

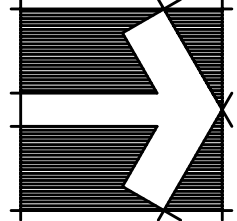
LOT 1A, THE RANCHES AT BLACKBUCK RIDGE, SECTION ONE

A REPLAT OF LOTS 1 & 2, THE RANCHES AT BLACKBUCK, SECTION ONE, A SUBDIVISION RECORDED AS DOCUMENT NO. 201710001 OF THE OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT OF ALL OF LOT 1 & 2 OF THE RANCHES AT BLACKBUCK RIDGE, SECTION ONE, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201710001 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS 'LOT 1A, THE RANCHES AT BLACKBUCK RIDGE, SECTION ONE,' 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,2
THIS ____ DAY OF _____, 2025.



BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.



- LEGEND
- 1/2" IRON PIN SET
 - W/YELLOW CAP "CCC 4835"
 - IRON PIN FOUND (As Noted)
 - OPRABE BURNET CO.

KNOW ALL MEN BY THESE PRESENTS: THAT, MICHAEL W. BUTLER & JACQUELINE C. BUTLER, BEING THE OWNERS OF LOT 1 & 2 OF THE RANCHES AT BLACKBUCK RIDGE, SECTION ONE, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN DOCUMENT 201710001 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING THOSE SAME TRACTS CONVEYED IN DOCUMENT NOS. 202118851 & 20218852 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY REPLAT THE SAME AS SHOWN HEREON AND DO HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS 'LOT 1A, THE RANCHES AT BLACKBUCK RIDGE, SECTION ONE' AS THE OFFICIAL PLAT OF SAME. AND DO HEREBY DEDICATE THE UTILITY EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC.

IN WITNESS WHEREOF, HAS THE PRESENTS TO BE SIGNED ON THIS 11th DAY OF February 2020.

MICHAEL W. BUTLER OWNER JACQUELINE C. BUTLER OWNER

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF Lampasas §

Before me, the under signed authority, on this day personally appeared Michael W. Butler, known unto me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purposed and considerations therein stated.

Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public, _____ County

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF Lampasas §

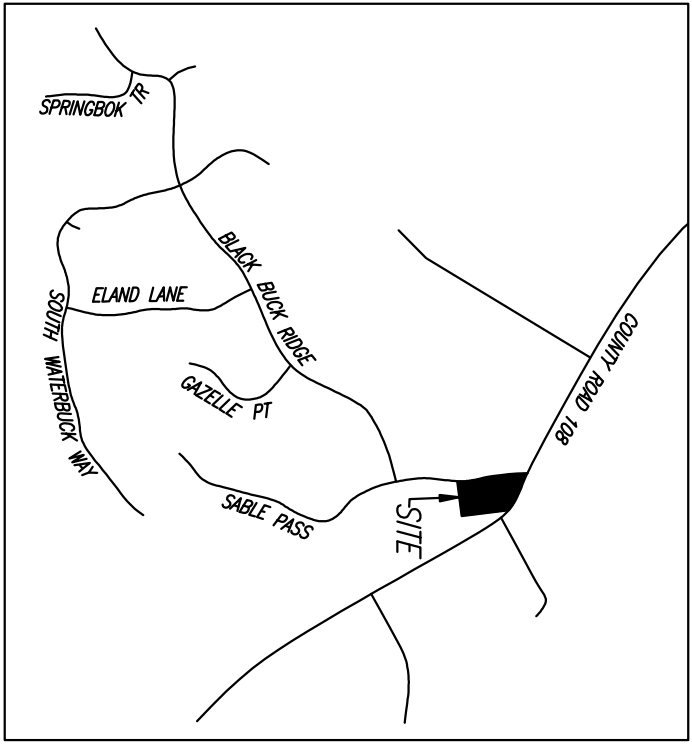
Before me, the under signed authority, on this day personally appeared Jacqueline C. Butler, known unto me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purposed and considerations therein stated.

Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public, _____ County

NOTES.

- EACH DWELLING CONSTRUCTED OR PLACED WITHIN THIS SUBDIVISION SHALL BE CONNECTED TO A SEWAGE AND WASTEWATER DISPOSAL FACILITY MEETING THE SPECIFICATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND BURNET COUNTY.
- A PRIVATE ON-SITE WELL IS THE WATER SUPPLIER.
- THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE CURRENT BURNET COUNTY SUBDIVISION REGULATIONS.
- THIS PLAT HEREBY DELETES AND TAKES PLACE OF LOTS 1 AND 2 OF THE RANCHES AT BLACKBUCK RIDGE, SECTION ONE, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201710001 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
- SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0175F, EFFECTIVE 03/15/2012.
- SUBJECT TO ALL CURRENT LAND USE ORDINANCES AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.
- BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM – CENTRAL ZONE.
- THE COORDINATES SHOWN HEREON ARE GRID VALUES. FOR SURFACE VALUES APPLY A COMBINED SCALE FACTOR OF 1.0001911 FEET.
- BEARING AND DISTANCES MATCH THOSE OF RECORD PLAT.
- THE COUNTY OF BURNET DOES NOT GUARANTEE THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
- ALL PROPERTY HEREIN REMAINS 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 1-800-776-5222, EXTENSION 2524 FOR MORE INFORMATION.



