

171255
PLAT

STATE OF TEXAS:
COUNTY OF LLANO:

KNOW ALL MEN BY THESE PRESENTS: That Wayne Hurd, Declarant and LAKE LYNDON B. JOHNSON IMPROVEMENT CORPORATION, a corporation originated and existing under the laws of the State of Texas, acting herein by and through its duly authorized President, Wayne Hurd, does hereby join with Stephen Hall, Carrie Hall, J. D. Browning and Jan Browning in the dedication of the attached plat of HORSESHOE BAY WEST, PLAT NO. W27.4 out of the Levi Mercer Survey No. 2 and being all of those certain Lot Nos. W27009, W27010 and W27011 as shown on the plat of Horseshoe Bay West, Plat No. W27.1, recorded in Volume 6, Pages 92 and 93 of the Llano County Plat Records, Llano County, Texas.

IN WITNESS WHEREOF, Wayne Hurd, Declarant and said LAKE LYNDON B. JOHNSON IMPROVEMENT CORPORATION, aforesaid, has caused the presents to be signed by Wayne Hurd, its said President on this 27th day of April, 2006.

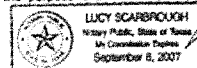
LAKE LYNDON B. JOHNSON IMPROVEMENT CORPORATION

Wayne Hurd, President

STATE OF TEXAS:
COUNTY OF LLANO:

Before me, in and for said County and State, on this day personally appeared Wayne Hurd, 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 Corporation 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 27th day of April, 2006.



Lucy Scarbroough
Notary Public in and for the State of Texas

STATE OF TEXAS:
COUNTY OF LLANO:

KNOW ALL MEN BY THESE PRESENTS: That Stephen Hall and Carrie Hall, being the owners of that certain Lot Nos. W27009 and a southerly portion of Lot No. W27010 as shown on the plat of Horseshoe Bay West, Plat No. W27.1 as recorded in Volume 6, Pages 92 and 93 of the Llano County Plat Records, Llano County, Texas do hereby join in the dedication of the attached replat as shown hereon and do hereby adopt this plat to be known as HORSESHOE BAY WEST, PLAT NO. W27.4 as the official plat of same.

WITNESS OUR HAND this _____ day of _____, 2006.

Stephen Hall

Carrie Hall

STATE OF TEXAS:
COUNTY OF LLANO:

KNOW ALL MEN BY THESE PRESENTS: That J. D. Browning and Jan Browning, being the owners of that certain Lot No. W27011 and a 3468 square foot northerly portion of Lot No. W27010 as shown on the plat of Horseshoe Bay West, Plat No. W27.1 as recorded in Volume 6, Pages 92 and 93 of the Llano County Plat Records, Llano County, Texas do hereby join in the dedication of the attached replat as shown hereon and do hereby adopt this plat to be known as HORSESHOE BAY WEST, PLAT NO. W27.4 as the official plat of same.

WITNESS OUR HAND this 26th day of April, 2006.

J. D. Browning

Jan Browning

STATE OF TEXAS:
COUNTY OF LLANO:

Before me, in and for said County and State, on this day personally appeared J. D. Browning, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged 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 26th day of April, 2006.

Frances Luzzy Cape

Notary Public in and for the State of Texas

STATE OF TEXAS:
COUNTY OF LLANO:

Before me, in and for said County and State, on this day personally appeared Jan Browning, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that she 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 26th day of April, 2006.

Frances Luzzy Cape

Notary Public in and for the State of Texas

STATE OF TEXAS:
COUNTY OF LLANO:

Before me, in and for said County and State, on this day personally appeared Stephen Hall, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged 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 2nd day of May, 2006.

Barbara J. Aubrey

Notary Public in and for the State of Texas

STATE OF TEXAS:
COUNTY OF LLANO:

Before me, in and for said County and State, on this day personally appeared Carrie Hall, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that she 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 2nd day of May, 2006.

Barbara J. Aubrey

Notary Public in and for the State of Texas

STATE OF TEXAS:
COUNTY OF LLANO:

I, Charles Calhoun, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat of HORSESHOE BAY WEST, PLAT NO. W27.4 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 26th day of April, 2006.

Charles Calhoun, R.P.L.S. No. 4452

STATE OF TEXAS:
COUNTY OF LLANO:

This plat has been submitted to and considered by the Development of the City of Horseshoe Bay, Texas, on the 9th day of May, 2006, and is hereby recommended to the City Council for its consideration for approval.

