

Drawing Name: N:\Projects\KING001 Kingsland Commons-48ac Tract-Planning Phase\Planning\Platting\Kingsland Commons-Lot 13.dwg Jun 10, 2025 - 7:11pm User: Jamesingalls

STATE OF TEXAS
COUNTY OF BURNET

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS SUBDIVISION PLAT, AND WHOSE NAME SUBSCRIBED TO HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND AND CONSIDERATIONS THEREIN EXPRESSED AND THE SAME, ARE DEDICATED TO THE COUNTY OF BURNET, TEXAS.

OWNER:
KINGSLAND LAG, LLC
C/O GREGG MILLER
400 NEW 1ST STREET
OKLAHOMA CITY, OK 73104

STATE OF TEXAS
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____DAY OF _____ 20____

BY _____, AGENT OF KINGSLAND LAG, LLC ON BEHALF OF
SAID CORPORATION

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BURNET

I JIM LUTHER, JR. COUNTY COMMISSIONER OF PRECINCT NO. 1, IN BURNET COUNTY, TEXAS, HEREBY REVIEWED THE PLAT OF THIS SUBDIVISION AND HEREBY APPROVE SAID PLAT FOR PRESENTATION TO THE COMMISSIONER'S COURT OF BURNET COUNTY.

JIM LUTHER, JR. COMMISSIONER, PRECINCT NO. 1

STATE OF TEXAS
COUNTY OF BURNET

I JAMES OAKLEY, JUDGE OF THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN APPROVED BY THE COMMISSIONER'S COURT OF BURNET COUNTY, ON THE _____ DAY OF _____, 20____, AND BY MY SIGNATURE AFFIXED HERETO, AUTHORIZE THIS PLAT TO BE RECORDED IN THE PLAT RECORDS, OF BURNET COUNTY, TEXAS.

JAMES OAKLEY, COUNTY JUDGE

STATE OF TEXAS
COUNTY OF BURNET

I RICHARD GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT TO BE KNOWN AS KINGSLAND COMMONS SUBDIVISION WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION TO THE BEST OF MY BELIEFS AND KNOWLEDGE.

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
6477 FM 311
SPRING BRANCH, TEXAS 78070

STATE OF TEXAS
COUNTY OF BURNET

I JANET PARKER, CLERK OF THE COUNTY FOR
THIS PLAT TO BE FILED IN THE PLAT RECORDS
_____, SLIDE _____ AT _____
WITNESS MY HAND AND SEAL THIS _____

JANET PARKER, COUNTY CLERK



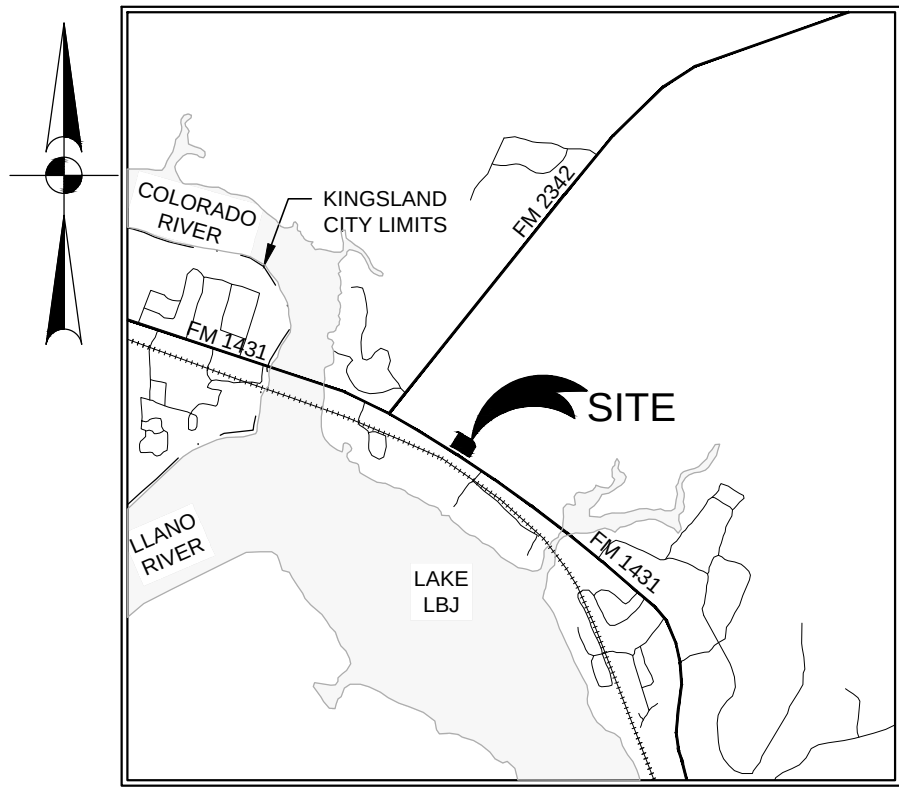
2021 W SH46, STE 105
NEW BRAUNFELS, TX. 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351

