

KNOW ALL MEN THESE PRESENTS THAT BRADY S. KEBBE, LEAH L. KEBBE, BEING THE OWNERS OF 158.93 ACRES (CALLED 158.93 ACRES), CONVEYED TO US IN DOCUMENT NO. 201703399, OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS BUENA VIDA RANCH, A PRIVATE SUBDIVISION, 158.93 ACRES, OUT OF THE MEXICAN HUNT SURVEY, ABSTRACT NO. 443, BURNET COUNTY, TEXAS, AND DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE BURNET COUNTY SUBDIVISION ACT, DATED JANUARY 11, 1989, AND RECORDED IN DOCUMENT NO. 20106947 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY ADVERTISE THIS PLAT AS BUENA VIDA RANCH TO ALL HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO THE USE OF THE PROPERTY OWNERS OF THE BUENA VIDA RANCH, TO ALL OWNERS AND EASEMENTS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF THE PHONE, 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 14th DAY OF September 2017.

BRADY S. KEBBE
LEAH L. KEBBE

STATE OF TEXAS
COUNTY OF WILLAMSON

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BRADY S. KEBBE AND LEAH L. KEBBE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.



NOTARY PUBLIC AND FOR THE STATE OF TEXAS
COUNTY OF BURNET

1. DONALD SHERMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF BUENA VIDA RANCH, A PRIVATE SUBDIVISION, 158.93 ACRES, OUT OF THE MEXICAN HUNT SURVEY, ABSTRACT NO. 443, BURNET COUNTY, TEXAS, WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAME AS LOCATED ITS CORRESPONDING PARTS ON THE GROUND.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF September 2017.

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

STATE OF TEXAS
COUNTY OF BURNET



THE ATTACHED PLAT OF "BUENA VIDA RANCH, A PRIVATE SUBDIVISION, 158.93 ACRES, (158.93), OUT OF THE MEXICAN HUNT SURVEY, ABSTRACT NO. 443, BURNET COUNTY, TEXAS" WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING IN THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS THIS 14th DAY OF September 2017.

APPROVED
RUSSELL CHAMBERLAIN, COMMISSIONER PRECINCT 2
JAMES O'LEARY, COUNTY JUDGE, BURNET COUNTY, TEXAS

NOTES:

EASEMENTS CONVEYED 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.

POTABLE WATER WILL BE PROVIDED BY INDIVIDUAL PRIVATE WELLS.

THE QUALITY OF THE WATER SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.

SEWER TREATMENT WILL BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSS).

IN APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT OF BURNET COUNTY, TEXAS IT IS UNDERSTOOD THAT BUILDING AND MAINTENANCE OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES ON OR CONNECTED THEREWITH SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR DEVELOPERS OF THE TRACT OF LAND COVERED BY THIS PLAT. THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF BURNET COUNTY, TEXAS, THE COUNTY SHALL NOT ACCEPT ALL OR A PORTION OF THE ROAD IN THIS SUBDIVISION OR THEREON.

THE PROPERTY SHOWN HEREON IS WITHIN ZONE "A-E", AREAS DETERMINED TO BE INSIDE THE 100 YEAR FLOOD HAZARD AREA, B.F.E. OF 84.7' NAVD 83, AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 4803-C-068, DATED MARCH 15, 2012. THE MINIMUM FIRST FLOOR LIVING AREA ELEVATION FOR ANY LOT SHOWN HEREON SHALL BE 84.2' NAVD 83. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF A MUNICIPALITY.

TELEPHONE SERVICE WILL BE PROVIDED BY INDIVIDUALS ELECTRIC COOP.

CONTOUR SHOWN HEREON ARE BASED ON NAVD 1983 DATA PROVIDED THROUGH BURNET COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES.

Willis-Shenomen Associates, Inc.

PLAT NUMBER 10027600
LAND SURVEYORS AND PLANNERS
310 MAIN • MARBLE FALLS, TEXAS • 78654
(830) 693-3586 FAX (830) 693-3582



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Donna Rouse
Burmet County Clerk

9/22/2017 9:58:45 AM
FEE: \$455.00
20170888
PLAT

OWNERS: BRADY S. KEBBE AND LEAH L. KEBBE

LIBERTY HILL, TX 78642
512-635-701

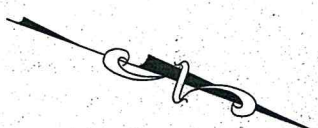
ENGINEERING: ECKERMANN ENGINEERING, INC.
DEREK ECKERMANN, P.E. 78278
LAND SALES: TEXAS 76530
512-555-8160

BUENA VIDA RANCH
A PRIVATE SUBDIVISION
158.93 (158.975) ACRES OUT OF
THE MEXICAN HUNT SURVEY
ABSTRACT NO. 443
BURNET COUNTY, TEXAS

