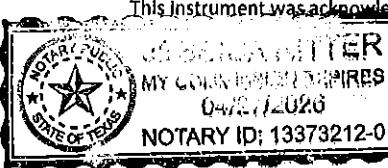
RCWSC will provide retail water service to future residents within the Property in accordance with the
following terms and conditions:

- 1.) Implementation/Installation of the required waterline infrastructure upgrade and/or extension
specified per our written quote and/or non-standard service agreement dated 8-5-25 between
RCWSC and Lereen LLC (Developer);
- 2.) Payment of the associated costs as specified per our written quote and/or non-standard service
agreement dated 8-5-25; and
- 3.) Execution of an RCWSC Membership Application and payment of the Membership Fee, Meter
Installation Fee(s), and Equity Buy-In Fee either by an applicant or the individual property lot
owners at the time water service is requested.

John Elliott, General Manager

8-26-25
Date

STATE OF TEXAS
COUNTY OF ROBERTSON



This instrument was acknowledged before me on August 26, 2025 by John Elliott.

Notary Public, State of Texas

FINAL PLAT
OF
PIN OAK HILL ESTATES
BEING A SUBDIVISION
OF THE
LEREEN, LLC
CALLED 50.11 ACRE TRACT
VOLUME 1592, PAGE 242
SAMUEL COX SURVEY, A-114
STERRETT DOBBINS SURVEY, A-131
ROBERTSON COUNTY, TEXAS
SCALE: 1" = 200' AUGUST 25, 2025

