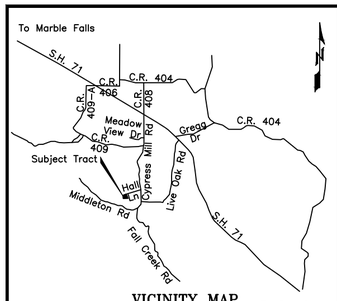
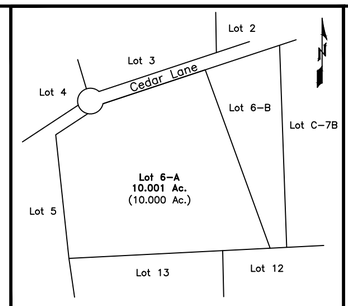


VICINITY MAP
N.T.S.



PREVIOUS CONFIGURATION
N.T.S.

E.T.J. NOTE:
No portion of this subdivision lies within the boundaries of any municipalities' corporate city limits or extra territorial jurisdiction.

FLOODPLAIN NOTE:
This tract is not within an Identified Special Flood Hazard Area inundated by 100–Year Flood as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map for Burnet County, Texas and Incorporated Areas Map Number 48053C0683G, dated November 1, 2019. This tract lies within the Federal Emergency Management Agency, Flood Insurance Rate Map for Blanco County, Texas and Incorporated Areas Map Number 48031C0250C, dated February 6, 1991 but does not indicate flood hazard areas.

SURVEY NOTES:
Survey based on Texas State Plane Grid Coordinates, South Central Zone, NAD83 (2011), U.S. Feet. Plat bearings and distances represent South Central Zone projection. Texas State Plane Grid Coordinates, Central Zone, NAD83 (2011), U.S. Feet bearings and distances shown in brackets. Coordinates shown on plat in both projections, as noted. Record calls are in parentheses.

SEPTIC NOTE:
No septic system allowed on the Blanco County portion of Lot 6–A1 since the lot size is smaller than 5 acres.

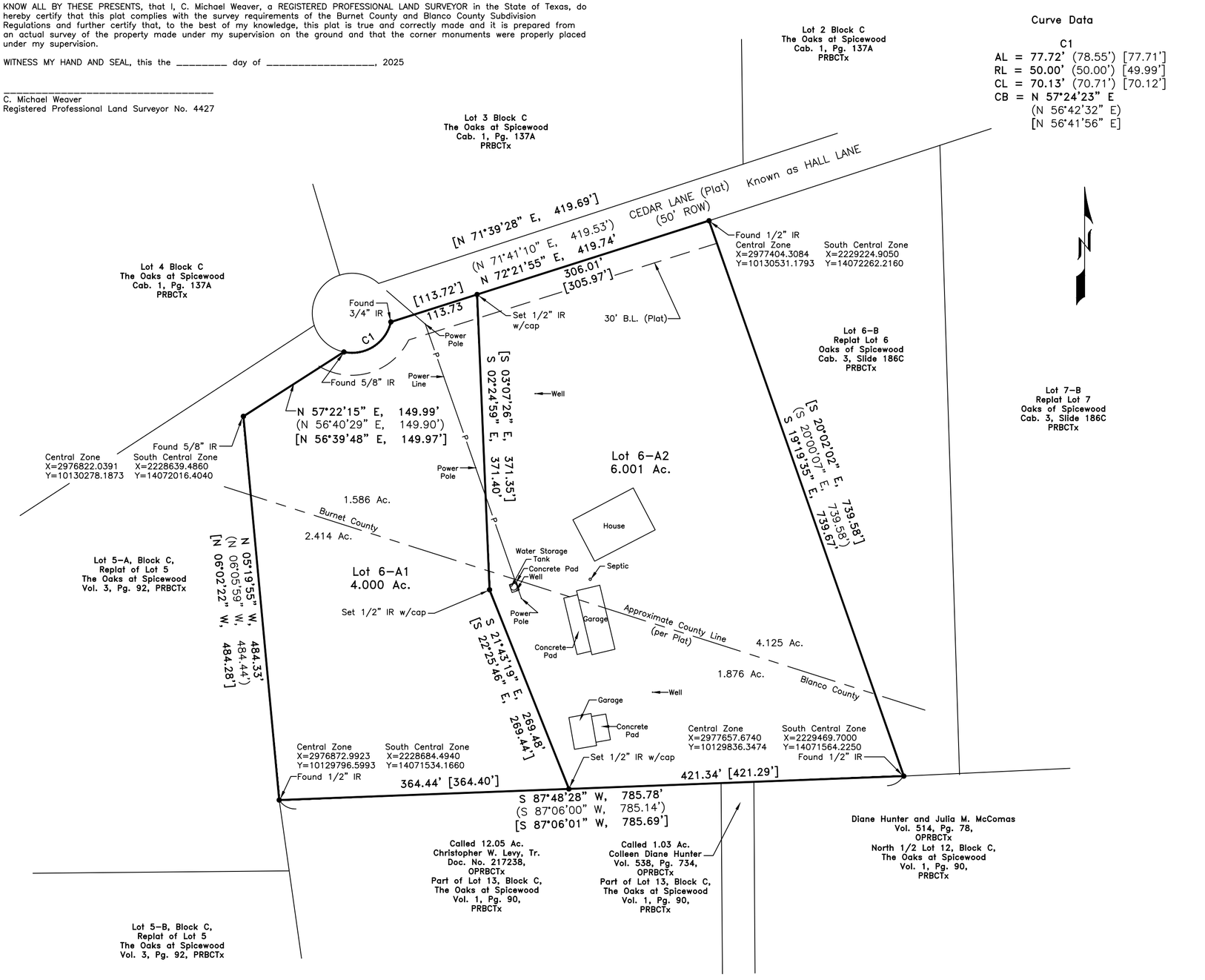
ROAD NOTE:
Access road to this property, as depicted on this plat, lies solely in Burnet County.