APRIL 24, 2017

SHEET 1 OF 6

OFFICE JOURNAL
FILED JLM/TIN/MA
JOB NO. 1410
FILED BOOK NO. N/A

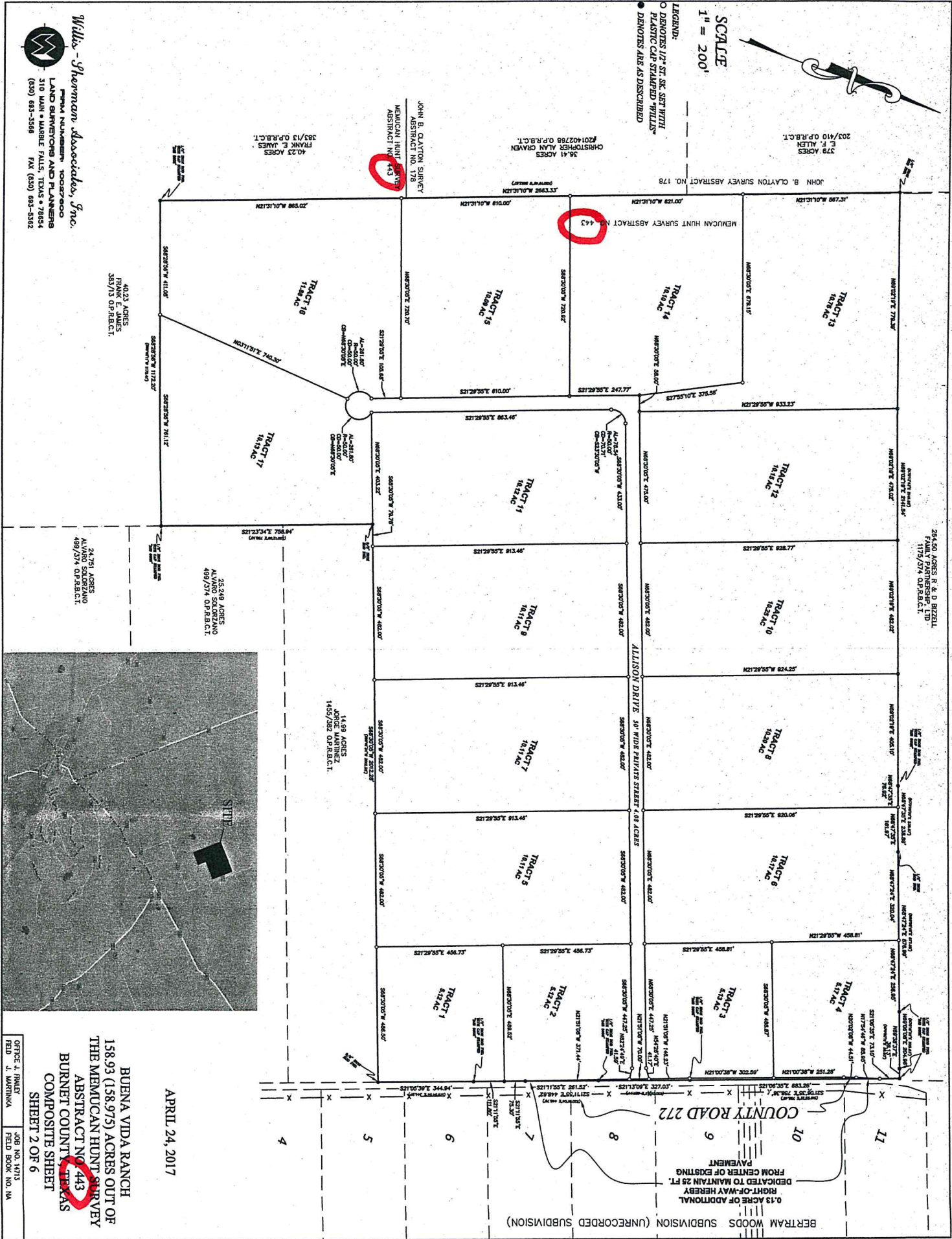


SCALE
1" = 200'

LEGEND:
O DENOTES 1/2 ST. SET WITH PLASTIC CAP STAMPED "WILLS"
● DENOTES ARE AS DESCRIBED



Wills-Sherman Associates, Inc.
FIRM NUMBER: 10027600
LAND SURVEYORS AND PLANNERS
310 MAIN • MARBLE FALLS, TEXAS • 78654
(830) 883-3566 FAX (830) 893-3362



BUENA VIDA RANCH
158.93 (158.975) ACRES OUT OF
THE MEMUCAN HUNT SURVEY
ABSTRACT NO. 443
BURNET COUNTY TEXAS
COMPOSITE SHEET
SHEET 2 OF 6

