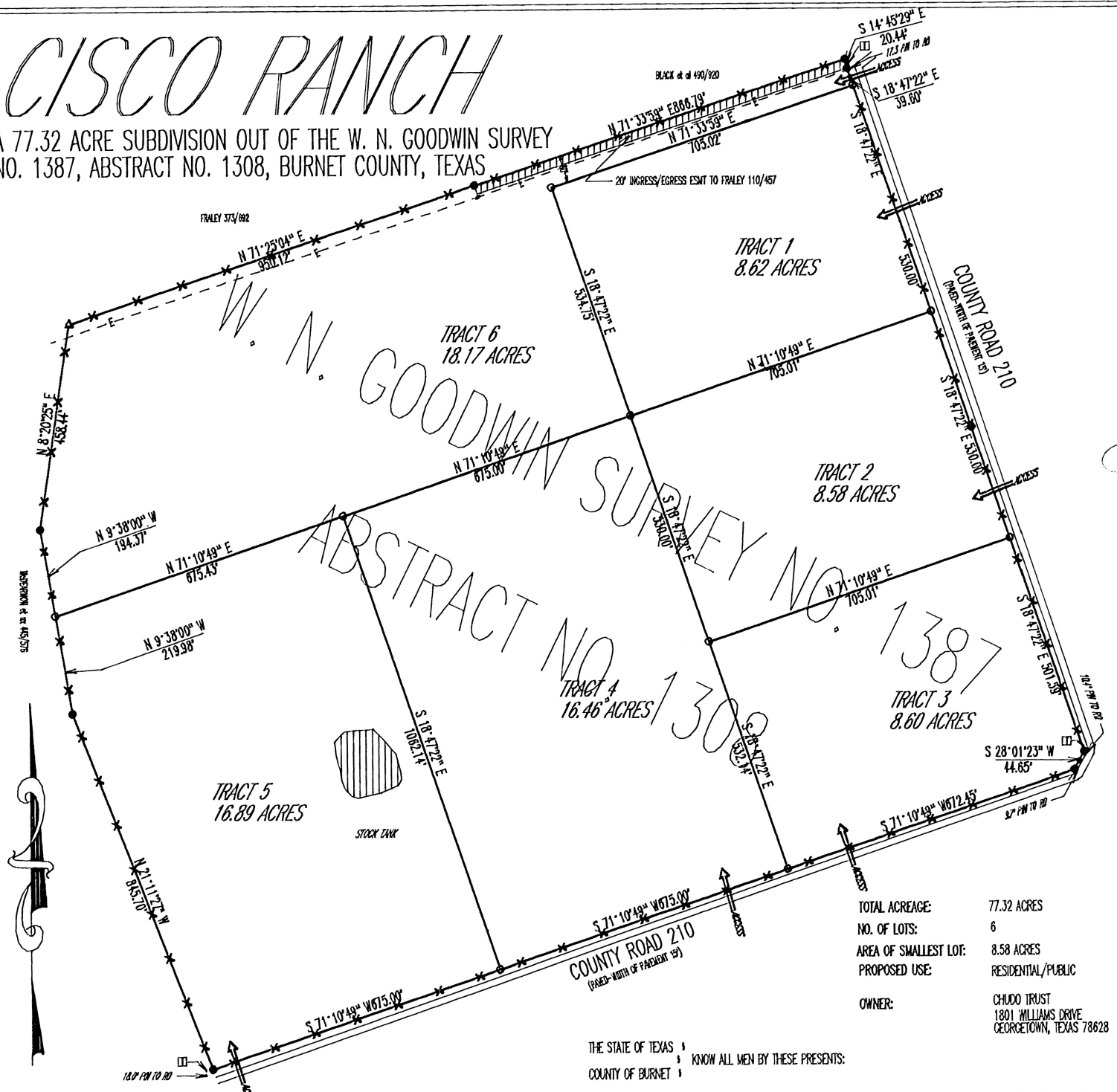


# CISCO RANCH

A 77.32 ACRE SUBDIVISION OUT OF THE W. N. GOODWIN SURVEY  
NO. 1387, ABSTRACT NO. 1308, BURNET COUNTY, TEXAS



### PLAT NOTE

1. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF CULVERTS ASSOCIATED WITH ACCESS TO LOT AND INSTALLATION SHALL BE COORDINATED WITH THE COUNTY COMMISSIONERS.
2. SEWER SERVICE PROVIDED BY O.S.S.F.
3. NO LOT IN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY-PANEL NUMBER 481209007 A, EFFECTIVE DATE, NOVEMBER 22, 1977.

