

013636

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: That The Eighty-Seven Interests, LTD. acting herein by and through its duly authorized General Partner L & H Interests, Inc. through it's Vice President and Secretary, J. William Heathcott, being the owner of 13.25 acres of land out of the William Simmons Survey No. 121, Abstract No. 777, and being a portion of that certain Tract One, 7.55 acres, Tract Two, 23.54 acres and Remnant of Tract Two, 7.55 acres recorded in Volume 1102, Page 762 of the Official Public Records of Burnet County, Texas, do hereby subdivide a portion of same as shown hereon and do hereby adopt this plat of said subdivision to be known as "COLINA COVE SUBDIVISION COMMERCIAL THE LEGENDS, PLAT NO. 7.4", as the official plat of same.

IN WITNESS WHEREOF, Eighty-Seven Interests, LTD., aforesaid, has caused the presents to be signed by J. William Heathcott, its said Vice President on this 27 day of October, 2003.

L & H INTERESTS, INC.

J. WILLIAM HEATHCOTT, Vice
President & Secretary
L & H Interests, Inc.

STATE OF TEXAS:
COUNTY OF BURNET:

Before me, in and for said County and State, on this day personally appeared Rickey Huckabay, 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 Partnership 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 27 day of October, 2003.

Patricia A Campbell
Notary Public in and for the State of Texas

STATE OF TEXAS:
COUNTY OF BURNET:

The attached plat of a portion of the William Simmons Survey No. 121, Abstract No. 777, containing a portion of 13.25 acres tract, conveyed to Eighty-Seven Interests, LTD., recorded in Volume 1102, Page 762 of the Official Public Records of Burnet County, Texas, known as "COLINA COVE SUBDIVISION COMMERCIAL THE LEGENDS, PLAT NO. 7.4", 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 27th day of October, 2003.

ATTEST:

Bill Neve, Commissioner Precinct 1

David L. Kithil
County Judge, Burnet County, Texas

STATE OF TEXAS:
COUNTY OF BURNET:

I, Janet Parker, County Clerk of County Court of said County, do hereby certify that the foregoing instrument with its Certificate of Authentication was filed for record on this 27th day of October, 2003, at 3:02 o'clock P.M. and was duly recorded this 27th day of October, 2003, at 3:02 o'clock P.M. in Cabinet 3.

Slide 111-05113-2 of the Burnet County Plat Records.

WITNESS MY HAND AND OFFICIAL SEAL this 27th day of October, 2003.

Janet Parker day McLean Eckert, Deputy
Janet Parker, County Clerk, Burnet County, Texas

PERMIT NOTE:

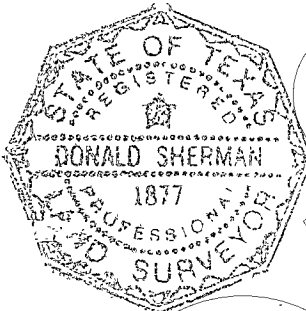
All property herein is subject to the Lower Colorado River Authority's Nonpoint Source (NPS) Pollution Control Ordinance. Any development other than single-family residential will require an NPS development permit from the Lower Colorado River Authority.

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 "COLINA COVE SUBDIVISION COMMERCIAL THE LEGENDS, PLAT NO. 7.4", 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 27th day of October, 2003.

Donald Sherman
Donald Sherman, R.P.L.S. No. 1877



STATE OF TEXAS:
COUNTY OF BURNET:

This plat and subdivision owner has met the requirements of the Kingsland Water Supply Corporation.

Tommy Collier
Tommy Collier, General Manager

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 Natural Resource Conservation Commission.

Potable water will be provided by Kingsland Water Supply Corporation. The county shall not be responsible for the quantity or quality of a reliable water source.

Sewer treatment will be provided by Kingsland M.U.D.

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 within the 100 year flood plane, Zone "AE", of 842' N.G.V.D., as shown on the Burnet County Flood Insurance Rate Map No. 48053C 0220C, Dated November 16, 1990.

The Basis of Bearings for this survey is the Texas Lambert Grid, Central Zone, NAD 83.

No portion of this subdivision lies within the Extraterritorial Jurisdiction of a Municipality.