By: Michael J. Pinner
Development Services Department

STATE OF TEXAS:
COUNTY OF LLANO:

This plat has been submitted to the City Council of the City of Horseshoe Bay, Texas, at its meeting on the 9th day of May, 2006, and is duly considered and found to comply with the laws and statutes of the State of Texas and the City Ordinances of the City of Horseshoe Bay.

Attest: Toni Vanderburg
Toni Vanderburg, City Secretary

STATE OF TEXAS:
COUNTY OF LLANO:

I, Belle Sue Hoy, County Clerk of County of said County, do hereby certify that the foregoing instrument with its Certificate of Authentication was filed for record on this 15 day of May, 2006, at 11:36 o'clock A.M. and was duly recorded this 15 day of May, 2006 at 11:37 o'clock A.M. Volume 16 Page 21 of the Llano County Plat Records.

WITNESS MY HAND AND OFFICIAL SEAL this 15 day of May, 2006.

Robert M. Lantry, Notary Public
COUNTY CLERK
Belle Sue Hoy
County Clerk
Llano County, Texas

*This plat was filed under and pursuant to that certain Declaration ("Declaration") dated July 5, 1971, recorded in Volume 177, Pages 279 et. seq. of the Deed Records of Llano County, Texas and recorded in Volume 189, Pages 637 et. seq. of the Deed Records of Burnet County, Texas, and those certain supplemental and Amended Declaration of Reservations recorded respectively in Volume 180, Pages 725 et. seq., Volume 194, Page 422 et. seq., Volume 207, Page 50 et. seq., Volume 309, Page 272 et. seq., Volume 390, Page 278 et. seq., and Volume 401, Page 240 et. seq. of the Official Public Records of Real Property, Llano County, Texas, and recorded in respectively in Volume 193, Page 643 et. seq., Volume 210, Page 240 et. seq., Volume 223, Page 771 et. seq., Volume 508, Page 287 et. seq., and Volume 508, Page 825 et. seq. of the Real Property Records of Burnet County, Texas, and all land included and covered by this plat is hereby committed to the Declaration and all amendments thereon, which is incorporated herein and made a part hereof for all purposes.

NOTES:

THIS PLAT HEREBY DELETES AND TAKES THE PLACE OF THOSE CERTAIN LOT NOS. W27009, W27010 AND W27011 AS SHOWN ON THE PLAT OF HORSESHOE BAY WEST, PLAT NO. W27.1, RECORDED IN VOLUME 6, PAGES 19 AND 23, OF THE LLANO COUNTY PLAT RECORDS, LLANO COUNTY, TEXAS.

THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ZONE "X", DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE LLANO COUNTY FLOOD INSURANCE RATE MAP NO. 481234 0285 B, DATED SEPTEMBER 18, 1991.

THE OWNERS OF THE PROPERTY SHOWN HEREON SHALL BE RESPONSIBLE FOR THE RELOCATION OF THE WATER/SEWER SERVICE AND/OR HOLD THE DISTRICT HARMLESS FOR ANY MAINTENANCE OF SAME.

