

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: THAT RD HEADWATERS OF THE SAN GABRIEL, LLC., BEING THE OWNER OF A 28.56 ACRE TRACT OF LAND OUT OF THE H. M. BABCOCK SURVEY NO. 1388, ABSTRACT NO. 1372, AND THE SAMUEL M. BINGHAM SURVEY, ABSTRACT NO. 86, IN BURNET COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED DATED JULY 10, 2025, FROM VISIONARY DEVELOPMENT, LLC, TO RD HEADWATERS OF THE SAN GABRIEL, LLC, OF RECORD IN DOCUMENT NO. 202506720 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 "HEADWATERS OF THE SAN GABRIEL PHASE 2" AS THE OFFICIAL PLAT OF SAME AND DOES HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC.

IN WITNESS WHEREOF, HAS THE PRESENTS TO BE SIGNED ON THIS _____ DAY OF _____, 2026.

RD HEADWATERS OF THE SAN GABRIEL, LLC. – 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 VISIONARY DEVELOPMENT, LLC, 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 _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT OF ALL OF A 28.56 ACRE TRACT OF LAND OUT OF THE H. M. BABCOCK SURVEY NO. 1388, ABSTRACT NO. 1372, AND THE SAMUEL M. BINGHAM SURVEY, ABSTRACT NO. 86, IN BURNET COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND, DESCRIBED IN A GENERAL WARRANTY DEED DATED JULY 9, 2025, FROM VISIONARY DEVELOPMENT, LLC, TO RD HEADWATERS OF THE SAN GABRIEL, LLC, OF RECORD IN DOCUMENT NO. 202506720 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 "HEADWATERS OF THE SAN GABRIEL PHASE 2", 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 _____, 2026.

ATTEST:

CHAD COLLIER, COMMISSIONER PRECINCT 3

BRYAN WILSON, COUNTY JUDGE

STATE OF TEXAS:
COUNTY OF BURNET:

I, LEE P. FOX, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "HEADWATERS OF THE SAN GABRIEL PHASE 2" 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 12TH DAY OF JANUARY, 2026.

Lee P. Fox
LEE P. FOX, R.P.L.S. NO. 7125



NOTES:

