

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: THAT MADIGAN HOMES, INC., BEING THE OWNER OF A 1.04 ACRE TRACT AND A 1.88 ACRE TRACT OF LAND OUT OF THE MARIA C. SALINAS SURVEY NO. 17, ABSTRACT NO. 776, IN BURNET COUNTY, TEXAS, RECORDED IN DOCUMENT NOS. 201812395 AND 202010162 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DOES HEREBY PLAT THE SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "MADIGAN SUBDIVISION" AS THE OFFICIAL PLAT OF SAME.

IN WITNESS WHEREOF, HAS THE PRESENTS TO BE SIGNED ON THIS _____ DAY OF _____, 2025.

MADIGAN HOMES, INC. – OWNER
AUTHORIZED AGENT

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED THE AUTHORIZED AGENT FOR MADIGAN HOMES, INC. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE 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 ALL OF A 1.04 ACRE TRACT AND A 1.88 ACRE TRACT OF LAND OUT OF THE MARIA C. SALINAS SURVEY NO. 17, ABSTRACT NO. 776, BURNET COUNTY, TEXAS, RECORDED IN DOCUMENT NOS. 201812395 AND 202010162 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DOES HEREBY PLAT THE SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "MADIGAN SUBDIVISION" AS THE OFFICIAL PLAT OF SAME, WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS 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:

JOE DON DOCKERY, COMMISSIONER PRECINCT 4

BRYAN WILSON, COUNTY JUDGE

STATE OF TEXAS:
COUNTY OF BURNET:

I, K.C. LUST, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "MADIGAN 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.

WITNESS MY HAND AND SEAL THIS 9TH DAY OF JULY, 2025.

K.C. LUST, R.P.L.S. NO. 5273



LEGAL DESCRIPTION:

BEING 2.923 ACRES OF LAND OUT OF THE MARIA C. SALINAS SURVEY NO. 17, ABSTRACT NO. 776, BURNET COUNTY, TEXAS, CONSISTING OF ALL OF THOSE TRACTS (1.04 AC., 1.88 AC.) DESCRIBED IN DOCUMENTS TO MADIGAN HOMES, INC., IN DOCUMENT NOS. 201812395 AND 202010162 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 2.923 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 414, AT A SOUTHERLY CORNER OF A CALLED 8.555 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO GARY W. WOOD AND MARY F. WOOD, RECORDED IN DOCUMENT NO. 201201353 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AT THE SOUTHEAST CORNER OF SAID 1.04 ACRE TRACT, AND HEREOF;

THENCE SOUTH 75°33'03" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 414, THE SOUTH LINE OF SAID 1.04 ACRE TRACT AND SAID 1.88 ACRE TRACT, AND HEREOF, A DISTANCE OF 271.63' TO A 1/2" IRON PIN FOUND AT AN EASTERLY CORNER OF THE REMAINDER OF A CALLED 6.5 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO PATRICK C. HAAS AND YOLANDA K. HAAS, RECORDED IN VOLUME 468, PAGE 628 OF THE REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF SAID 1.88 ACRE TRACT, AND HEREOF;

THENCE ALONG THE EAST LINE OF SAID REMAINDER TRACT, THE WEST LINE OF SAID 1.88 ACRE TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES:

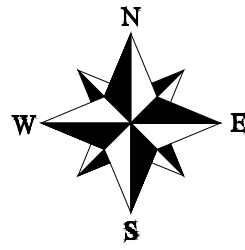
- 1) NORTH 03°09'29" WEST, A DISTANCE OF 182.16' TO A 1/2" IRON PIN FOUND;
- 2) SOUTH 89°30'01" WEST, A DISTANCE OF 168.41' TO A 1/2" IRON PIN FOUND;
- 3) NORTH 08°56'47" WEST, A DISTANCE OF 33.09' TO A 1/2" IRON PIN FOUND;
- 4) NORTH 12°20'32" WEST, A DISTANCE OF 159.85' TO A 1/2" IRON PIN FOUND ALONG A SOUTHERLY LINE OF SAID 8.555 ACRE TRACT, AT THE NORTHEAST CORNER OF SAID REMAINDER TRACT, THE NORTHWEST CORNER OF SAID 1.88 ACRE TRACT, AND HEREOF;

THENCE NORTH 88°08'22" EAST, ALONG A SOUTHERLY LINE OF SAID 8.555 ACRE TRACT, THE NORTH LINE OF SAID 1.88 ACRE TRACT AND SAID 1.04 ACRE TRACT, AND HEREOF, A DISTANCE OF 464.25' TO A 3/4" IRON PIPE FENCE POST CORNER FOUND AT THE NORTHEAST CORNER OF SAID 1.04 ACRE TRACT, AND HEREOF;