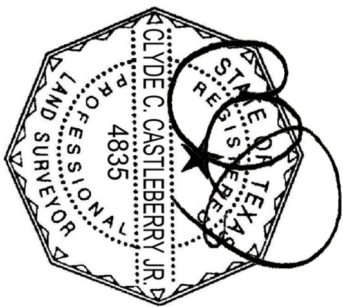
VICINITY MAP
(N.T.S.)

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD	CHORD DISTANCE
C1	15°21'34"	725.00'	194.35'	N 15°08'43" W	193.77'
C2	35°44'10"	425.00'	265.08'	N 04°53'53" W	260.80'

SURVEYOR'S CERTIFICATION:

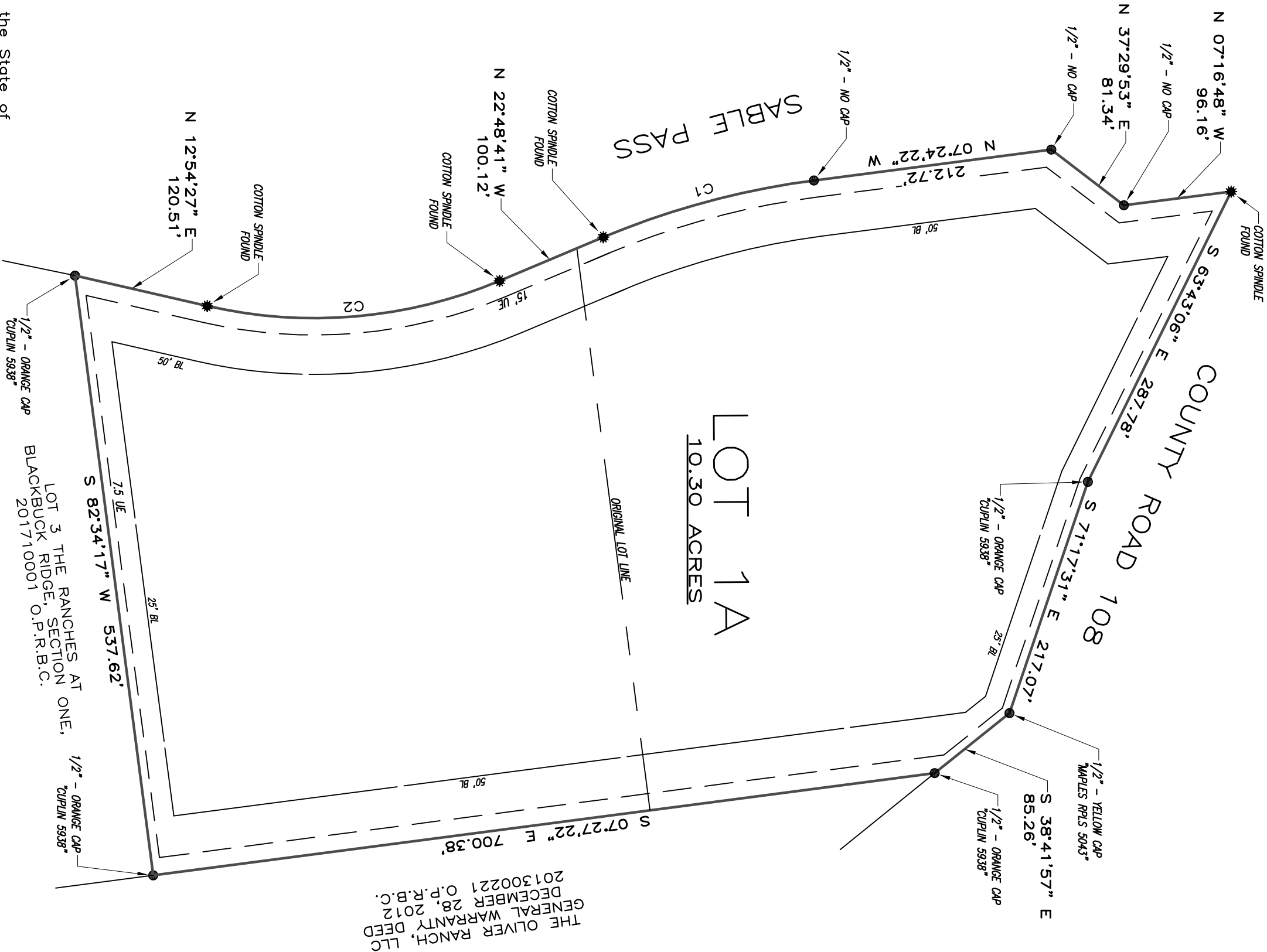
STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF LAMPASAS §

I, Clyde C. Castleberry, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that the corner monuments shown thereon were found or properly placed under my supervision in accordance with the County of Burnet Regulations.



August 14, 2025

Clyde C. Castleberry, Jr.,
Registered Professional Land Surveyor No 4835
State of Texas



TRIPLE C SURVEYING CO.
P.O. Box 544 – Lampasas, Texas 76550
email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193916

JOB No.: 250711
DRAWN: CCC
SHEET: 1 OF 1