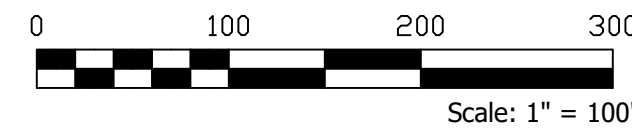


EASEMENT CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	45.57'	45.18'	S 57°55'25" E	26°06'42"
C2	25.00'	27.13'	25.82'	S 13°46'26" E	62°11'16"
C3	50.00'	106.69'	87.57'	N 43°48'23" W	122°15'09"
C4	50.00'	52.39'	50.03'	N 45°02'58" E	60°02'09"
C5	50.00'	106.53'	87.49'	N 46°00'22" W	122°04'31"
C6	25.00'	27.13'	25.82'	S 75°57'21" E	62°10'33"
C7	130.00'	59.25'	58.73'	S 57°55'25" E	26°06'42"

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 14°38'16" E	68.43'
L2	N 70°58'46" W	18.30'
L3	N 70°58'46" W	17.51'
L4	N 14°25'56" E	12.74'
L5	S 14°38'16" W	20.06'
L6	S 44°52'04" E	125.93'
L7	S 44°52'04" E	125.92'
L8	N 19°01'46" E	64.41'
L9	N 44°52'04" W	48.55'
L10	N 19°01'46" E	51.65'
L11	S 22°29'34" E	121.84'

LEGEND

- These standard symbols will be found in the drawing.
- 1/2" Iron Rod Found
- 1/2" Iron Rod with cap stamped "RICKMAN"
- Property ID Travis County Appraisal District
- Water Service Easement



ACREAGE TABLE	
LOT 1	1.132 ACRES
LOT 2	1.369 ACRES
LOT 3	1.274 ACRES
TOTAL AREA	3.775 ACRES

OWNER/DEVELOPER:
LAND PEOPLE, LLC
 Acting by and through its Managing Partner, Shay Wright
 12013 Nevada Dr
 Austin, TX 78738
 PH.: (512) 468-8261

VARIABLE WIDTH ACCESS ES'MT. 0.228 ACRES

STATE OF TEXAS
 COUNTY OF TRAVIS
 KNOW ALL MEN BY THESE PRESENTS:
 THAT LAND PEOPLE, LLC, BEING THE OWNER OF (UNNUMBERED)(CALLED) "3.783 ACRE TRACT", SHORT FORM AMENDED PLAT "LAS LOMAS", ACCORDING TO PLAT RECORDED IN DOCUMENT NO. 200200161, PLAT RECORDS, TRAVIS COUNTY, TEXAS DO HEREBY REPEAT THE SAME TO BE KNOWN AS
 HIDDEN HOLLOW REPLAT OF LAS LOMAS
 IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Shay Wright, Managing Partner for Land People, LLC
 12013 Nevada Dr
 Austin, TX 78738

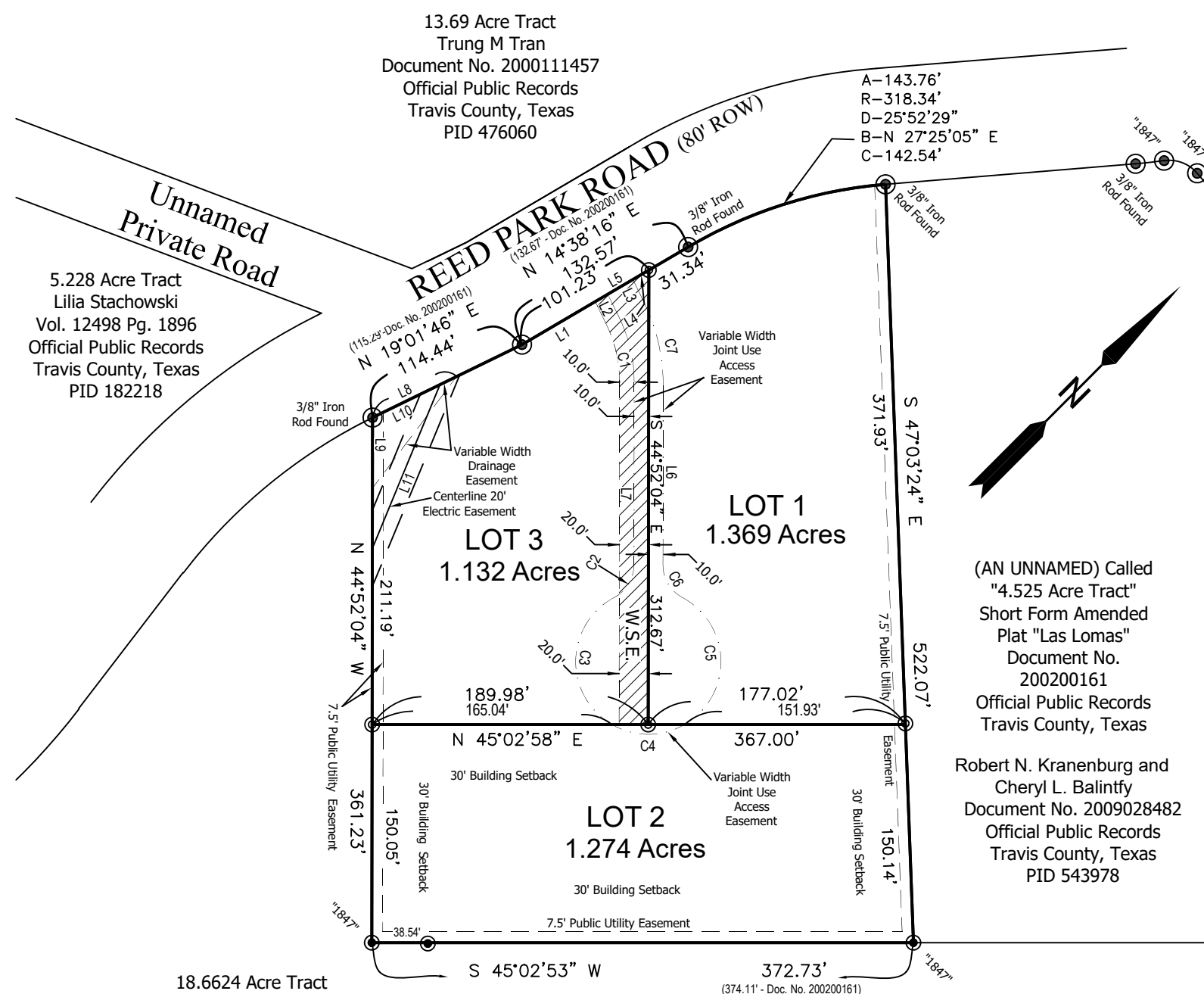
STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, 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 & SEAL OF OFFICE THIS ____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC _____ PRINTED NAME _____
 MY COMMISSION EXPIRES _____

- GENERAL NOTES:**
- THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF SHORT FORM AMENDED PLAT "LAS LOMAS", ACCORDING TO PLAT RECORDED IN DOCUMENT NO. 200200161, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
 - THIS PLAT DELETES AND TAKES PLACE OF (UNNAMED) (CALLED) "3.783 ACRE TRACT", SHORT FORM AMENDED PLAT "LAS LOMAS", ACCORDING TO PLAT RECORDED IN DOCUMENT NO. 200200161, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C0205J, DATED JANUARY 22, 2020, THIS PROPERTY IS LOCATED IN ZONE X: AREAS OF MINIMAL FLOODING.
 - BEARINGS BASED ON TEXAS STATE PLANE COORDINATES, NAD83 TEXAS CENTRAL ZONE 4203. GRID NORTH/GRID DISTANCES, US SURVEY FEET.
 - THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF JONESTOWN, TEXAS.
 - PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THIS LOT, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF JONESTOWN.
 - BUILDING SETBACKS SET OUT BY THE CITY OF JONESTOWN MUST BE OBSERVED ON THIS LOT.
 - NO PERMIT WILL BE ISSUED ON ANY LOT WITHOUT LCRA SEPTIC PERMIT APPLICATION.
 - NO AUXILIARY STRUCTURES ARE TO BE BUILT OR INSTALLED ON ANY LOT WITHOUT THE PRIMARY STRUCTURE. A FENCE IS CONSIDERED A STRUCTURE AND REQUIRES A PERMIT.
 - A SITE PLAN MUST BE PRESENTED BEFORE ANY CLEARING OR CONSTRUCTION CAN BEGIN ON THIS PROPERTY.
 - A SEVEN AND ONE-HALF (7.5) FEET PUBLIC UTILITY EASEMENT IS DEDICATED ALONG THE REAR AND SIDE LOT LINES (ORDINANCE 92.046)
 - IMPERVIOUS COVER HEREON SHALL NOT EXCEED 40% OF THE TOTAL LOT AREA.
 - ACCORDING TO JONESTOWN SETBACK REQUIREMENTS FOR LOTS THESE LOTS ARE ZONED AS R-1.



STATE OF TEXAS:
 COUNTY OF COMAL:

I, MARION RUTH BOLTON, RPLS, HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF RICKMAN LAND SURVEYING, LLC UNDER MY SUPERVISION.



MARION RUTH BOLTON
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4727



TBPLS FIRM NO. 101919-00
 419 BIG BEND
 CANYON LAKE, TEXAS 78133
 PHONE (830) 935-2457
 WWW.RICKMANLANDSURVEYING.COM

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT REGARDING THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CODES OF THE APPLICABLE PERMITTING AGENCIES.

BJORN P. BOENTGES, PE, CFM
 REGISTERED PROFESSIONAL ENGINEER
 TEXAS REGISTRATION NO. 108495



CONCEPT ASCEND LLC
 200 East Grayson St Ste 210
 San Antonio, TX 78215
 WWW.CONCEPTASCEND.COM
 915-497-1010

ACCEPTED AND RECOMMENDED FOR APPROVAL:
 PLANNING AND ZONING COMMISSION:

 CHAIRPERSON, DATE

 CITY COUNCIL APPROVAL:

BY: _____ MAYOR, CITY OF JONESTOWN DATE

STATE OF TEXAS:
 COUNTY OF TRAVIS:

I DYANA LIMON-MERCADO, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M., IN INSTRUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

DEPUTY

BEING A REPLAT OF 3.78 ACRES OF LAND, BEING ALL OF A (UNNUMBERED) (CALLED) "3.783 ACRE TRACT", SHORT FORM AMENDED PLAT "LAS LOMAS", A SUBDIVISION IN THE CITY OF JONESTOWN, TRAVIS COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN DOCUMENT NO. 200200161, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TO BE KNOWN AS:



TBPLS Firm No. 101919-00
 419 Big Bend, Canyon Lake,
 Texas 78133
 Phone (830) 935-2457
 www.rickmanlandsurveying.com

Lots 1, 2 & 3, Hidden Hollow Replat of Las Lomas