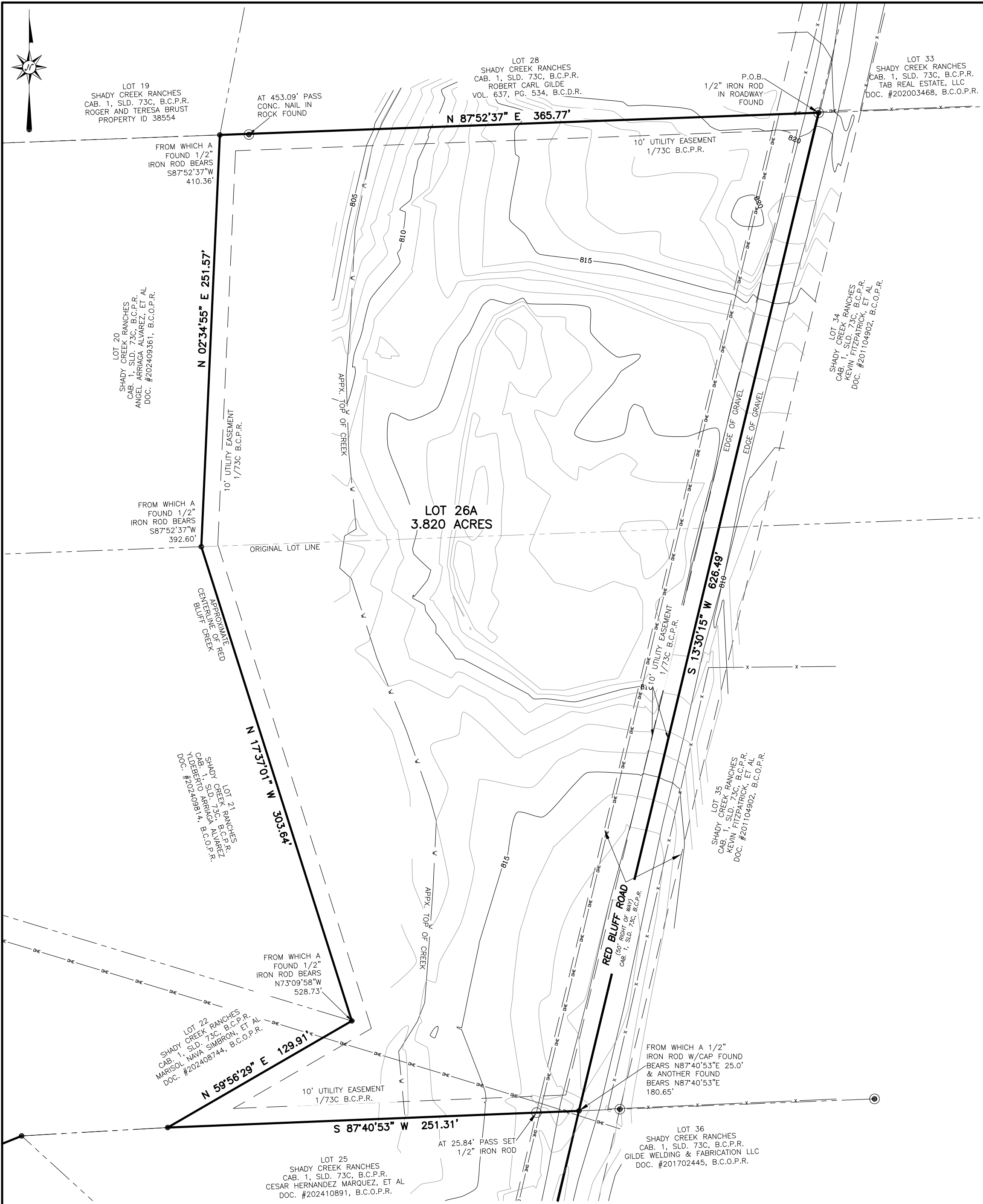




PLAT NOTES:

1. THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEMA FIRM PANEL NO.48053C0705F, EFFECTIVE 03/15/2012.
2. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
3. THE COUNTY SHALL NOT ACCEPT ALL OR A PORTION OF THE ROADS IN THIS SUBDIVISION FOR MAINTENANCE.
4. THIS PLAT DOES NOT NEGATE ANY NOTES/REQUIREMENTS SET BY THE ORIGINAL PLAT. LOT IS SUBJECT TO ALL NOTES/REQUIREMENTS SET FORTH IN SHADY CREEK RANCH SUBDIVISION, RECORDED IN CABINET 1, SLIDE 73C, B.C.P.R.