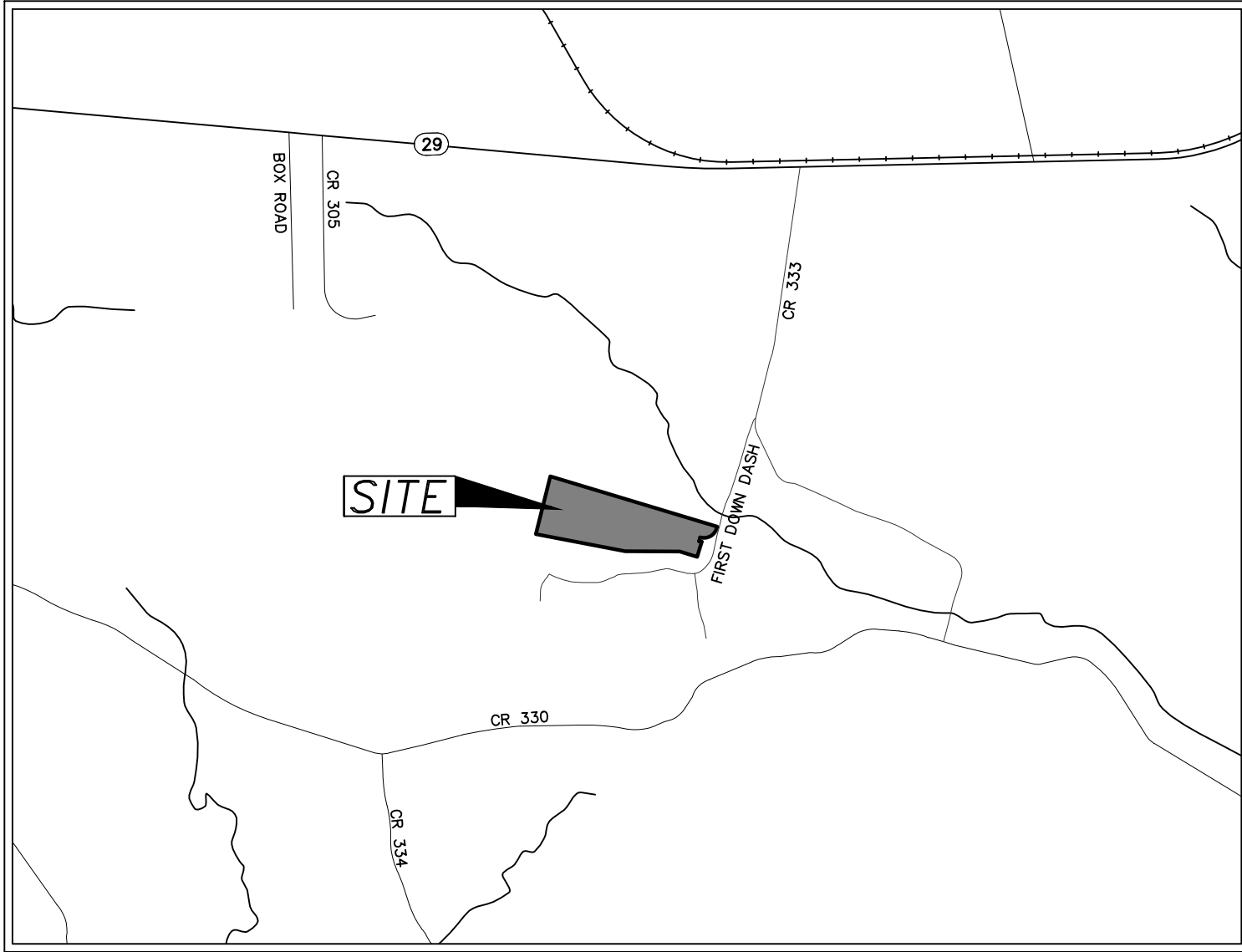
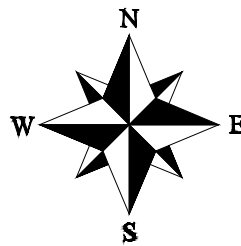
- THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X, AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 48053C0500G, DATED NOVEMBER 1, 2019.
- WATER IS PROVIDED BY CITY OF BERTRAM.
- GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
- ELECTRICAL SERVICE IS PROVIDED BY PEDERNALES ELECTRIC COOP.
- EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND BURNET COUNTY.
- THERE IS 2031.82 LINEAR FEET OF NEW ROAD.
- THERE ARE 26 NEW LOTS WITHIN THIS SUBDIVISION.
- 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 1.00016804.
- NO LOTS WITHIN THIS SUBDIVISION SHALL BE RESUBDIVIDED INTO SMALLER TRACTS.
- ALL LOTS WITHIN THIS SUBDIVISION ARE FOR RESIDENTIAL USE.
- ALL NEW STREET NAMES HAVE BEEN APPROVED BY BURNET COUNTY 911 ADDRESSING COORDINATOR.
- THIS PLAT CONFORMS WITH THE SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS, ADOPTED ON JANUARY 11, 2011.
- THIS PLAT DOES NOT LIE WITHIN ANY EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.

DEVELOPER:
RD HEADWATERS OF THE SAN GABRIEL, LLC.
441 BURR RD.
TERREL HILLS, TX. 78209

ENGINEER: SURVEYOR:
WILLIAM H ENGINEERING CUPLIN & ASSOCIATES
405 N. WATER ST. 1500 OLLIE LANE
BURNET, TEXAS 78611 MARBLE FALLS, TX. 78654
512-553-1555 830-693-8815

COUNTY SEAL AND FILING INFORMATION

CUPLIN
ASSOCIATES INC
LAND SURVEYORS & PLANNERS



LOCATION MAP
1" = 2000'

BEING A 28.56 ACRE TRACT OF LAND OUT OF THE H. M. BABCOCK SURVEY NO. 1388, ABSTRACT NO. 1372, AND THE SAMUEL M. BINGHAM SURVEY, ABSTRACT NO. 86, IN BURNET COUNTY, TEXAS, AND BEING THAT SAME 28.56 TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED DATED JULY 10, 2025, FROM VISIONARY DEVELOPMENT, LLC, TO RD HEADWATERS OF THE SAN GABRIEL, LLC, OF RECORD IN DOCUMENT NO. 202506720 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 28.56 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE EASTERN BOUNDARY LINE OF A TRACT OF LAND CALLED 123.32 ACRES IN A SPECIAL WARRANT DEED DATED FEBRUARY 18, 2005, FROM THE ESTATE OF VIVIAN L. MADDOX TO THE DANIEL E. FLOYD AND LESLIE WYNN FLOYD LIVING TRUST, OF RECORD IN VOLUME 1311, PAGE 400, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF A TRACT OF LAND CALLED 72.47 ACRES IN A GENERAL WARRANTY DEED DATED JANUARY 20, 2003, FROM CODY BURTON TO JUSTIN BURTON, OF RECORD IN VOLUME 1123, PAGE 104, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AT THE NORTHWEST CORNER OF SAID 28.56 ACRE TRACT, AND HEREOF;