APRIL 24, 2017

OFFICE J. FRAY
FIELD J. MARTINEZ
JOB NO. 10713
FIELD BOOK NO. 1A

SCALE
1" = 100'

BERTRAM WOODS SUBDIVISION (UNRECORDED SUBDIVISION)

0.13 ACRE OF ADDITIONAL
RIGHT-OF-WAY HEREBY
DEDICATED TO MAINTAIN 25 FT.
FROM CENTER OF EXISTING
PAVEMENT

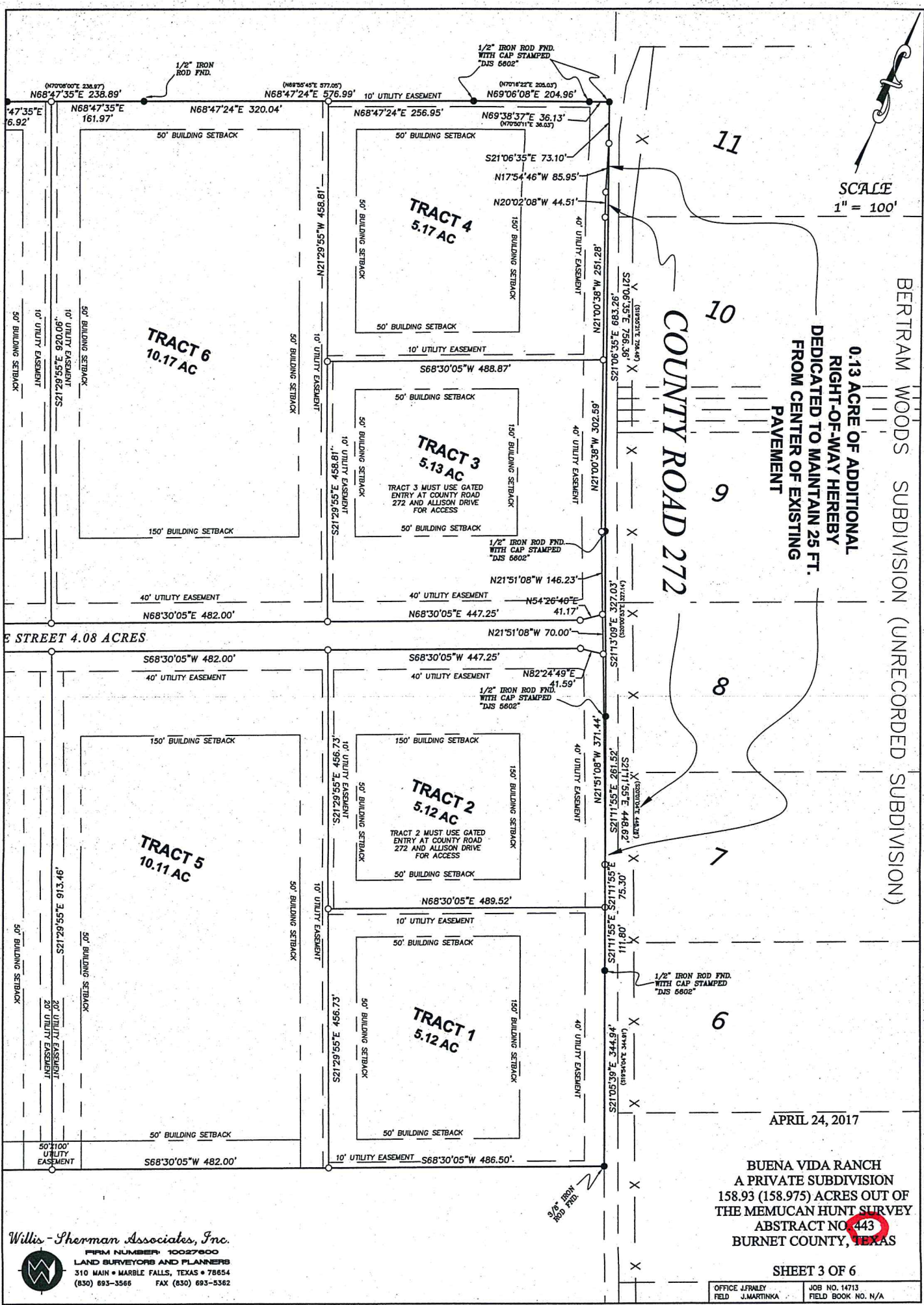
COUNTY ROAD 272

APRIL 24, 2017

BUENA VIDA RANCH
A PRIVATE SUBDIVISION
158.93 (158.975) ACRES OUT OF
THE MEMUCAN HUNT SURVEY
ABSTRACT NO. 443
BURNET COUNTY, TEXAS