STATE OF TEXAS
COUNTY OF BURNET

KNOW, THEREFORE, KNOW ALL MEN BE THESE PRESENTS: THAT PAULA TASHJIAN, BEING THE OWNER OF LOTS 26 AND 27, SHADY CREEK RANCHES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLIDE 73C, PLAT RECORDS OF BURNET COUNTY, TEXAS, AND DESCRIBED IN DOC.#202412886, OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND DO HEREBY DEDICATE THE ATTACHED PLAT TO BE KNOWN AS "SHADY CREEK RANCHES, REPLAT OF LOTS 26 AND 27", AS THE OFFICIAL PLAT OF SAME AND DO HEREBY DEDICATE THE EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE BURNET COUNTY, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 20____.

PAULA TASHJIAN, OWNER

STATE OF TEXAS
COUNTY OF BURNET

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PAULA TASHJIAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BURNET

I, MARK R. WATSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "SHADY CREEK RANCHES, REPLAT OF LOTS 26 AND 27" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND.

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

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

MARK R. WATSON REGISTERED PROFESSIONAL LAND SURVEYOR
#5740

LEGAL DESCRIPTION: BEING ALL OF LOTS 26 AND 27, SHADY CREEK RANCHES, A SUBDIVISION OF BURNET COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET 1, SLIDE 73C, OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND BEING THE SAME LOTS 26 AND 27, DESCRIBED IN A DEED TO PAULA TASHJIAN, RECORDED IN DOCUMENT NO. 202412886, OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING 3.820 ACRES OF LAND OUT OF THE M.C. SALINAS SURVEY NO. 17, ABSTRACT NO. 776, BURNET COUNTY, TEXAS; SAID 3.820 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC (CTLIS) IN FEBRUARY 2025:

BEGINNING AT A 1/2 INCH IRON ROD IN ROADWAY FOUND IN THE CENTER OF RED BLUFF ROAD, FOR THE COMMON CORNER OF LOT 28, 33, AND 34, OF THE SAID SHADY CREEK RANCHES, AND SAID LOT 27, FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 13°30'15" WEST, ALONG THE CENTER OF SAID RED BLUFF ROAD, THE WEST LINE OF SAID LOT 34 AND THE WEST LINE OF LOT 35 OF THE SAID SHADY CREEK RANCHES, THE EAST LINE OF SAID LOTS 26 AND 27, A DISTANCE OF 628.49 FEET TO A POINT IN THE CENTER OF SAID RED BLUFF ROAD, FOR THE COMMON CORNER OF SAID LOT 35, LOTS 25 AND 36, OF SAID SHADY CREEK RANCHES, AND SAID LOT 26, FOR THE SOUTHEAST CORNER HEREOF, FROM WHICH A FOUND 1/2 INCH IRON ROD WITH CAP BEARS NORTH 87°40'53" EAST, A DISTANCE OF 25.00 FEET, AND ANOTHER FOUND 1/2 INCH IRON ROD BEARS NORTH 87°40'53" EAST, A DISTANCE OF 180.65 FEET;

THENCE SOUTH 87°40'53" WEST, ALONG THE COMMON LINE OF SAID LOTS 25 AND 26, AT A DISTANCE OF 25.84 FEET PASSING A SET 1/2 INCH IRON ROD, IN ALL A DISTANCE OF 251.31 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 25, FOR AN ANGLE POINT IN THE SOUTH LINE OF LOT 22, OF THE SAID SHADY CREEK RANCHES, FOR THE SOUTHWEST CORNER OF SAID LOT 26, FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 59°56'29" EAST, ALONG THE COMMON LINE OF SAID LOTS 22 AND 26, A DISTANCE OF 129.91 FEET TO A POINT FOR THE EAST CORNER OF SAID LOT 22, FOR THE SOUTHEAST CORNER OF LOT 21 OF SAID SHADY CREEK RANCHES, FOR AN INTERIOR CORNER OF SAID LOT 26, FOR AN INTERIOR CORNER HEREOF, FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS NORTH 73°09'58" WEST, A DISTANCE OF 528.73 FEET;