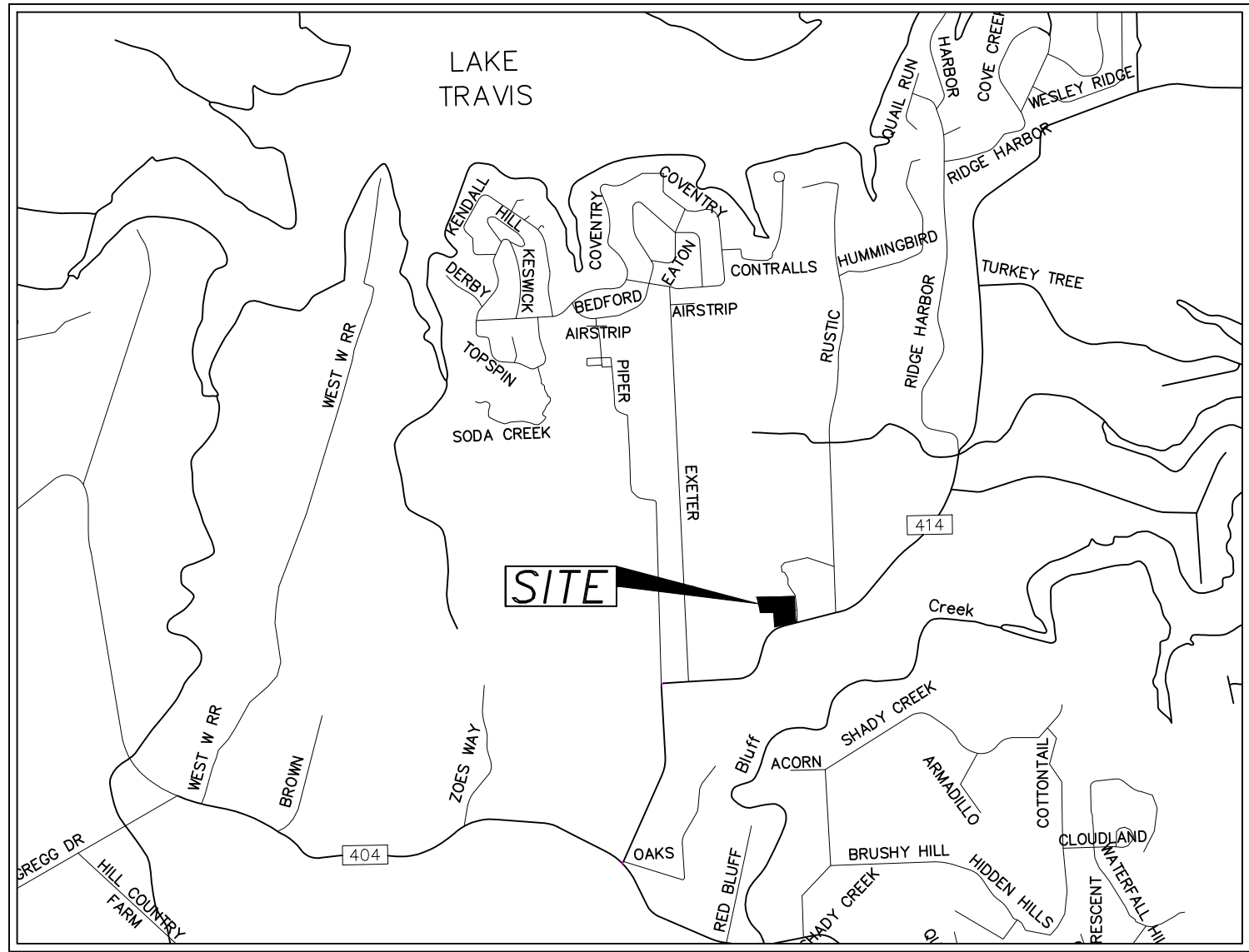
THENCE SOUTH 03°02'15" EAST, ALONG A WESTERLY LINE OF SAID 8.555 ACRE TRACT, THE EAST LINE OF SAID 1.04 ACRE TRACT, AND HEREOF, A DISTANCE OF 317.00' TO THE POINT OF BEGINNING, CONTAINING 2.923 ACRES, MORE OR LESS.

NOTES:

