

STATE OF TEXAS:
COUNTY OF BURNET:

KNOWN BY ALL MEN THESE PRESENTS: THAT, SAMUEL P. BOYD, BEING THE OWNER OF LOT 14 AND 0.06 ACRE OF NON-EXCLUSIVE ACCESS, UTILITY AND DRAINAGE EASEMENT NO. 1 SHOWN ON THE PLAT OF THE RANCH ON LAKE LBJ WAREHOUSE SUBDIVISION, PHASE ONE PLAT NO. 1.1, 9.24 ACRES OUT OF THE W. B. WAINSCOTT SURVEY NO. 29, ABSTRACT NO. 949 A PRIVATE SUBDIVISION BURNET COUNTY, TEXAS RECORDED IN 202413014, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS DOES HEREBY REPLAT THE SAME TO BE KNOWN AS "LOT 14-A. 0.17 ACRE, THE RANCH ON LAKE LBJ WAREHOUSE SUBDIVISION, PHASE ONE PLAT NO. 1.2, A PRIVATE SUBDIVISION BURNET COUNTY, TEXAS" AND DOES HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO THE USE OF THE PROPERTY OWNERS OF THE RANCH ON LAKE LBJ SUBDIVISION, AND TO ALL PUBLIC UTILITY PROVIDERS AND EMERGENCY SERVICE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF WATER, SEWER, TELEPHONE, ELECTRIC AND TELECOMMUNICATION SERVICES AND EMERGENCY SERVICES, HOWEVER IN NO WAY DOES THIS PLAT DEDICATE SAID STREETS AND EASEMENTS TO THE USE OF THE PUBLIC.

WITNESS MY HAND THIS _____ DAY OF _____, 2025.

BY: SAMUEL P. BOYD
P.O. BOX 4929, HORSESHOE BAY TEXAS 78657, (713)-816-2023

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SAMUEL P. BOYD, 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:

KNOW ALL MEN BY THESE PRESENTS: THAT SAMUEL P. BOYD, DECLARANT, DOES HEREBY JOIN IN THE DEDICATION OF THE ATTACHED PLAT OF "LOT 14-A. 0.17 ACRE, THE RANCH ON LAKE LBJ WAREHOUSE SUBDIVISION, PHASE ONE PLAT NO. 1.2, A PRIVATE SUBDIVISION BURNET COUNTY, TEXAS", AS THE OFFICIAL PLAT OF SAME .

IN WITNESS WHEREOF, SAM P. BOYD, DECLARANT, HAS CAUSED THE PRESENTS TO BE SIGNED.

DECLARANT BY: SAMUEL P. BOYD

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAMUEL P. BOYD KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THE SAME WAS FOR THE ACT OF SAID DECLARANT AND THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

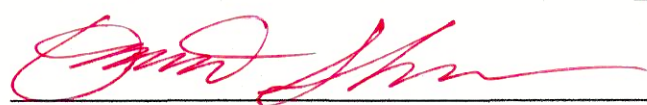
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

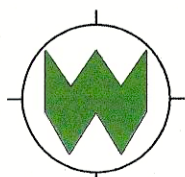
STATE OF TEXAS:
COUNTY OF BURNET:

I, DONALD SHERMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "LOT 14-A. 0.17 ACRE, THE RANCH ON LAKE LBJ WAREHOUSE SUBDIVISION, PHASE ONE PLAT NO. 1.2, A PRIVATE SUBDIVISION BURNET COUNTY, TEXAS", 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 7TH DAY OF August, 2025.