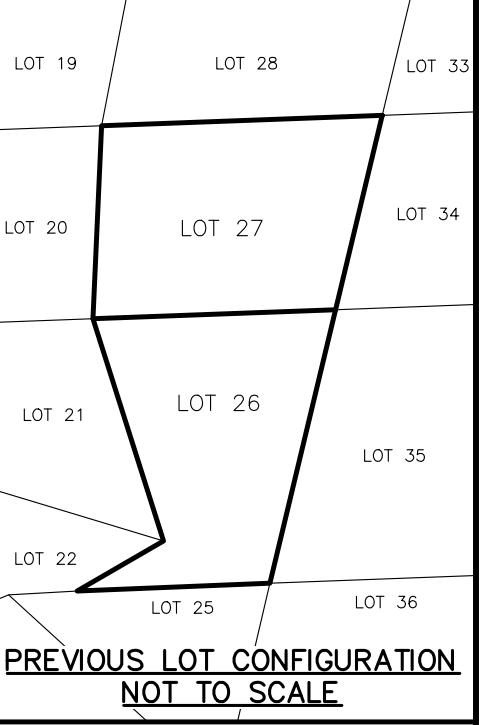
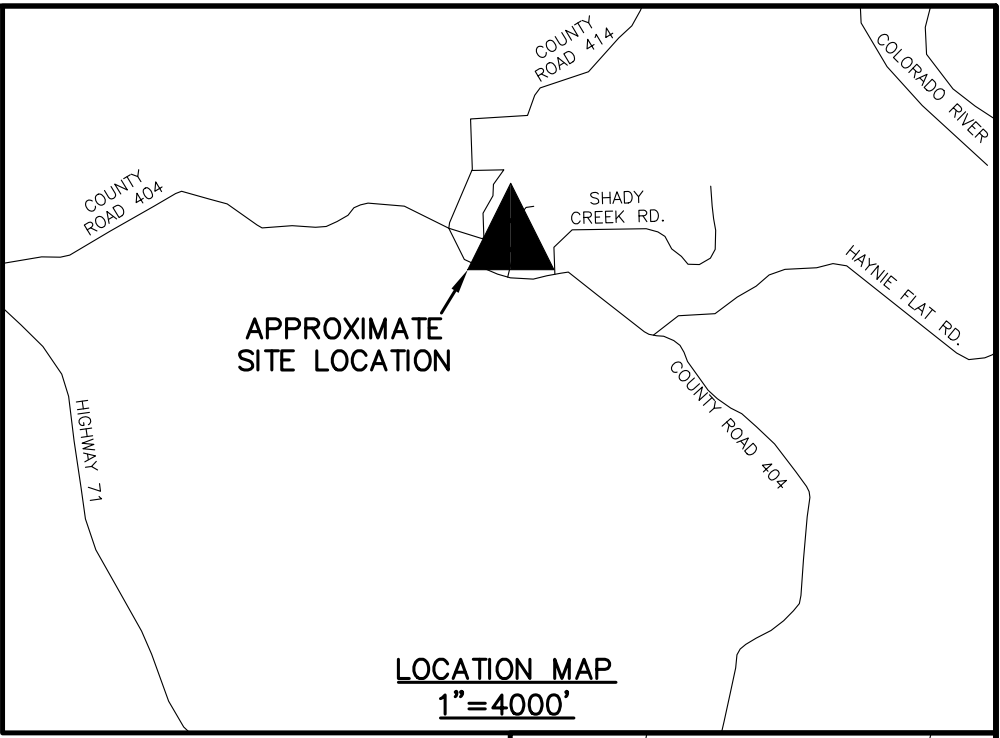
THENCE NORTH 17°37'01" WEST, ALONG THE COMMON LINE OF SAID LOTS 21 AND 26, A DISTANCE OF 303.64 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID LOT 21, THE SOUTHEAST CORNER OF LOT 20 OF SAID SHADY CREEK RANCHES, FOR THE NORTHWEST CORNER OF SAID LOT 26, FOR THE SOUTHWEST CORNER OF SAID LOT 27, FOR AN ANGLE POINT IN THE WEST LINE HEREOF, FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS SOUTH 87°52'37" WEST, A DISTANCE OF 392.60 FEET;

THENCE NORTH 02°34'55" EAST, ALONG THE COMMON LINE OF SAID LOTS 20 AND 27, A DISTANCE OF 251.57 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID LOT 20, THE SOUTHEAST CORNER OF LOT 19 OF SAID SHADY CREEK RANCHES, THE SOUTHWEST CORNER OF SAID LOT 28, THE NORTHWEST CORNER OF SAID LOT 27, FOR THE NORTHWEST CORNER HEREOF;

THENCE NORTH 87°52'37" EAST, ALONG THE COMMON LINE OF SAID LOTS 27 AND 28, AT A DISTANCE OF 453.09 FEET PASSING A FOUND CONCRETE NAIL IN ROCK, IN ALL A DISTANCE OF 365.77 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.820 ACRES, MORE OR LESS, AND AS SHOWN HEREON.