|                                                                                                                                                 |  |                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------|
| <b>Castleberry Surveying, Inc.</b><br>203 SOUTH IH-35, SUITE 101C<br>GEORGETOWN, TEXAS 78628<br>TELEPHONE: (512) 869-0950 FAX: (512) 930-9389   |  | SCALE:<br><b>1" = 200'</b><br>PREPARED BY:<br><b>H. B. CHLEY</b> |
| <b>LEGEND</b><br>● IRON PIN FOUND    ▲ 60D NAIL FOUND    □ UNDERGROUND TELEPHONE BOX<br>○ IRON PIN SET    -x- WIRE FENCE    -E- ELECTRICAL LINE |  |                                                                  |

THE STATE OF TEXAS    I KNOW ALL MEN BY THESE PRESENTS;  
COUNTY OF BURNET    I

That I, Clyde C. Castleberry Jr., a Registered Professional Land Surveyor in the State of Texas, have this date caused to be performed an on-the-ground survey under my supervision of the foregoing plotted tract of land and to the best of my knowledge and belief there are no discrepancies, conflicts, shortages in area, encroachments, visible utility lines or roads in place, and that said property has access to and from a dedicated roadway, except as shown hereon.

All applicable subdivision requirements, as specified in Burnet County Subdivision Regulations, adopted December 8, 1986 and amended February 4, 1988, have been met to the best of my knowledge and belief.

The perimeter field notes shown hereon have a mathematical closure within the standards as stated in the "Professional Land Surveying Act" of the State of Texas to the best of my knowledge and belief.

Witness my Hand and Seal, this 26th day of November, 1998, A.D.

*Clyde C. Castleberry Jr.*  
Registered Professional Land Surveyor No. 4835



In approving this plat by the Commissioners' Court of Burnet County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Burnet County, Texas. Said Commissioners' Court assumes no obligation to build or maintain any of the streets, roads or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith.

The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development.

STATE OF TEXAS    I KNOW ALL MEN BY THESE PRESENTS;  
COUNTY OF BURNET    I

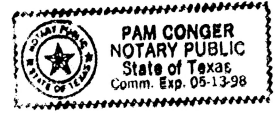
That I, Allan C. Williams, as Trustee for the CHUDO TRUST, owners of the certain tract of land shown hereon and described in a deed recorded in Volume 714, Page 675 of the Official Records of Burnet County Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to public use forever any easements and roads that are shown hereon. This subdivision is to be known as CISCO RANCH.

That all public roadways and easements as shown on this plat are free of liens.

*Allan C. Williams*  
ALLAN C. WILLIAMS, Trustee  
THE CHUDO TRUST  
1801 Williams Drive  
Georgetown, Texas 78628

Before me, the undersigned authority, on this day personally appeared *Allan C. Williams*, known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he/she executed the foregoing instrument as the owner of the property described hereon.

*Pam Conger* Notary Public in and for the State of Texas  
Pam Conger Printed Name of Notary and Notary Stamp



5-13-98 Date Notary Commission Expires

STATE OF TEXAS    I KNOW ALL MEN BY THESE PRESENTS;  
COUNTY OF BURNET    I

I, Martin McLean, County Judge of Burnet County, Texas, do hereby certify that this map or plat with field notes hereon, that a subdivision having been fully represented to the Commissioner's Court of Burnet County, Texas, and by the said Court duly considered, were on this day approved and plat is authorized to be recorded and recorded in the proper records of the County Clerk of Burnet County, Texas.

*Martin McLean*  
Martin McLean, County Judge  
Burnet County, Texas

STATE OF TEXAS    I KNOW ALL MEN BY THESE PRESENTS;  
COUNTY OF BURNET    I

I, Janet Parker, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the day of THU 31, 1998 A. D., at 10:00 o'clock A.M., and duly recorded this day of THU 31, 1998 A. D., at 10:00 o'clock A.M., in the Plat Records of said County in Cabinet 2, Slide 81-P.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Burnet, Texas, the date last shown above written.