FINAL PLAT OF
COLINA COVE COMMERCIAL
SUBDIVISION
THE LEGENDS PLAT NO. 7.4
BEING 13.25 ACRES
OUT OF THE
WILLIAM SIMMONS SURVEY NO. 121
ABSTRACT NO. 777
BURNET COUNTY, TEXAS

Willis-Sherman Associates, Inc.
LAND SURVEYORS AND PLANNERS
310 MAIN • MARBLE FALLS, TEXAS • 78654
(830) 693-3566 FAX (830) 693-5362

OWNER/DEVELOPER
EIGHTY-SEVEN INTERESTS, LTD.
BY: J. WILLIAM HEATHCOTT, VICE
PRESIDENT AND SECRETARY
L & H INTERESTS, INC., GENERAL PARTNER
OF EIGHTY-SEVEN INTERESTS, LTD.
5766 BALCONES DRIVE, SUITE 202
AUSTIN, TEXAS 78731

BURNESON
DESIGN GROUP
ARCHITECTURE
PLANNING
8111 JOLLYVILLE ROAD
SUITE 100
AUSTIN, TEXAS 78735
PHONE 512 502 9418
FAX 512 502 9418

LEGEND:

- DENOTES 1/2" ST. SK. SET WITH PLASTIC SURVEYOR CAP STAMPED R.P.L.S. NO. 1877
 ● DENOTES 1/2" ST. SK. FND. WITH PLASTIC SURVEYOR CAP STAMPED R.P.L.S. NO. 1877
 ■ DENOTES 60-D NAIL FND.
 ■ DENOTES CONCRETE MONUMENT FOUND
 △ DENOTES COMPUTED POINT
 () DENOTES RECORD INFORMATION
- BEARING BASIS: TEXAS LAMBERT GRID, CENTRAL ZONE, NAD 83

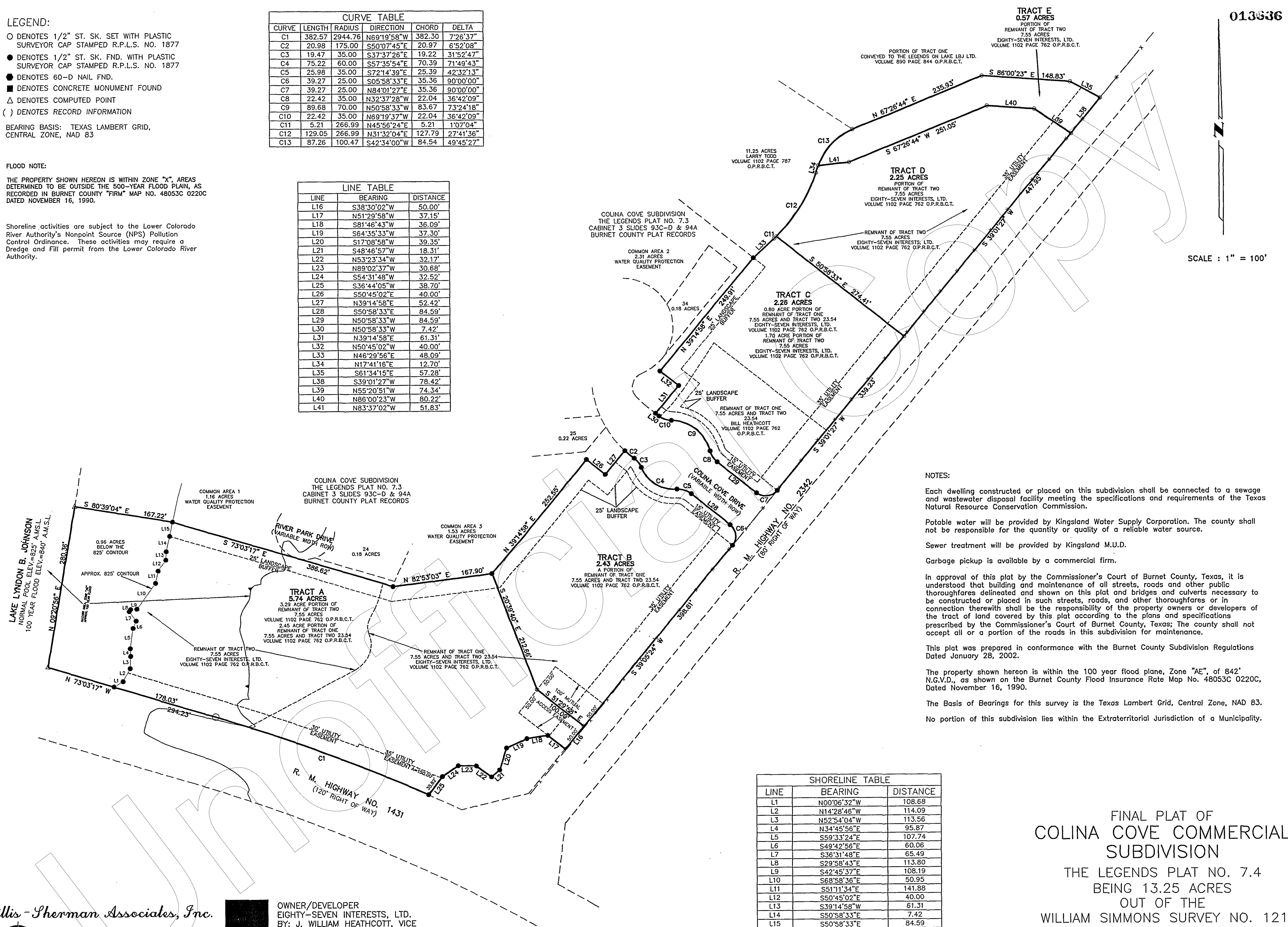
FLOOD NOTE:

THE PROPERTY SHOWN HEREON IS WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, AS RECORDED IN BURNET COUNTY "FIRM" MAP NO. 48053C 0220C DATED NOVEMBER 16, 1990.

Shoreline activities are subject to the Lower Colorado River Authority's Nonpoint Source (NPS) Pollution Control Ordinance. These activities may require a Dredge and Fill permit from the Lower Colorado River Authority.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DIRECTION	CHORD	DELTA
C1	382.57	2944.76	N69°19'58"W	382.30	7°26'37"
C2	20.98	175.00	S50°07'45"E	20.97	6°52'08"
C3	19.47	35.00	S37°37'26"E	19.22	31°52'47"
C4	75.22	60.00	S57°35'54"E	70.39	71°49'43"
C5	25.98	35.00	S72°14'39"E	25.39	42°32'13"
C6	39.27	25.00	S05°58'33"E	35.36	90°00'00"
C7	39.27	25.00	N84°01'27"E	35.36	90°00'00"
C8	22.42	35.00	N32°37'28"W	22.04	36°42'09"
C9	89.68	70.00	N50°58'33"W	83.67	73°24'18"
C10	22.42	35.00	N69°19'37"W	22.04	36°42'09"
C11	5.21	266.99	N45°56'24"E	5.21	1°07'04"
C12	129.05	266.99	N31°32'04"E	127.79	27°41'36"
C13	87.26	100.47	S42°34'00"W	84.54	49°45'27"

LINE TABLE		
LINE	BEARING	DISTANCE
L16	S38°30'02"W	50.00'
L17	N51°29'58"W	37.15'
L18	S81°46'43"W	36.09'
L19	S64°36'33"W	37.30'
L20	S17°08'58"W	39.35'
L21	S48°46'57"W	18.31'
L22	N53°23'34"W	32.17'
L23	N89°02'37"W	30.68'
L24	S54°31'48"W	32.52'
L25	S36°44'05"W	38.70'
L26	S50°45'02"E	40.00'
L27	N39°14'58"E	52.42'
L28	S50°58'33"E	84.59'
L29	N50°58'33"W	84.59'
L30	N50°58'33"W	7.42'
L31	N39°14'58"E	61.31'
L32	N50°45'02"W	40.00'
L33	N46°29'56"E	48.09'
L34	N17°41'16"E	12.70'
L35	S61°34'15"E	57.28'
L38	S39°01'27"W	78.42'
L39	N55°20'51"W	74.34'
L40	N86°00'23"W	80.22'
L41	N83°37'02"W	51.83'



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SCALE : 1" = 100'

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SHORELINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°06'32"W	108.68
L2	N14°28'46"W	114.09
L3	N52°54'04"W	113.56
L4	N34°45'56"E	95.87
L5	S59°33'24"E	107.74
L6	S49°42'56"E	60.06
L7	S36°31'48"E	65.49
L8	S29°58'43"E	113.80
L9	S42°45'37"E	108.19
L10	S68°58'36"E	50.95
L11	S51°11'34"E	141.88
L12	S50°45'02"E	40.00
L13	S39°14'58"W	61.31
L14	S50°58'33"E	7.42
L15	S50°58'33"E	84.59

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