SURVEY NOTES:

1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)—HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.
2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLIS"
3. INFORMATION OF EASEMENTS, SERVITUDES OR COVENANTS IF ANY SHOWN HEREON ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT AND NO OTHER RESEARCH WAS PERFORMED.
4. LOCATION OF ALL WATERLINES, PIPELINES (ABOVE-GROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREON ARE APPROXIMATE AND BASED SOLELY ON VISIBLE EVIDENCE. NOT ALL OVERHEAD ELECTRIC POLES AND GUY WIRES WERE LOCATED, ONLY THOSE REQUIRED TO SHOW THE LOCATION OF THE LINES. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES ASSOCIATED WITH THESE UTILITIES.



STATE OF TEXAS
COUNTY OF BURNET

I, BRYAN WILSON, COUNTY JUDGE OF BURNET COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED MAP AND PLAT, AND THE ABOVE CERTIFICATE AND DEDICATION OF THE "SHADY CREEK RANCHES REPLAT OF LOTS 26 AND 27" SUBDIVISION, HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS' COURT OF BURNET COUNTY, TEXAS, AND BY SAID COURT DULY CONSIDERED, WHEREON THIS DAY APPROVED, AND SAID MAP AND PLAT AUTHORIZED TO REGISTERED AND RECORDING THE PROPER RECORDS IN THE OFFICE OF THE COUNTY CLERK OF BURNET COUNTY, TEXAS.

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

BRYAN WILSON, COUNTY JUDGE
BURNET COUNTY, TEXAS

JOE DON DOCKERY, PRECINCT 4 COMMISSIONER
BURNET COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BURNET

I, VICINTA STAFFORD, COUNTY CLERK OF BURNET COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD

IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS IN CABINET _____, PAGE _____

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

VICINTA STAFFORD, COUNTY CLERK
BURNET COUNTY, TEXAS

SHADY CREEK RANCHES, REPLAT OF LOTS 26 AND 27, ESTABLISHING LOT 26A, BEING A REPLAT OF LOTS 26 AND 27, SHADY CREEK RANCHES, RECORDED IN CABINET 1, SLIDE 73C, PLAT RECORDS OF BURNET COUNTY, TEXAS

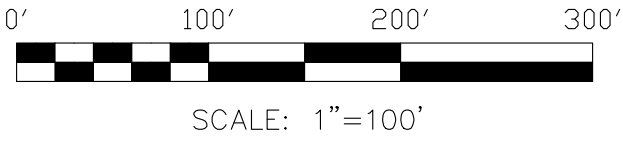
PLAT DATE: 04/16/2025
JOB #25-50008

CTLIS
Cross Texas Land Services, Inc
702 RIO GRANDE, #301 - AUSTIN, TEXAS 78701
512-955-2878

TX. FIRM REG. #100248-00
www.crosstexaslandservices.com

LEGEND:

BOUNDARY LINE	DHE
ADJOINER LINE	OVERHEAD UTILITY LINE
SURVEY LINE	BURIED ELECTRIC LINE
B.C.P.R. - BURNET COUNTY PLAT RECORDS	EASEMENT LINE
B.C.O.P.R. - BURNET COUNTY DEED RECORDS	
B.C.O.P.R. - BURNET COUNTY OFFICIAL PUBLIC RECORDS	
UTILITY EASEMENT	WATERLINE EASEMENT
B.L. - BUILDING SETBACK LINE	
(BKG-DIST.) RECORD CALL	
POINT	
MONUMENT FOUND	
MONUMENT SET	



OWNER:
PAULA TASHJIAN
17004 SANGUER DRIVE
AUSTIN, TX 78738

SURVEYOR:
MARK R. WATSON
CROSS TEXAS LAND SERVICES, INC
702 RIO GRANDE, #301
AUSTIN, TX 78701

JOB NO. 25-50008 SURVEY DATE: FEBRUARY 2025
DRAWN BY: TA PAGE 1 OF 2