THENCE SOUTH 73°17'44" EAST, WITH THE SOUTHERN BOUNDARY LINE OF SAID BURTON TRACT, THE NORTHERN LINE OF SAID 28.56 ACRE TRACT, AND HEREOF, A DISTANCE OF 2169.88 FEET TO A 1/2" IRON ROD FOUND STAMPED 'CCC 4835' IN THE WESTERN RIGHT OF WAY LINE OF A ROADWAY CALLED FIRST DOWN DASH, AT THE SOUTHEAST CORNER OF SAID BURTON TRACT, THE NORTHEAST CORNER OF SAID 28.56 ACRE TRACT, AND HEREOF;

THENCE ALONG THE WESTERN RIGHT OF WAY LINE OF SAID FIRST DOWN DASH, THE EASTERN LINE OF SAID 28.56 ACRE TRACT, AND HEREOF, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- SOUTH 11°43'48" WEST, A DISTANCE OF 10.22 FEET TO A 1/2" IRON ROD FOUND STAMPED 'CCC 4835' AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- ALONG SAID CURVE TO THE RIGHT WITH RADIUS 164.94 FEET, A DELTA ANGLE OF 95°50'35", AND A CHORD OF 244.85 FEET BEARING SOUTH 58°47'17" WEST, AN ARC DISTANCE OF 275.91 FEET TO A 1/2" IRON ROD FOUND STAMPED 'DJS-5602' FOR THE POINT OF TERMINATION OF SAME;
- SOUTH 16°42'14" WEST, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD FOUND STAMPED 'DJS-5602' FOR THE BEGINNING OF A CURVE TO THE RIGHT;
- ALONG SAID CURVE TO THE RIGHT WITH RADIUS 240.86 FEET, A DELTA ANGLE OF 08°16'35" , AND A CHORD OF 34.79 FEET BEARING SOUTH 77°29'05" EAST, AN ARC DISTANCE OF 34.76 FEET TO A 1/2" IRON ROD FOUND STAMPED 'DJS-5602' AT THE NORTHERNMOST CORNER OF LOT 36, HEADWATERS OF THE SAN GABRIEL, PHASE ONE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200809095, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, FOR THE POINT OF TERMINATION OF SAME;

THENCE LEAVING THE RIGHT OF WAY LINE OF SAID FIRST DOWN DASH, ALONG THE NORTHERN BOUNDARY LINE OF SAID HEADWATERS OF THE SAN GABRIEL, PHASE ONE, THE SOUTHEASTERLY AND SOUTHERN LINES OF SAID 28.56 ACRE TRACT, AND HEREOF, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- SOUTH 16°42'45" WEST, A DISTANCE OF 193.70 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 35 OF SAID PHASE ONE, FOR ANGLE POINT HEREOF;
- NORTH 73°17'49" WEST, A DISTANCE OF 227.41 FEET TO A 1/2" IRON ROD FOUND STAMPED 'DJS-5602' AT THE NORTHWEST CORNER OF SAID LOT 35 AND THE NORTHEAST CORNER OF LOT 34 OF SAID PHASE ONE, FOR ANGLE POINT HEREOF;
- NORTH 89°45'59" WEST, A DISTANCE OF 679.44 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHERN BOUNDARY LINE OF LOT 32 OF SAID PHASE ONE, FOR ANGLE POINT HEREOF;
- NORTH 79°02'34" WEST, A DISTANCE OF 1135.03 FEET TO A 1/2" IRON ROD FOUND STAMPED 'DJS-5602' IN THE EASTERN BOUNDARY LINE OF A TRACT OF LAND CALLED 10 ACRES IN A DEED OF TRUST, DATED DECEMBER 29, 2003, EXECUTED BY JOSE LARA TO EDWARD FLYNN AND MARINA PEREZ, OF RECORD IN DOCUMENT NO. 200708677, AT THE NORTHWEST CORNER OF LOT 25 OF SAID PHASE ONE, AT THE SOUTHWEST CORNER OF SAID 28.56 ACRE TRACT, AND HEREOF;

THENCE NORTH 14°08'52" EAST, WITH THE EASTERN BOUNDARY LINES OF SAID LARA TRACT AND SAID FLOYD TRUST TRACT, THE WESTERN LINE OF SAID 28.56 ACRE TRACT, AND HEREOF, A DISTANCE OF 740.10 FEET TO THE POINT OF BEGINNING AND CALCULATED TO CONTAIN 28.56 ACRES.