DONALD SHERMAN, R.P.L.S. NO. 1877



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

STATE OF TEXAS:
COUNTY OF BURNET:

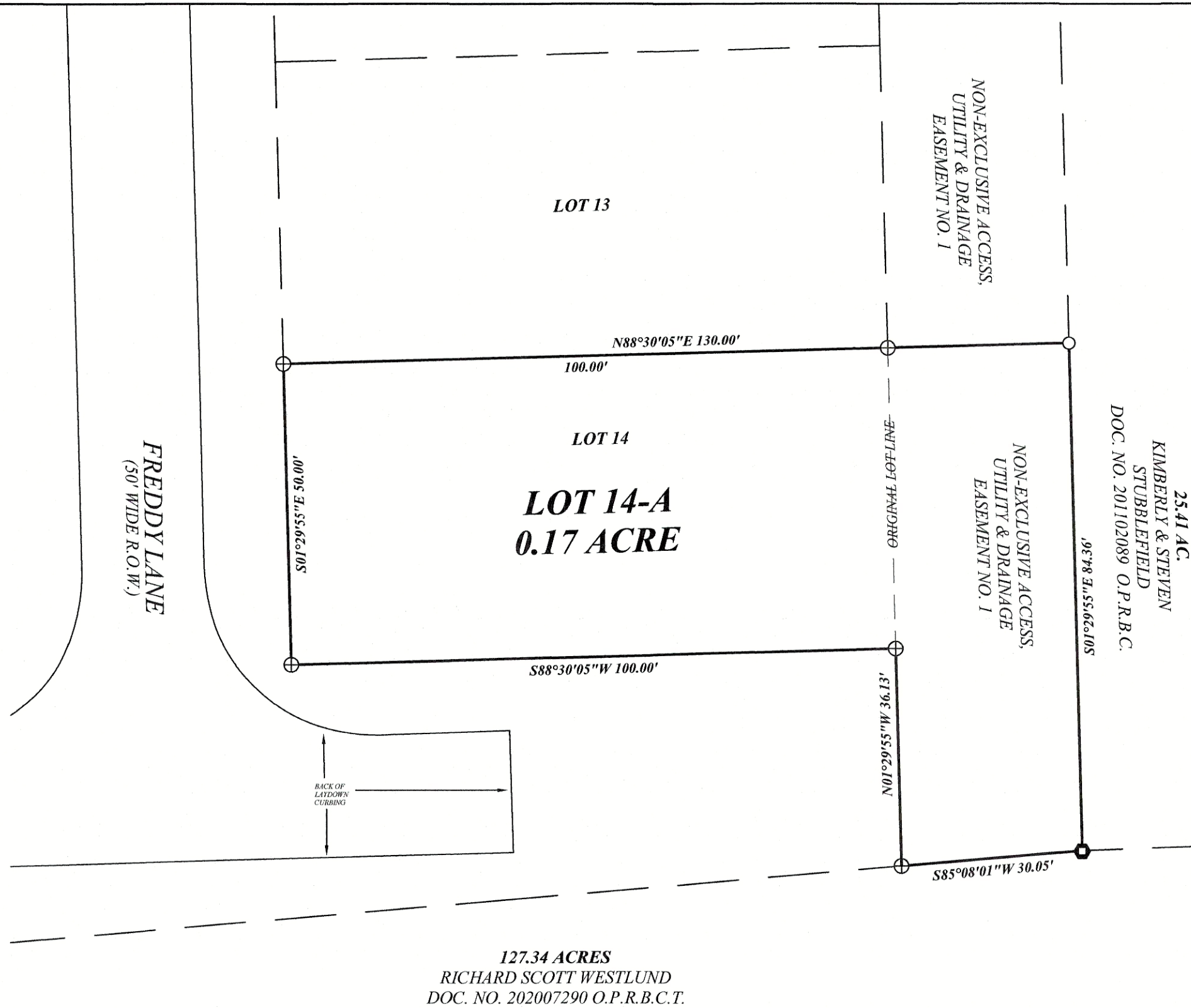
THE ATTACHED PLAT OF "LOT 14-A. 0.17 ACRE, THE RANCH ON LAKE LBJ WAREHOUSE SUBDIVISION, PHASE ONE PLAT NO. 1.2, A PRIVATE SUBDIVISION BURNET COUNTY, TEXAS" WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