Janet Parker, Clerk County Court of Burnet County

*Janet Parker*

### PERIMETER FIELD NOTES

All that certain tract or parcel of land situated in Burnet County, Texas, out of the W. N. Goodwin Survey No. 1387, Abstract No. 1308, and being that tract conveyed to The Chudo Trust by Warranty Deed dated August 23, 1996 and recorded in Volume 714, Page 675 of Burnet County Deed Records and described by metes and bounds as follows:

BEGINNING at an iron pin found in the North margin of County Road 210 for the Southwest corner of said Chudo Trust tract and the Southwest corner of this tract;

THENCE along a fence, with the West line of said Chudo Trust tract, and the East line of that tract conveyed to Joe Eddie McDearmon, et ux, by Warranty Deed dated October 1, 1988 and recorded in Volume 445, Page 576 of said Deed Records,

N 21°11'27" W 845.70 feet to an iron pin found,  
N 9°38'00" W 414.35 feet to an iron pin found,  
and N 8°20'25" E 458.44 feet to a 60d nail found in a hackberry tree for the Northwest corner of said Chudo Trust tract and the Northwest corner of this tract;

THENCE N 71°25'04" E 950.12 feet along a fence, with the North line of said Chudo Trust tract and the South line of that tract conveyed to David Allen Freley by Deed dated June 26, 1986 and recorded in Volume 373, Page 692 of said Deed records, to an iron pin found;

THENCE N 71°33'59" E 866.79 feet along a fence with the North line of said Chudo Trust tract and the South line of that tract conveyed to Glen E. Black, et al, by Warranty Deed dated November 2, 1990 and recorded in Volume 490, Page 920 of said Deed Records, to an iron pin found in the West margin of County Road 210 for the Northeast corner of said Chudo Trust tract and the Northeast corner of this tract;

THENCE along a fence, the East line of said Chudo Trust tract, and the West margin of County Road 210,

S 14°45'29" E 20.44 feet to an iron pin found,  
S 18°47'22" E at 840.58 feet passing an iron pin found at a fence corner, in all 1601.19 feet to an iron pin found,  
and S 28°01'23" W 44.65 feet to an iron pin found for the Southeast corner of said Chudo Trust tract and the Southeast corner of this tract;

THENCE S 71°10'49" W 2022.45 feet along a fence, the South line of said Chudo Trust tract and the North line of County Road 210 to the place of Beginning and containing 77.32 acres of land.

PHOTOGRAPHIC MYLAR

STATE OF TEXAS:  
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: THAT, ELOY DE LA TORRE, JR. AND SERGIO DE LA TORRE AND ELOY DE LA TORRE SR., BEING THE OWNERS OF TRACT 2, TRACT 3 AND TRACT 4 OF CISCO RANCH, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 87D OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND BEING DESCRIBED IN VOLUME 1440, PAGE 888 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 "TRACT 2A, TRACT 3A, TRACT 3B & TRACT 4A CISCO RANCH" AS THE OFFICIAL PLAT OF SAME.

IN WITNESS WHEREOF, HAS THE PRESENTS TO BE SIGNED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

ELOY DE LA TORRE JR., OWNER  
SERGIO DE LA TORRE, OWNER  
ELOY DE LA TORRE SR., OWNER

STATE OF TEXAS:  
COUNTY OF BURNET:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ELOY DE LA TORRE JR., SERGIO DE LA TORRE AND ELOY DE LA TORRE, SR., KNOWN TO ME TO BE THE PERSONS 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 \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:  
COUNTY OF BURNET:

THE ATTACHED PLAT OF ALL OF TRACT 2, TRACT 3 AND TRACT 4 OF CISCO RANCH, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 87D OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "TRACT 2A, TRACT 3A, TRACT 3B & TRACT 4A CISCO RANCH", WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILLING THEREOF IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

ATTEST:

JIM LUTHER JR., COMMISSIONER PRECINCT 1  
JAMES OAKLEY, COUNTY JUDGE, BURNET COUNTY, TEXAS

STATE OF TEXAS:  
COUNTY OF BURNET:

I, KYLE P. CUPLIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS REPLAT OF "TRACT 2A, TRACT 3A, TRACT 3B & TRACT 4A CISCO RANCH", 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

KYLE P. CUPLIN, R.P.L.S. NO. 5938

PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 663.18c. THIS DOCUMENT IS "PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