HEADWATERS OF THE SAN GABRIEL PHASE 2

28.56 ACRES OUT OF THE
H.M. BABCOCK SURVEY NO. 1388, ABSTRACT NO. 1372 AND THE SAMUEL M.
BINGHAM SURVEY, ABSTRACT NO. 86
BURNET COUNTY, TEXAS

PROJ. NO. 25092
PREPARED FOR: VISIONARY DEVELOPMENT, LLC.
TECH: JTM
APPROVED: LEE P. FOX
FIELDWORK PERFORMED ON: FEBRUARY & APRIL, 2025
COPYRIGHT:2026 PROFESSIONAL FIRM NO: 10126900

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

	2		SHEET	1 OF 2
	1			
DATE	NO.	DESCRIPTION	REVISIONS	

CALLLED 123.32 ACRES
DANIEL FLOYD & LESLIE WYNN
FLOYD LIVING TRUST
1311/400 O.P.R.B.C.

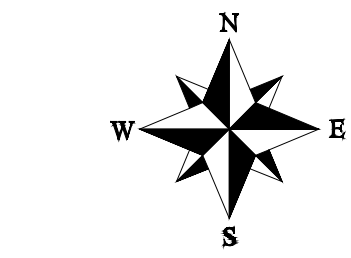
CALLLED 10 ACRES
JOSE JOSE CARLA
DOC. NO. 200708077
O.P.R.B.C.

CALLLED 72.47 ACRES
JUSTIN BURTON
1123/104
O.P.R.B.C.

SAMUEL M. BINGHAM SURVEY,
ABSTRACT NO. 86
H.M. BABCOCK SURVEY NO. 1388,
ABSTRACT NO. 1372

CALLLED 72.47 ACRES
JUSTIN BURTON
1123/104
O.P.R.B.C.

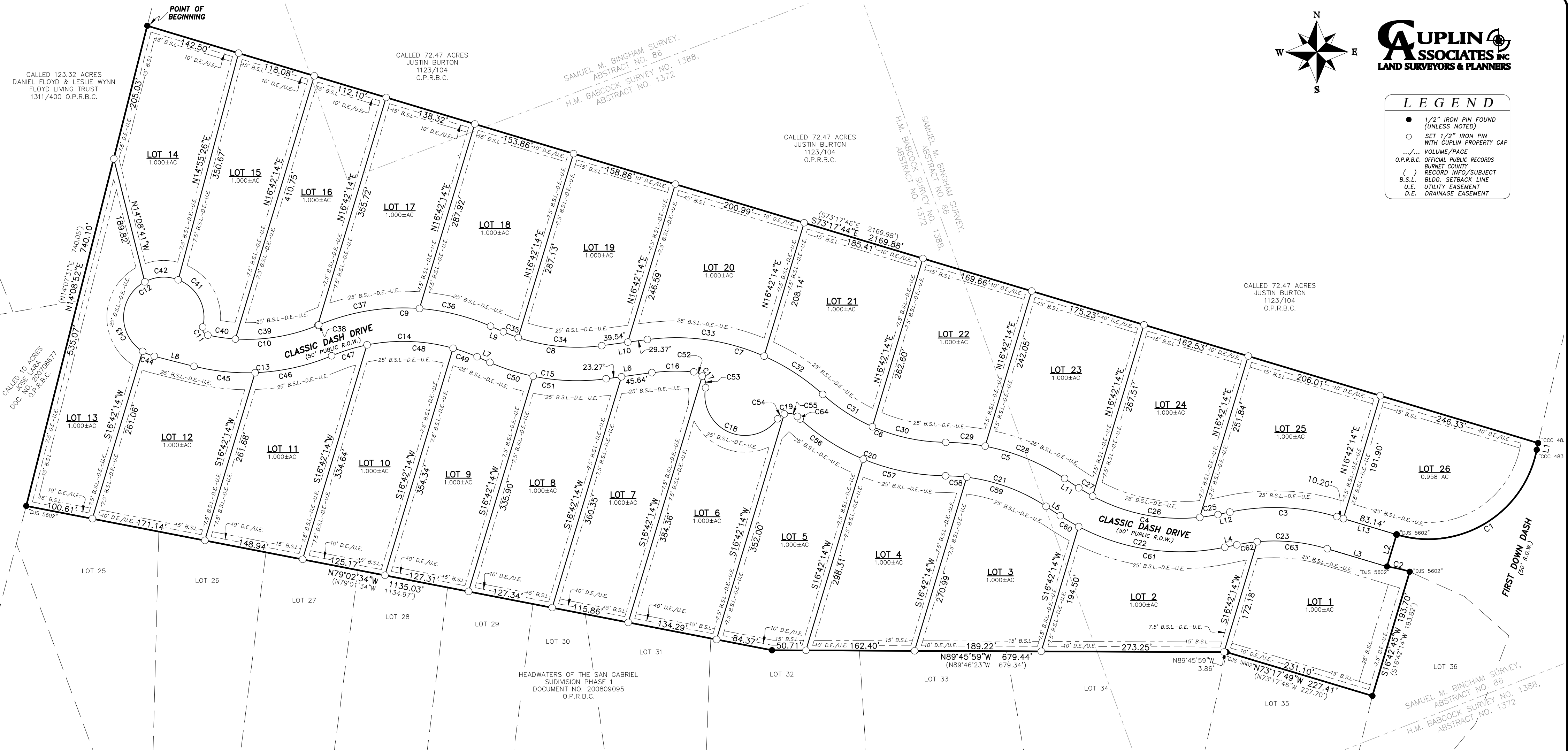
SAMUEL M. BINGHAM SURVEY,
ABSTRACT NO. 86
H.M. BABCOCK SURVEY NO. 1372