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL BY THESE PRESENTS, that I, C. Michael Weaver, a REGISTERED PROFESSIONAL LAND SURVEYOR in the State of Texas, do hereby certify that this plat complies with the survey requirements of the Burnet County and Blanco County Subdivision Regulations and further certify that, to the best of my knowledge, this plat is true and correctly made and it is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

WITNESS MY HAND AND SEAL, this the _____ day of _____, 2025

_____
C. Michael Weaver
Registered Professional Land Surveyor No. 4427



Curve Data

C1
AL = 77.72' (78.55') [77.71']
RL = 50.00' (50.00') [49.99']
CL = 70.13' (70.71') [70.12']
CB = N 57°24'23" E
(N 56°42'32" E)
[N 56°41'56" E]

T & N.O. R.R. Co. Survey No. 4
Abstract No. 1720, Burnet County, Texas
Abstract No. 1462, Blanco County, Texas

UTILITY INFORMATION

Water: Individual Water Wells
Sewer: Individual On–site Sewage Facilities
Electricity: Pedernales Electric Cooperative, Inc.

OWNER'S CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS: That THE RANCH AT FALL CREEK, LP, owner of record of Lot 6–A, Block C, REPLAT OF THE OAKS AT SPICEWOOD, a subdivision recorded in Cabinet 3, Slide 186C of the Plat Records of Burnet County, Texas and Volume 1, Page 360 of the Plat Records of Blanco County, Texas, as conveyed in deed dated December 6, 2024 from Frank G. Davis Holdings, LLC to The Ranch at Fall Creek, LLC, recorded in Document No. 202412691 of the Official Public Records of Burnet County, Texas and Document No. 2024–243844 of the Official Public Records of Blanco County, Texas. located in the T & N.O. R.R. Co. Survey No. 4, Abstract No. 1720, Burnet County, Texas and Abstract No. 1462, Blanco County, Texas, DO HEREBY REPLAT said lot to be known as "REPLAT OF LOT 6–A, BLOCK C, THE OAKS AT SPICEWOOD", in accordance with the plot hereon, subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the public the use of the easements shown hereon.