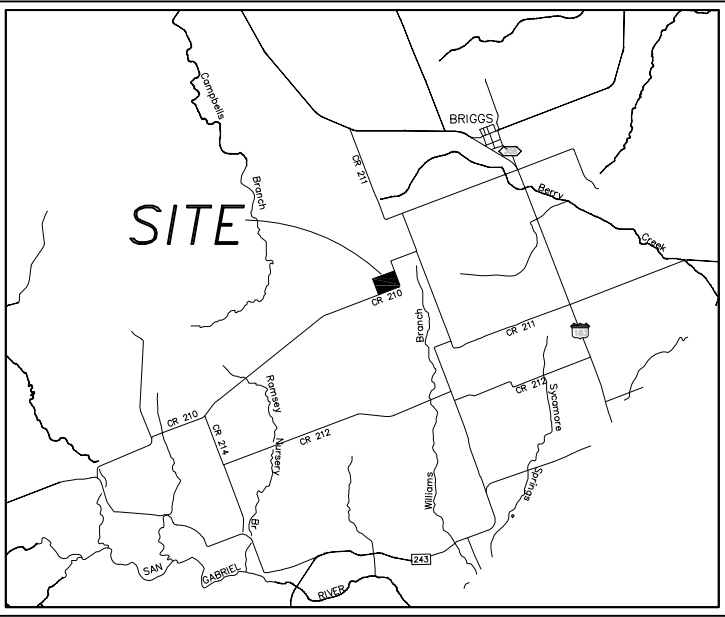
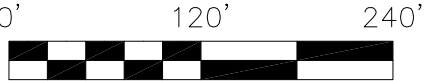
NOTES:

1. EACH DWELLING CONSTRUCTED OR PLACED ON THIS SUBDIVISION SHALL BE CONNECTED TO A SEWAGE AND WASTEWATER DISPOSAL FACILITY MEETING THE SPECIFICATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
2. A PRIVATE ON-SITE WELL IS THE WATER SUPPLIER.
3. GARBAGE PICKUP IS AVAILABLE BY COMMERCIAL FIRM.
4. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY CURRENT SUBDIVISION REGULATIONS.
5. THIS PLAT HEREBY DELETES AND TAKES PLACE OF TRACT 2, TRACT 3 AND TRACT 4 CISCO RANCH, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CAB.2, SLIDE 87D OF THE BURNET COUNTY PLAT RECORDS, BURNET COUNTY, TEXAS.
6. SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0685F, EFFECTIVE 03/15/2012.
7. SUBJECT TO ALL CURRENT LAND USE ORDINANCES AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.
8. BASIS OF BEARINGS: NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
9. THE COORDINATES SHOWN HEREON ARE GRID VALUES. FOR SURFACE VALUES APPLY A COMBINED SCALE FACTOR OF 1.0001288 FEET.

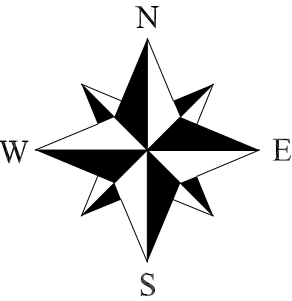


| LEGEND     |                                          |
|------------|------------------------------------------|
| ●          | 1/2" IRON PIN FOUND (UNLESS NOTED)       |
| ○          | SET 1/2" IRON PIN WITH 5938 PROPERTY CAP |
| P.R.B.C.   | PLAT RECORDS BURNET CO.                  |
| D.R.B.C.   | DEED RECORDS BURNET CO.                  |
| 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                         |

SCALE: 1"=120'



LOCATION MAP  
NOT TO SCALE



PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 663.18c. THIS DOCUMENT IS "PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

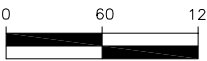
BEING A REPLAT OF TRACT 2, TRACT 3 AND TRACT 4 OF CISCO RANCH, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN RECORDED IN CABINET 2, SLIDE 87D OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS TO BE KNOWN AS

TRACT 2A, TRACT 3A, TRACT 3B & TRACT 4A CISCO RANCH

|                                    |
|------------------------------------|
| PROJ. NO. 17669                    |
| PREPARED FOR: DE LA TORRE          |
| TECH: C.CUPLIN                     |
| APPROVED: K.CUPLIN                 |
| FIELDWORK PERFORMED ON: 06/23/2017 |
| COPYRIGHT:2017                     |

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

SCALE 1" = 120'



| REVISIONS |   | NO. | DESCRIPTION |
|-----------|---|-----|-------------|
| DATE      |   |     |             |
|           | 2 |     |             |
|           | 1 |     |             |

1 OF 1  
SHEET