

PREPARED FOR: Scott & Carrie Chisum

SURVEYED ON THE GROUND: January 14, 2025

REAL COUNTY, TEXAS

CITY OF LEAKEY

Leakey Heights

A Subdivision being all of a 5.22 acre tract,
Volume 90, Page 646 Official Public Records of
Real County, Texas; within the City of Leakey;
and out of T. W. N. G. RR. Co. Survey 21,
Abstract 895, Real County, Texas.

Survey 21
T. W. N. G. RR. Co.
Block 12
Abstract 895

Ranch Road 337
(100' wide)

Ranch Road 337
(100' wide)

Scale: 1" = 40'

BEARINGS SHOWN HEREON
ARE BASED ON WGS 84
FROM GPS OBSERVATIONS

0.27 Acres
Vol. 86,
Pg. 191 D.R.

Common
Area
0.276 Acres

5.22 Acres
Vol. 90, Pg. 646 O.P.R.

1.55 Acres
Vol. 103, Pg. 4321 O.P.R.

0.77 Acres
Vol. 86,
Pg. 203 D.R.

Lot 1
0.583 Acres

Lot 3
0.672 Acres

Lot 5
0.603 Acres

Lot 7
0.603 Acres

1.81 Acres
Vol. 73,
Pg. 317 R.P.R.

Lot 2
0.674 Acres

Lot 4
0.604 Acres

Lot 6
0.603 Acres

Lot 8
0.596 Acres

0.073 Acres - 70'x45'
Tower Lease Area 'A'
Vol. 101, Pg. 9041 O.P.R.

2.13 Acres - Tract 1
Vol. 4, Pg. 431 O.P.R.

2.13 Acres - Tract 2
Vol. 4, Pg. 435 O.P.R.

STATE OF TEXAS
COUNTY OF REAL

The owner of the land shown on this plat and whose name is subscribed hereto
and in person or through a duly authorized agent dedicates to the use of the
public forever all streets, alleys, parks, water courses, drains, easements, and
public places thereon shown for the purpose and consideration therein expressed.

Scott Chisum
Scott Chisum

Sworn to and subscribed before me this the 8 day of APRIL, 2025.

B. A. Sparks III
Notary Public in and for the State of Texas

Carrie Chisum
Carrie Chisum

Sworn to and subscribed before me this the 8 day of APRIL, 2025.

B. A. Sparks III
Notary Public in and for the State of Texas

I, the Mayor of the City of Leakey, hereby indicate approval of this plat and
supporting material by the City Council of the City of Leakey, Real County, Texas.

Reviewed and Approved this the 8 day of APRIL, 2025.

David Pendley
CITY OF LEAKEY MAYOR

According to the Flood Insurance Rate Map for the City of
Leakey, Real County, Texas, Community-Panel # 480980A,
Effective Date: November 01, 1989. The subject tracts appear
to lie in Zone C, being outside of the 100-Year Flood Boundary.

I, the Secretary of the City of Leakey, after having reviewed this plat and all
supporting materials, find that the same is sufficient and that it satisfies the
City of Leakey Subdivision Regulations.

Reviewed and Approved this the 8 day of APRIL, 2025.

Timothy G. Hay
CITY OF LEAKEY SECRETARY

I hereby certify that the foregoing plat was prepared from an actual survey
performed on the ground by me and to the best of my knowledge and belief
it is true and correct.

This the 2nd day of April, 2025.

Timothy G. Hay
Timothy G. Hay, R.P.L.S. No. 5521
Hay & Associates Surveying Co.
Firm No. 10193959
271 CR. 448, Hondo, Texas 78861
haysurveying@gmail.com
Job: 2024080
Print: March 03, 2025



CITY OF LEAKEY NOT TO MAINTAIN SUBDIVISION ROADS

The roads, streets, ditches, bridges, crossings, culverts, easements and, if any, common or reserved areas, open spaces,
recreation areas and other such facilities, and improvements in this subdivision which have not been dedicated to the public use
are private, and the City of Leakey (the "City") is not obligated to construct or maintain such facilities and improvements, nor is
the City responsible for constructing or maintaining any non-city roads and corresponding facilities which provide access to this
subdivision. FURTHERMORE, approval of this plat by the City does not imply, nor shall same be construed as, an acceptance
of dedication to the public of any such facilities and improvements in this subdivision. The City shall not be obligated, financially
or otherwise, to construct or maintain such facilities and improvements, and the City is hereby fully RELEASED and relieved
from any such obligations or responsibilities with regard to this subdivision. FINALLY, OWNERS OF LAND WITHIN THIS
SUBDIVISION SHALL BE OBLIGATED AND RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH
ROADS, FACILITIES AND OTHER IMPROVEMENTS ACCORDING TO THE TERMS OF THEIR OWNERSHIP INTERESTS
AND THE DOCUMENTS EVIDENCING THE SAME, AND THE OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS
THE CITY OF LEAKEY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM THE
PERFORMANCE OR NONPERFORMANCE OF THE OWNERS' DUTIES IN CONNECTION THEREWITH.

UTILITIES EASEMENTS

It is understood and agreed that perpetual easements are reserved for the installation and maintenance of utilities and all
necessary appurtenances thereto, whether installed in the air, upon the surface or underground, along and within ten feet (10')
of the rear, front, and side lines of all lots and/or tracts in the streets, alleys, boulevards, lanes, and roads of this subdivision,
and ten feet (10') along the outer boundaries of all streets, alleys, boulevards, lanes, and roads where subdivision lines or lots
or individual tracts are deeded to the center line of the roadway. Nothing shall be placed or permitted to remain within the
easement areas which may damage or interfere with the installation and maintenance of utilities. The easement area of each
lot and all improvements within it shall be maintained by the owner of the lot, except for those facilities for which an authority
or utility company is responsible. Utility companies or their employees shall have all of the rights and benefits necessary or
convenient for the full enjoyment of the rights herein granted, including but not limited to the free right of ingress to and egress
from the right of way and easement, the right to clear the easement area and to keep it clear of all brush, trees, structures, and
other obstructions, including the right to cut all weak, leaning, or dangerous trees located outside the easement area which are
tall enough to strike the electric facilities in falling. The easement rights herein reserved include the privilege of clearing a
right-of-way for and anchoring of any support cables or other devices outside said easement when deemed necessary by the
utility to support equipment within said easement and the right to install wires and/or cables over some portions of said lots
and/or tracts not within said easement so long as such items do not prevent the construction of buildings on any of the lots
and/or tracts of this subdivision. Utilities shall have the right to install and maintain locks in gates as necessary or appropriate
for the right of ingress to and egress from the easement area. The foregoing notwithstanding, the utility may relocate its
facilities and right-of-way over the premises to conform to any future highway or street relocation, widening, or improvement.

LEGEND:
--- ACCESS EASEMENT
--- UTILITIES EASEMENT
X FENCE

O.P.R. OFFICIAL PUBLIC RECORDS
REAL COUNTY, TEXAS
R.P.R. REAL PROPERTY RECORDS
REAL COUNTY, TEXAS
D.R. DEED RECORDS
REAL COUNTY, TEXAS
P.R. PLAT RECORDS
REAL COUNTY, TEXAS

● FOUND 5/8" IRON PIN OR AS MARKED
○ SET 5/8" IRON PIN OR AS MARKED
◆ SET 60D NAIL OR MAG NAIL WITH DISC

STATE OF TEXAS
COUNTY OF REAL

I, D'Ann Green, County Clerk of said county, do hereby certify that this
plat was filed for record in my office and duly recorded the 8th day of

April, 2025 at 10:17 AM, in the records or plats of said county in
Volume 1 on Page 306, in testimony whereof Witness my hand

and seal of office this the 8th day of April, 2025

D'Ann Green
County Clerk, Real County, Texas

D'Ann Green
By: *D'Ann Green*