CUPLIN ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- .../... VOLUME/PAGE
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS
- BURNET COUNTY RECORD INFO/SUBJECT
- () RECORD INFO/SUBJECT
- B.S.L. BLDG. SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S114°3'48\"W	10.22'
(L1)	S12°03'00\"W	10.32'
L2	S16°42'10\"W	50.00'
(L2)	S16°42'14\"W	50.00'
L3	N73°17'46\"W	93.31'
L4	N78°13'03\"E	18.32'
L5	S56°29'24\"E	25.39'
L6	S82°22'31\"W	68.92'
L7	S66°19'33\"E	20.91'
L8	N75°51'08\"W	61.23'
L9	S66°19'33\"E	20.91'
L10	N82°22'31\"E	68.92'
L11	N56°29'24\"W	25.39'
L12	N78°13'03\"E	18.32'
L13	S73°17'46\"E	93.31'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	95°50'35\"	164.94'	275.91'	244.85'	S58°47'17\"W
(C1)	95°50'34\"	164.94'	275.91'	244.84'	S58°46'51\"W
C2	8°16'35\"	240.86'	34.79'	34.76'	S77°29'05\"E
(C2)	8°17'19\"	240.86'	34.84'	34.81'	S77°26'29\"E
C3	28°29'11\"	325.00'	161.58'	159.93'	N87°32'22\"W
C4	45°17'34\"	275.00'	217.39'	211.77'	S79°08'11\"E
C5	33°11'46\"	325.00'	188.30'	185.68'	N73°05'16\"W
C6	42°01'43\"	275.00'	201.72'	197.23'	N68°40'17\"W
C7	49°58'03\"	325.00'	283.43'	274.53'	N72°38'27\"W
C8	31°17'55\"	275.00'	150.22'	148.36'	S81°58'31\"E
C9	46°32'28\"	325.00'	264.00'	256.80'	N89°35'48\"W
C10	35°13'09\"	275.00'	169.04'	166.39'	S84°44'33\"W
C11	91°41'16\"	10.00'	16.00'	14.35'	N31°48'15\"W
C12	27°19'58\"	60.00'	283.09'	84.61'	S58°52'24\"W
C13	37°00'53\"	325.00'	209.96'	206.33'	N85°38'25\"E
C14	46°32'28\"	275.00'	223.38'	217.29'	N89°35'48\"W
C15	31°17'55\"	325.00'	177.54'	175.34'	N81°58'31\"W
C16	13°05'38\"	275.00'	62.85'	62.71'	S88°55'20\"W
C17	95°26'43\"	20.00'	33.32'	29.60'	S36°48'30\"E
C18	155°12'16\"	60.00'	162.53'	117.20'	S66°41'16\"E
C19	95°26'43\"	20.00'	33.32'	29.60'	S83°25'57\"W
C20	42°01'43\"	325.00'	238.40'	233.09'	S68°40'17\"E
C21	33°11'46\"	275.00'	159.33'	157.11'	S73°05'16\"E
C22	45°17'34\"	325.00'	256.91'	250.28'	S79°08'11\"E
C23	28°29'11\"	275.00'	136.73'	135.32'	S87°32'22\"E
C24	5°42'43\"	275.00'	27.42'	27.40'	S81°04'24\"W
C25	34°32'24\"	275.00'	165.78'	163.28'	S78°48'02\"E
C26	5°02'27\"	275.00'	24.19'	24.19'	S59°00'37\"E
C27	22°43'36\"	325.00'	128.91'	128.07'	N67°51'11\"W
C28	10°28'10\"	325.00'	59.39'	59.30'	N84°27'04\"W
C29	23°27'58\"	275.00'	112.63'	111.84'	N77°57'10\"W
C30	18°33'45\"	275.00'	89.09'	88.70'	N56°56'18\"W
C31	18°30'37\"	325.00'	105.00'	104.54'	N56°54'44\"W
C32	31°27'26\"	325.00'	178.44'	176.20'	N81°53'46\"W
C33	26°18'54\"	275.00'	126.30'	125.20'	N84°28'02\"W
C34	4°59'07\"	275.00'	23.92'	23.91'	S68°49'02\"E
C35	19°22'37\"	325.00'	109.91'	109.39'	N76°00'52\"W
C36	27°09'55\"	325.00'	154.08'	152.65'	S80°42'54\"W
C37	0°17'55\"	275.00'	1.43'	1.43'	S67°16'56\"W
C38	26°14'51\"	275.00'	125.98'	124.88'	S80°33'19\"W
C39	8°40'22\"	275.00'	41.63'	41.59'	N81°59'04\"W
C40	82°56'13\"	60.00'	86.85'	79.46'	N27°25'44\"W

C42	49°14'55\"	60.00'	51.57'	50.00'	S86°28'42\"W
C43	120°00'01\"	60.00'	125.66'	103.92'	N01°51'14\"E
C44	18°08'49\"	60.00'	19.00'	18.92'	S67°13'11\"E
C45	16°15'07\"	325.00'	92.19'	91.88'	S83°58'42\"E
C46	20°45'46\"	325.00'	117.77'	117.13'	N77°30'52\"E
C47	11°32'13\"	275.00'	55.37'	55.28'	N72°54'05\"E
C48	27°03'13\"	275.00'	129.85'	128.64'	S87°48'12\"E
C49	7°57'02\"	275.00'	38.16'	38.13'	S70°18'04\"E
C50	11°58'56\"	325.00'	67.97'	67.84'	S72°19'01\"E
C51	19°18'59\"	325.00'	109.57'	109.05'	N87°57'59\"W
C52	41°29'49\"	20.00'	14.49'	14.17'	S63°46'57\"E
C53	53°56'54\"	20.00'	18.83'	18.14'	N16°03'35\"W
C54	35°45'56\"	20.00'	12.48'	12.28'	N53°35'34\"E
C55	59°40'47\"	20.00'	20.83'	19.90'	N78°41'05\"W
C56	19°48'25\"	325.00'	112.35'	111.79'	S57°33'38\"E
C57	22°13'18\"	325.00'	126.05'	125.26'	S78°34'30\"E
C58	6°38'09\"	275.00'	31.85'	31.83'	N86°22'04\"W
C59	26°33'36\"	275.00'	127.48'	126.34'	S69°46'12\"E
C60	5°38'35\"	325.00'	32.01'	32.00'	N59°18'41\"W
C61	39°38'59\"	325.00'	224.91'	220.44'	N81°57'28\"W
C62	6°27'26\"	275.00'	30.99'	30.98'	N81°26'46\"E
C63	22°01'46\"	275.00'	105.73'	105.08'	N84°18'39\"W
C64	1°11'16\"	275.00'	5.70'	5.70'	N48°15'04\"W

COUNTY SEAL AND FILING INFORMATION

HEADWATERS OF THE SAN GABRIEL PHASE 2
28.56 ACRES OUT OF THE
H.M. BABCOCK SURVEY NO. 1388, ABSTRACT NO. 1372 AND THE
SAMUEL M. BINGHAM SURVEY, ABSTRACT NO. 86
BURNET COUNTY, TEXAS

PROJ. NO. 25092
PREPARED FOR: VISIONARY DEVELOPMENT, LLC.
TECH: JTM
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MARBLE FALLS, TX. 78654
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SCALE 1" = 100'
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