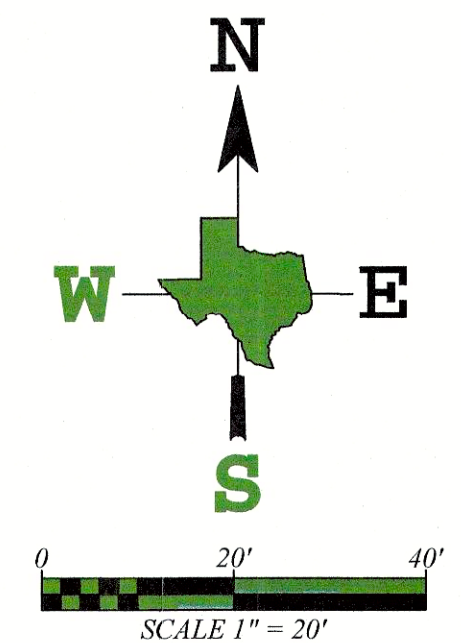
TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS THIS _____ DAY OF _____ 2025.

APPROVED
JIM LUTHER, JR., COMMISSIONER PRECINCT 1

BRYAN WILSON, COUNTY JUDGE, BURNET COUNTY, TEXAS

OFFICE: P. MASOLETTI
FIELD: D. FRAYLEY
JOB#: 16959





LEGEND/ABBREVIATIONS	
⊕	1/2" REBAR FND WITH "WILLIS" CAP
○	1/2" REBAR SET WITH "WILLIS" CAP
⦿	MAG NAIL FND WITH "WILLIS" WASHER

BUILDING SETBACK AND UTILITY EASEMENT NOTE:
FRONT AND REAR = 10'
SIDES = 5'

DEVELOPMENT PERMIT PLAT NOTE:

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.

NOTES:

- EACH DWELLING CONSTRUCTED OR PLACED ON THIS SUBDIVISION SHALL BE CONNECTED TO A SEWAGE AND WASTEWATER DISPOSAL FACILITY MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
- 1) POTABLE WATER WILL BE PROVIDED BY THE RANCH ON LAKE LBJ W.C. & I.D.
 - 2) THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
 - 3) ELECTRICAL SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOP.
 - 4) TELEPHONE SERVICE WILL BE PROVIDED BY FRONTIER COMMUNICATIONS.
 - 5) SEWER TREATMENT WILL BE PROVIDED BY THE RANCH ON LAKE LBJ W.C. & I.D..
 - 6) GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.

IN APPROVAL OF THIS PLAT BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS, IT IS UNDERSTOOD THAT BUILDING AND MAINTENANCE OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT AND BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, AND OTHER THOROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR DEVELOPERS OF THE TRACT OF LAND COVERED BY THIS PLAT ACCORDING TO THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS; THE COUNTY SHALL NOT ACCEPT ALL OR A PORTION OF THE ROADS IN THIS SUBDIVISION FOR MAINTENANCE.

THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS DATED JANUARY 28, 2002.

A PORTION OF THE PROPERTY SHOWN HEREON IS NOT WITHIN ZONE "AE", AREAS DETERMINED TO BE INSIDE THE 100 YEAR FLOOD HAZARD AREA B.F.E. OF 841.0' NAVD 88, AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 48053C 0450F, DATED MARCH 15, 2012.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.

THE BASIS OF BEARINGS FOR THIS SURVEY IS TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD83.

LOT 14-A: 0.17 ACRE
THE RANCH ON LAKE LBJ, WAREHOUSE
SUBDIVISION, PHASE ONE, PLAT NO. 1.2,
A PRIVATE SUBDIVISION
BURNET COUNTY, TEXAS

BEING A REPLAT OF LOT 14, AND A 0.06 ACRE PORTION OF NON-EXCLUSIVE ACCESS, UTILITY AND DRAINAGE EASEMENT NO. 1, THE RANCH ON LBJ WAREHOUSE SUBDIVISION, PHASE ONE, DOCUMENT NO. 202413014, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS