

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: THAT, BRIAN DAVID STEVENS, BEING THE OWNER OF CANCELED LOTS 142 THRU 145, AS SHOWN ON SHADY ACRES SECTION 2 RECORDED IN CABINET 1, SLIDE 17-C OF THE BURNET COUNTY PLAT RECORDS, DO HEREBY REPLAT THE SAME AND DO HEREBY DEDICATE THE ATTACHED PLAT OF "A PLAT TO FORM LOTS 142-A AND 143-A SHADY ACRES, SECTION TWO, BURNET COUNTY, TEXAS", AS THE OFFICIAL PLAT OF SAME.

WITNESS OUR HAND THIS ____ DAY OF _____, 2025.

BRIAN DAVID STEVENS
307 OLEANDER DRIVE
MARBLE FALLS, TEXAS 78654

STATE OF TEXAS:
COUNTY OF BURNET:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT OF CANCELED LOTS 142 THRU 145 SHADY ACRES, SECTION TWO, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 17-C, BURNET COUNTY, PLAT RECORDS CONVEYED TO BRIAN DAVID STEVENS IN DOCUMENT NO. 202103399 OF THE OFFICIAL PUBLIC RECORDS BURNET COUNTY, TEXAS, TO BE KNOWN AS "A PLAT TO FORM LOTS 142-A AND 143-A, SHADY ACRES, SECTION TWO, BURNET COUNTY, TEXAS" WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND APPROVED FOR FILING THEREOF IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS,

THIS ____ DAY OF _____, 2025

ATTEST: _____
JIM LUTHER COMMISSIONER PRECINCT 1

BRYAN WILSON, BURNET COUNTY JUDGE

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS; THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY REQUIREMENTS OF THE BURNET COUNTY SUBDIVISION REGULATIONS AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND 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.

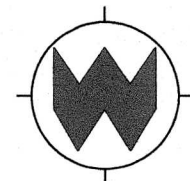
DONALD SHERMAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1877, DATED

GENERAL NOTES:

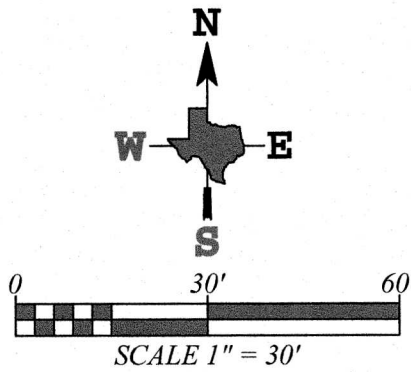
1. WATER WILL BE PROVIDED BY THE CITY OF HIGHLAND HAVEN.
2. WASTE WATER WILL BE SUPPORTED BY O.S.S.F.
3. GARBAGE PICKUP IS AVAILABLE BY COMMERCIAL FIRM.
4. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS DATED JANUARY 11, 2011.
5. THIS PLAT TAKES THE PLACE OF LOTS 142 THRU 145, SHADY ACRES, SECTION TWO, RECORDED IN CABINET 1, SLIDE 17-C, PLAT RECORDS, BURNET COUNTY, TEXAS.
6. ALL OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE A (AREAS INSIDE THE 100 YR. FLOOD WITHOUT A B.F.E.) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0560F, EFFECTIVE 3/15/2012.
7. SUBJECT TO ALL CURRENT LAND USE ORDINANCES AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.
8. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 83.
9. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES, CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
10. EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED ON **LOTS 142-A AND 143-A** MUST BE PERMITTED, INSPECTED AND APPROVED FOR OPERATION UNDER THOSE TERMS, STANDARDS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND LOWER COLORADO RIVER AUTHORITY AS ARE IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS ARE MADE. THESE LOTS MAY REQUIRE PROFESSIONALLY DESIGNED WASTEWATER DISPOSAL SYSTEMS DUE TO TOPOGRAPHICAL, GEOLOGICAL, AND WATER WELL CONSIDERATIONS.

SPECIAL RESTRICTION:

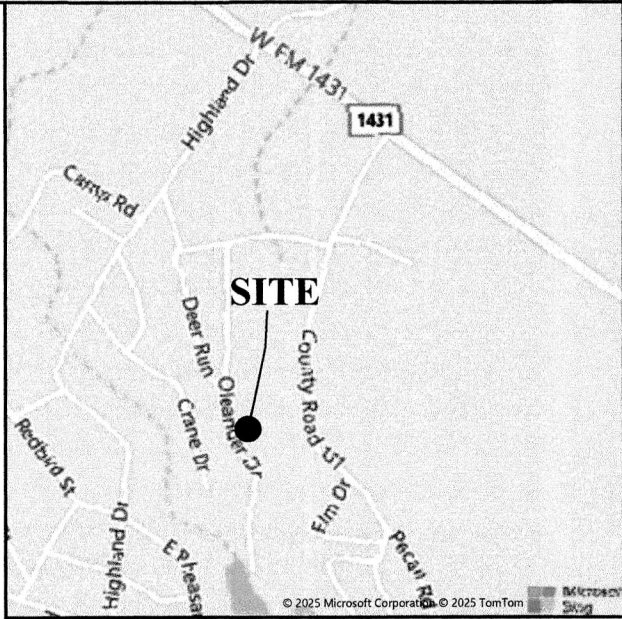
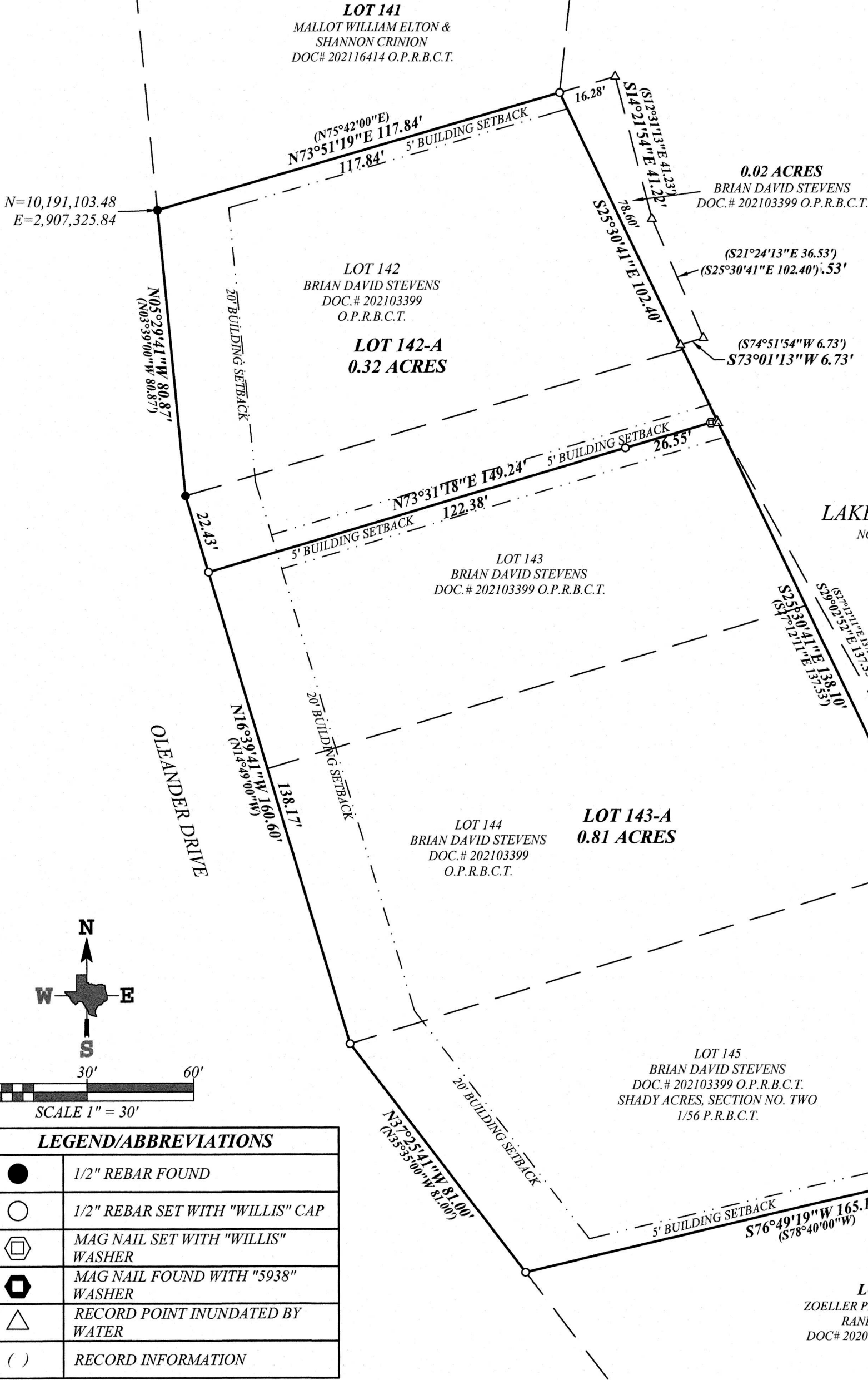
ANY DEVELOPMENT OF THESE LOTS MUST COMPLY WITH THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF SHADY ACRES SUBDIVISION. THE OWNER OF THE SUBJECT PROPERTY SHALL BE RESPONSIBLE FOR ANNUAL AND SPECIAL ASSESSMENTS BASED UPON THE ORIGINAL NUMBER OF LOTS COMBINED INTO TWO LOTS, AS SHOWN ON THE ORIGINAL PLAT RECORDED IN CABINET 1, SLIDE 17-C, OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND SUCH COMBINED LOTS MAY NOT BE SUBDIVIDED THEREAFTER. THE ANNUAL AND SPECIAL ASSESSMENTS FOR LOT 142-A SHALL BE 1 AND 1/3 TIMES THE ANNUAL ASSESSMENT FOR ONE LOT IN SHADY ACRES SUBDIVISION AND THE ANNUAL AND SPECIAL ASSESSMENTS FOR LOT 143-A SHALL BE 2 AND 2/3 TIMES THE ANNUAL ASSESSMENT FOR ONE LOT IN SHADY ACRES SUBDIVISION



WILLIS AND ASSOCIATES
SURVEYORS AND PLANNERS
310 MAIN STREET
MARBLE FALLS, TEXAS 78654
(830) 693-3566
FIRM NUMBER: 10194764



LEGEND/ABBREVIATIONS	
●	1/2" REBAR FOUND
○	1/2" REBAR SET WITH "WILLIS" CAP
⬡	MAG NAIL SET WITH "WILLIS" WASHER
⬢	MAG NAIL FOUND WITH "5938" WASHER
△	RECORD POINT INUNDATED BY WATER
()	RECORD INFORMATION



VICINITY MAP (NOT TO SCALE)

**A PLAT TO FORM
LOTS 142-A AND 143-A,
SHADY ACRES, SECTION TWO
BURNET COUNTY, TEXAS**

A REPLAT OF LOTS 142 THRU 145, SHADY ACRES, SECTION TWO,
A BURNET COUNTY, SUBDIVISION RECORDED IN CABINET 1, SLIDE 17-C PLAT
RECORDS OF BURNET COUNTY TEXAS

OFFICE: J.FRAILEY

FIELD: T.MARTINKA

JOB#: 16596

P:2023 JOB# 16596 AS-BUILT SURVEY ON LOTS 142-145 AND 146 ACRES DWG 16596 PLAT TO FORM LOTS 142-A & 143-A DWG 2025/07/09 2:17pm dx