WITNESS MY HAND, this the _____ day of _____, 2025.

THE RANCH AT FALL CREEK, LP

_____
By: Frank G. Davis, Managing Partner
Frank G. Davis & Co., LLC
P. O. Box 341659, Lakeway, Texas 78734

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared FRANK G. DAVIS, Managing Partner of FRANK G. DAVIS & CO., LLC on behalf of THE RANCH AT FALL CREEK, LP known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the some for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

_____
NOTARY PUBLIC, State of Texas

BURNET COUNTY CERTIFICATION:

STATE OF TEXAS
COUNTY OF BURNET

I, Vicinta Stafford, County Clerk of Burnet County, Texas, do hereby certify that on the _____ day of _____, 2025 the Commissioners Court of Burnet County, Texas, passed an order authorizing the filing for record of this plat and said order has been duly entered in the minutes of the said court in _____.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

_____
Bryan Wilson
County Judge
Burnet County, Texas

_____
Vicinta Stafford
County Clerk
Burnet County, Texas

I, Vicinta Stafford, County Clerk of Burnet County, Texas, do hereby certify that the foregoing instrument of writing with its certification of authentication was filed for record in my office on the _____ day of _____, 2025, at _____ o'clock _____m., in the Official Public Records of Burnet County, Texas in Document No. _____.

WITNESS MY HAND AND SEAL OF OFFICE this the _____ day of _____, A.D. 2025.

_____
Vicinta Stafford, County Clerk
Burnet County, Texas

APPROVED:

_____
Joe Don Dockery, Commissioner Precinct 4
Burnet County, Texas

BLANCO COUNTY CERTIFICATION:

STATE OF TEXAS
COUNTY OF BLANCO

I, Laura Walla, County Clerk of Blanco County, Texas, do hereby certify that on the _____ day of _____, 2025 the Commissioners Court of Blanco County, Texas, passed an order authorizing the filing for record of this plat and said order has been duly entered in the minutes of the said court in _____.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

_____
Brett Bray
County Judge
Blanco County, Texas

_____
Laura Walla
County Clerk
Blanco County, Texas

I, Laura Walla, County Clerk of Blanco County, Texas, do hereby certify that the foregoing instrument of writing with its certification of authentication was filed for record in my office on the _____ day of _____, 2025, at _____o'clock _____m., in the Official Public Records of Blanco County, Texas in Document No. _____.

WITNESS MY HAND AND SEAL OF OFFICE this the _____ day of _____, A.D. 2025.

_____
Laura Walla, County Clerk
Blanco County, Texas

WATER SUPPLY CERTIFICATE
No structure in this subdivision shall be occupied until connected to either: an individual water well, the location of which have been approved by the Blanco–Pedernales Groundwater Conservation District; a TCEQ approved public water supply system (described below); or other domestic water supply subject to approval by the Blanco County Commissioner's Court.

_____ _____
Blanco–Pedernales Groundwater Conservation District
830–868–9196
Date

_____ _____
Name of Public Water Supply System
Date

_____
Signature & Title of Authority Agent

Other Proposed Domestic Water Supply (Please specify) _____

_____

Oaks at Spicewood L&A TxSCBJF Prw250421.dwg (042125,10:11:21) (1=100)

WEAVER SURVEYING
Weaver Surveying, LLC
P.O. Box 1129
Dripping Springs, Texas 78620
(512) 777–9190
TBPELS Firm # 10194053
weaversurveying.com

0 50 100
SCALE: 1" = 100'

REPLAT OF
Lot 6–A, Block C
THE OAKS AT SPICEWOOD
Establishing Lot 6–A1 & Lot 6–A2
BURNET COUNTY, TEXAS / BLANCO COUNTY, TEXAS

Revision No:	0	Drawing Date:	4/21/2025
Revision Date:	–	Drawing No.:	H240429–01B