- LEGEND:
- = 1/2" IRON PIN SET WITH CAP
STAMPED SHERWOOD SURVEYING"
 - = IRON PIN FOUND
 - B.L. = BUILDING SETBACK LINE
 - R.O.B. = RIGHT-OF-WAY
 - OPRBTX = OFFICIAL PUBLIC RECORDS
OF BURNET COUNTY, TEXAS
 - B.C.O.P.R. = BURNET COUNTY OFFICIAL
PUBLIC RECORDS

FINAL PLAT ESTABLISHING
KINGSLAND COMMONS LOT 13
BEING 0.858 ACRES OF 48.71 ACRES OF LAND SITUATED IN THE WILLIAM SIMMONS SURVEY NUMBER 121, ABSTRACT NUMBER 777, CITY OF KINGSLAND, BURNET COUNTY, TEXAS;
BEING ALL OF 47.82 ACRES CONVEYED TO KINGSLAND LAG LLC RECORDED IN DOCUMENT NUMBER 202111150 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND ALL
OF 2.38 ACRE TRACT RECORDED IN DOCUMENT NUMBER 202111122 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, LESS 1.50 ACRES OF LAND RECORDED IN
DOCUMENT NUMBER 202303291 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

NOTES:

- LOT 13 WILL BE PROVIDED WATER BY KINGSLAND WATER SUPPLY CORP.
- LOT 13 WILL BE PROVIDED SEWER BY KINGSLAND MUNICIPAL UTILITY DISTRICT.
- LOT 13 WILL BE PROVIDED ELECTRIC BY PERDENALES ELECTRIC COOPERATIVE.
- ALL IMPROVEMENTS IN THIS SUBDIVISION ARE PRIVATE. PRIVATE STREETS MUST BE CONSTRUCTED TO THE SAME STANDARDS AS REQUIRED FOR COUNTY ROADS.
- ALL STREETS ARE PROPOSED TO BE OF A LOCAL TYPE FUNCTIONAL CLASSIFICATION WITH 50 FOOT RIGHT-OF-WAYS UNLESS NOTED OTHERWISE.
- BY FILING THIS PLAT, KINGSLAND LAG, LLC AND ALL FUTURE OWNERS OF THE PROPERTY ACKNOWLEDGE AND AGREE THAT THE COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS IN THIS SUBDIVISION.
- RESTRICTIVE COVENANTS ESTABLISHING A HOME OWNERS ASSOCIATION, WHOSE PURPOSE SHALL BE BUT NOT LIMITED TO, THE MAINTENANCE AND REPAIR OF ROADS IN THE SUBDIVISION SHALL BE FILED IN THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY CONCURRENTLY WITH THE RECORDING OF THE FINAL PLAT.
- THE SUBDIVISION IS WITHIN THE BURNET CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE, UTILIZING THE WDS STATEWIDE COOPERATIVE GPS NETWORK. DISTANCES ARE SHOWN IN GRID.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND MARKERS WILL BE SET WITH 1/2" IRON PIN WITH PLASTIC CAP STAMPED "SHERWOOD SURVEYING." IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- THE PROPOSED USE OF LOT 13 IS A COMMERCIAL DEVELOPMENT.
- KINGSLAND COMMONS SUBDIVISION LOT 13, ESTABLISHING A TOTAL OF 1 LOTS, WITH 1 BEING BUILDABLE.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF BURNET COUNTY. BURNET COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
- NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER AND SEWER SYSTEM WHICH HAS BEEN APPROVED BY KINGSLAND WATER SUPPLY CORP AND KINGSLAND MUNICIPAL UTILITY DISTRICT.
- MAINTENANCE OF DRAINAGE EASEMENT DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON PANEL NUMBER 48053C0450F, DATED MARCH 15, 2012.
- EACH LOT OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SEWER SERVICE STUB OUT AND DETERMINING THE MINIMUM SERVICEABLE FINISH FLOOR ELEVATION.
- ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF BURNET COUNTY MUST BE PERMITTED BY THE BURNET COUNTY ROAD DEPARTMENT.
- THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
- THE COUNTY SHALL NOT ACCEPT ALL OR PORTIONS OF THE ROADS IN THIS SUBDIVISION FOR MAINTENANCE.
- UTILITIES ARE EXISTING AND FULLY OPERATIONAL.
- THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE BURNET COUNTY SUBDIVISIONS REGULATIONS.