SHEET 3 OF 6

OFFICE JLR/LEY
FIELD J.MARTINKA
JOB NO. 14713
FIELD BOOK NO. N/A



Willis-Therman Associates, Inc.
FIRM NUMBER: 10027600
LAND SURVEYORS AND PLANNERS
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116

SCALE
1" = 100'

SCALE
1" = 100'

TRACT 6
10.17 AC

TRACT 5
10.11 AC

BUENA VIDA RANCH
A PRIVATE SUBDIVISION
158.93 (158.975) ACRES OUT OF
THE MEMUCAN HUNT SURVEY
ABSTRACT NO. 443
BURNET COUNTY, TEXAS

SHEET 4 OF 6

OFFICE J.FRALEY
FIELD J.MARTINKA

JOB NO. 14713
FIELD BOOK NO. N/A

14.99 ACRES
JORGE MARTINEZ
1455/382 O.P.R.B.C.T.

Willis - Sherman Associates, Inc.

FIRM NUMBER: 10027600

LAND SURVEYORS AND PLANNERS

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(830) 693-3566 FAX (830) 693-5362



1/2" IRON
ROD FND.

(0001543"E 2141.53'
N69°02'19"E 2141.54'

N69°02'19"E 475.02'

SCALE
1" = 100'

379 ACRES
E. F. ALLEN
203/410 O.P.R.B.C.T.

JOHN B. CLAYTON SURVEY ABSTRACT NO. 178

TRACT 13
10.76 AC

TRACT 12
10.15 AC

TRACT 14
10.10 AC

MEMUCAN HUNT SURVEY ABSTRACT NO. 443

36.41 ACRES
CHRISTOPHER ALAN CRAVEN
#201402768 O.P.R.B.C.T.

TRACT 11
10.12 AC

TRACT 15
10.09 AC

JOHN B. CLAYTON SURVEY
ABSTRACT NO. 178

MEMUCAN HUNT SURVEY
ABSTRACT NO. 443

APRIL 24, 2017

BUENA VIDA RANCH
A PRIVATE SUBDIVISION
158.93 (158.975) ACRES OUT OF
THE MEMUCAN HUNT SURVEY
ABSTRACT NO. 443
BURNET COUNTY, TEXAS

SHEET 5 OF 6

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AL=261.80'
R=50.00'
D=300°00'00"
CD=50.00'
CB=N68°30'05"E

AL=261.1'
R=50.00'
D=300°0'
CD=50.0'
CB=N68°

OFFICE J.FRALEY
FIELD J.MARTINKA

JOB NO. 14713
FIELD BOOK NO. N/A

B.C.T.

N21°31'10"W 2

50' BUILDING SETBACK
10' UTILITY EASEMENT
N21°31'10"W 610.00'

TRACT 15
10.09 AC

50' BUILDING SETBACK
10' UTILITY EASEMENT
S21°29'55"E 610.00'

50' BUILDING SETBACK
10' UTILITY EASEMENT
S21°29'55"E 863.46'

TRACT 11
10.12 AC

50' BUILDING SETBACK
10' UTILITY EASEMENT
S21°29'55"E 610.00'

TRACT 9
10.11 AC

50' BUILDING SETBACK
10' UTILITY EASEMENT
S21°29'55"E 610.00'

JOHN B. CLAYTON SURVEY
ABSTRACT NO. 178

MEMUCAN HUNT SURVEY
ABSTRACT NO. 443

40.23 ACRES
FRANK E. JAMES
383/13 O.P.R.B.C.T.

N21°31'10"W 865.02'

50' BUILDING SETBACK

TRACT 16
11.88 AC

50' BUILDING SETBACK
10' UTILITY EASEMENT
N03°11'51"E 740.30'

TRACT 17
10.13 AC

50' BUILDING SETBACK
10' UTILITY EASEMENT
S68°28'56"W 1172.20'

50' BUILDING SETBACK
10' UTILITY EASEMENT
S68°28'56"W 761.12'

S21°23'34"E 758.94'

25.249 ACRES
ALVARO SOLORZANO
499/374 O.P.R.B.C.T.

APRIL 24, 2017

40.23 ACRES
FRANK E. JAMES
383/13 O.P.R.B.C.T.

Wills - Sherman Associates, Inc.
10027600
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24.751 ACRES
ALVARO SOLORZANO
499/374 O.P.R.B.C.T.

BUENA VIDA RANCH
A PRIVATE SUBDIVISION
158.93 (158.975) ACRES OUT OF
THE MEMUCAN HUNT SURVEY
ABSTRACT NO. 443
BURNET COUNTY, TEXAS

SHEET 6 OF 6

OFFICE: J. HUNT
FIELD: J. MARTINEZ
JOB NO. 14713
FIELD BOOK NO. 1A

SCALE
1" = 100'

JO 1455