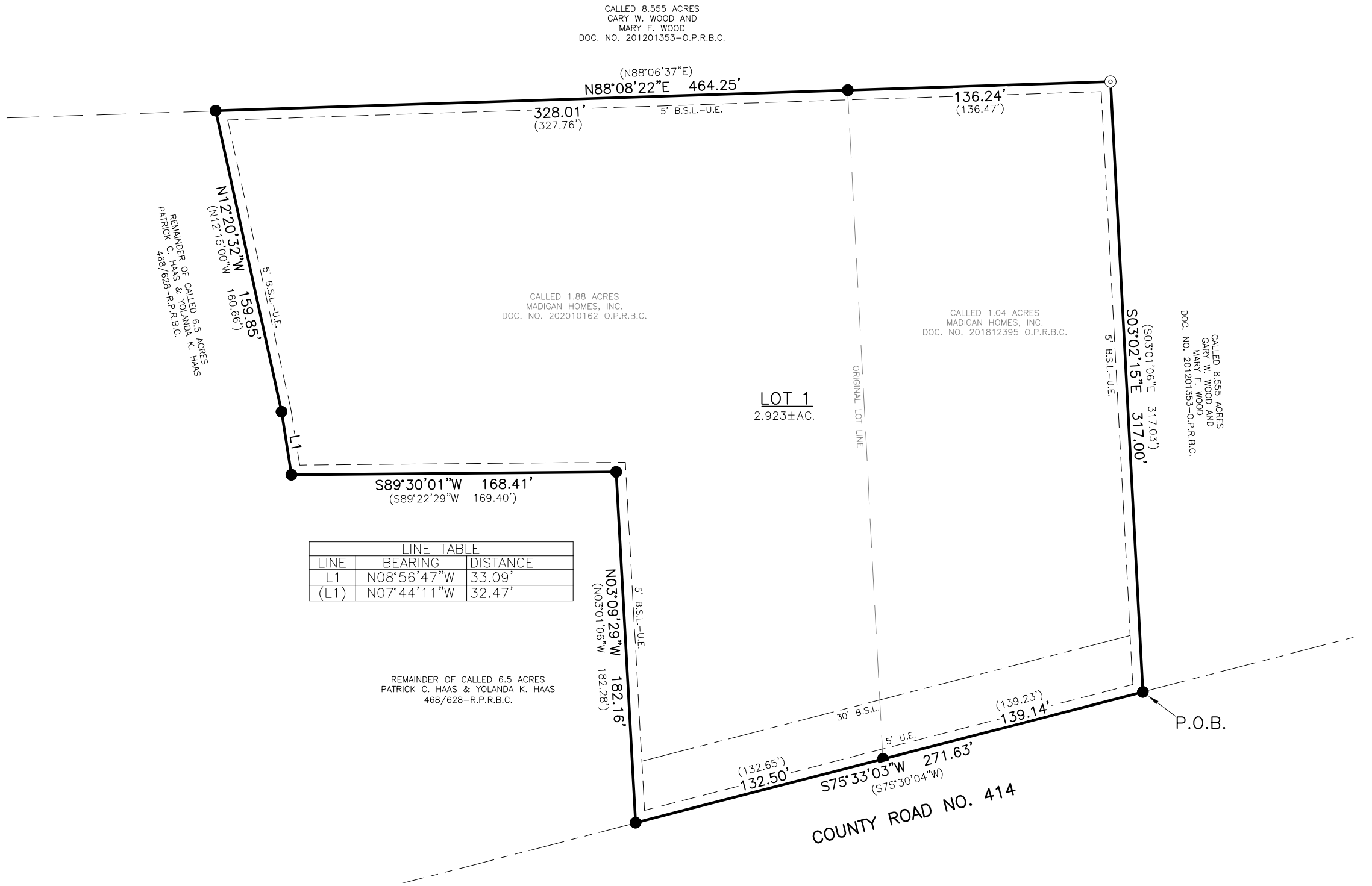
1. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X, (AREAS OUTSIDE THE 100 YEAR FLOODPLAIN) AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 48053C0705F DATED MARCH 15, 2012.
2. WATER IS PROVIDED BY WINDERMERE OAKS WATER SUPPLY CORPORATION.
3. GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
4. ELECTRIC SERVICE IS PROVIDED BY PEDERNALES ELECTRIC COOP.
5. EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE LOWER COLORADO RIVER AUTHORITY.
6. THERE ARE NO NEW ROADS BEING CREATED WITH THE PLAT.
7. THERE IS ONE NEW LOT CREATED WITH THIS SUBDIVISION.
8. BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD83. ALL DISTANCES SHOWN HEREON ARE GRID. FOR SURFACE DISTANCES, APPLY A COMBINATION SCALE FACTOR OF 1.00011345.
9. NO LOTS WITHIN THIS SUBDIVISION SHALL BE RESUBDIVIDED INTO SMALLER TRACTS.
10. ALL LOTS WITHIN THIS SUBDIVISION ARE FOR RESIDENTIAL USE.
11. THIS PLAT CONFORMS WITH THE SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS, ADOPTED ON JANUARY 11, 2011.
12. THIS PLAT DOES NOT LIE WITHIN ANY EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.
13. 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.
14. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.



LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
⊙	3/4" IRON PIPE FOUND
-/-	VOLUME/PAGE
R.P.R.B.C.	REAL PROPERTY RECORDS BURNET COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
()	RECORD INFO/SUBJECT
B.S.L.	BLDG. SETBACK LINE
U.E.	UTILITY EASEMENT



LOCATION MAP
1" = 2000'



MADIGAN SUBDIVISION
2.923 ACRES OUT OF THE
MARIA C. SALINAS SURVEY NO. 17, ABSTRACT NO. 776,
BURNET COUNTY, TEXAS

COUNTY SEAL AND FILING INFORMATION

PROJ. NO. 25526
PREPARED FOR: MADIGAN HOMES, INC.
TECH: JTM
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 06/05/2025
FILE PATH: PROJECTS\2025\25526\DWG\25526 FINAL PLAT.dwg
COPYRIGHT:2025 PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 60'
0 30 60

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	1	
DATE	NO.	DESCRIPTION
REVISIONS		

1 OF 1
SHEET