LOCATION MAP
SCALE: 1"=2,000'

Drawing Name: N:\Projects\KING001 Kingsland Commons-48ac Tract-Planning Phase\Planning\Plotting\Kingsland Commons-Lot 13.dwg User: Jamesingalls Jun 11, 2025 - 7:39am

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STAMPED SHERWOOD SURVEYING"
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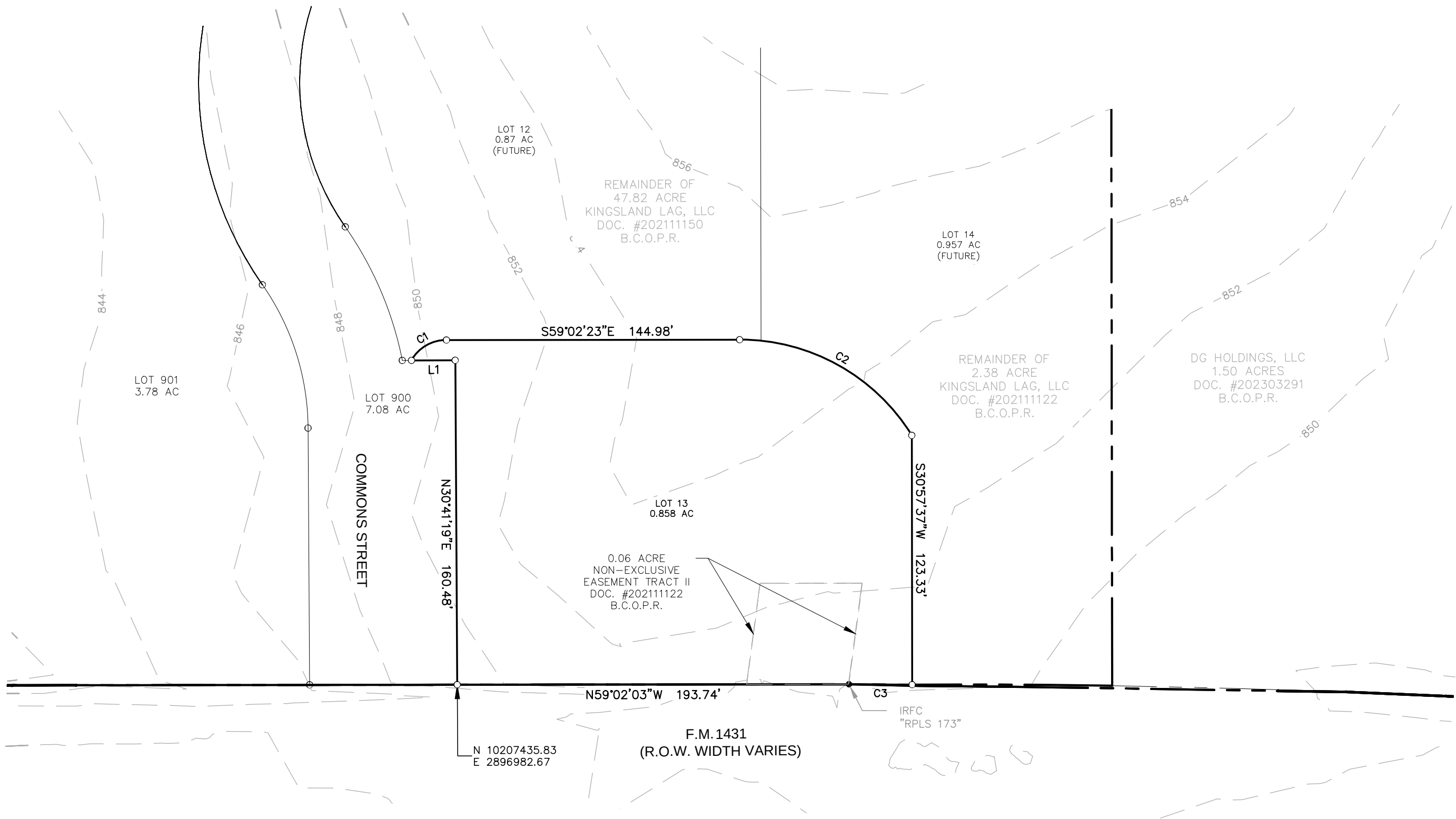
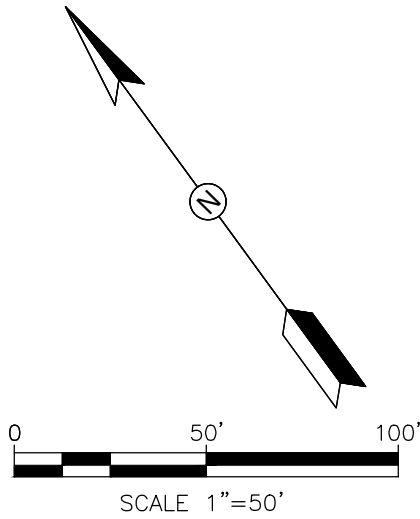
2021 W SH46, STE 105
NEW BRAUNFELS, TX. 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351

PREPARED: June 11, 2025
SURVEYED: October 19, 2022

FINAL PLAT ESTABLISHING

KINGSLAND COMMONS LOT 13

BEING 0.858 ACRES OF 48.71 ACRES OF LAND SITUATED IN THE WILLIAM SIMMONS SURVEY NUMBER 121, ABSTRACT NUMBER 777, CITY OF KINGSLAND, BURNET COUNTY, TEXAS;
BEING 0.790 ACRES OUT OF 47.82 ACRES CONVEYED TO KINGSLAND LAG LLC RECORDED IN DOCUMENT NUMBER 202111150 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY,
TEXAS AND 0.068 ACRES OUT OF 2.38 ACRE TRACT RECORDED IN DOCUMENT NUMBER 202111122 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, LESS 1.50 ACRES
OF LAND RECORDED IN DOCUMENT NUMBER 202303291 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	20.94'	20.00'	60°00'00"	11.55'	20.00'	N89°02'23"W
C2	101.75'	100.00'	58°18'01"	55.77'	97.42'	N29°53'18"W
C3	31.23'	48401.92'	0°02'13"	15.62'	31.23'	N58°30'27"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.65'	N59°02'23"W