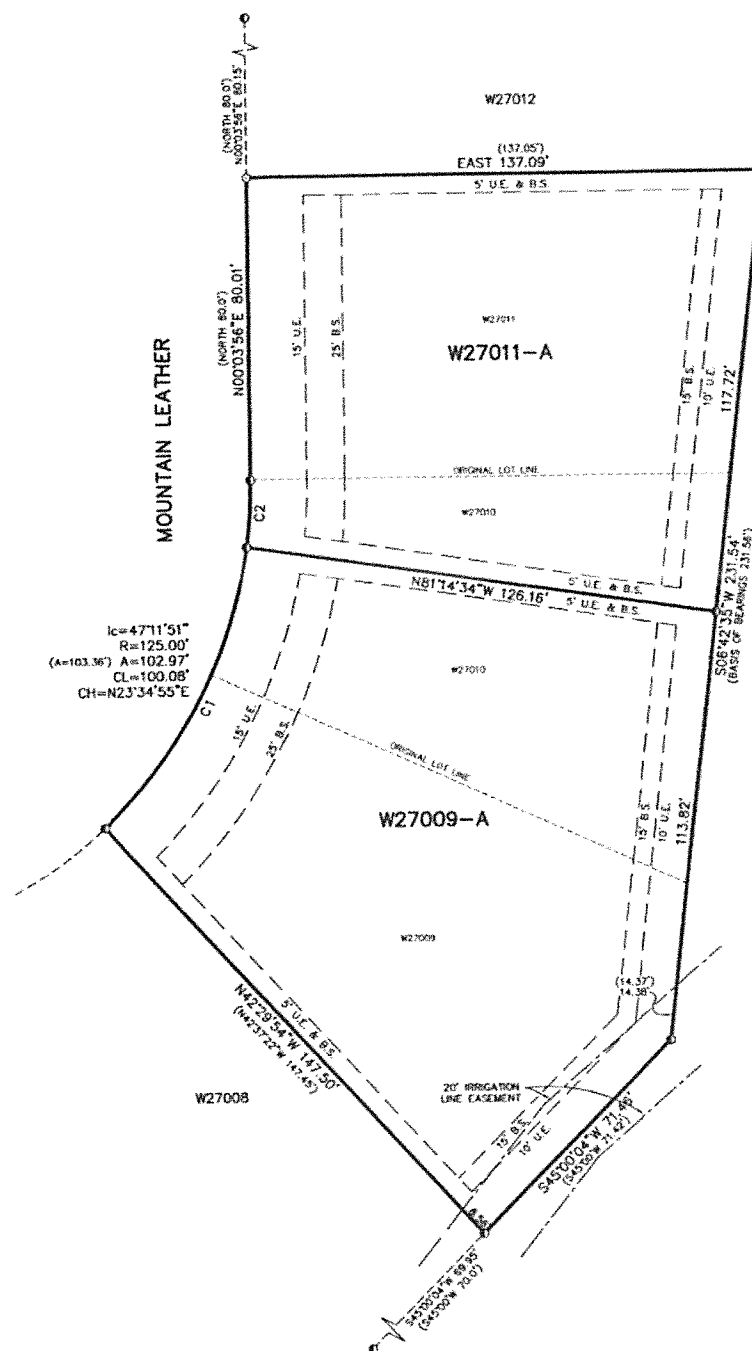
A PRINCIPAL STRUCTURE SHALL PROVIDE TOTAL SIDE YARDS OF NOT LESS THAN 15 FT. AND NOT LESS THAN 5 FT. FROM ANY SIDE PROPERTY LINE.

ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. DEVELOPMENT OR CONSTRUCTION OTHER THAN ONE SINGLE FAMILY RESIDENCE AND ASSOCIATED FACILITIES, OR ANY DEVELOPMENT TOTALING MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS COVER OR DISTURBING MORE THAN ONE ACRE OF LAND, MAY REQUIRE AN LRA DEVELOPMENT PERMIT, OR OTHER PERMIT BY THE SUCCESSORS OR ASSIGNS OF LRA.

THERE ARE NO DRAINAGE STRUCTURES ON THE PROPERTY SHOWN HEREON.

MARBLE FALLS SURVEYING & MAPPING

1500 Ollie Lane
Marble Falls, Texas 78654
(830) 693-8815 Fax (830) 693-8915



SCALE: 1" = 30'

ZONING DESIGNATION R-1

LEGEND:
① 1/2" IRON ROD FOUND
② 1/2" IRON ROD SET
③ 5/8" IRON ROD FOUND
U.E. UTILITY EMB.
B.S. BUILDING SETBACK
() RECORD INFORMATION

GOLF COURSE
LAKE LBJ INVESTMENT CORP.
278/138, 588 C.T.

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	39°03'32"	125.00'	85.21'	83.57'	N27°39'05"E
C2	08°08'20" (08°08'26")	125.00'	17.76'	17.74' (17.75)	N04°03'09"E (N03°54'06"E)

HORSESHOE BAY WEST
PLAT NO. W27.4
0.75 ACRE
OUT OF THE
LEVI MERCER SURVEY NO. 2
LLANO COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: THAT, DARREL SCOTT FUNK AND CONNIE SUE FUNK, BEING THE OWNERS OF LOT 9, AND LOT 10, TOGETHER WITH A 0.21 ACRE TRACT AND A 0.38 ACRE TRACT OF LAND OUT OF THE RESERVE TRACT "F" OF A REPLAT OF THE PLACE, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 15D OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND BEING DESCRIBED IN DOCUMENT NO. 201709485 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 9A, A REPLAT OF THE PLACE" AS THE OFFICIAL PLAT OF SAME AND DO HEREBY DEDICATE THE EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC.

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

DARREL SCOTT FUNK, OWNER

CONNIE SUE FUNK – OWNER

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DARREL SCOTT FUNK AND CONNIE SUE FUNK, 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 LOT 9, AND LOT 10 AND A PORTION OF RESERVE TRACT "F" OF A REPLAT OF THE PLACE, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 15D OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "LOT 9A, A REPLAT OF THE PLACE", 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:

JOE DON DOCKERY, COMMISSIONER PRECINCT 4

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 "LOT 9A, A REPLAT OF THE PLACE", 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.

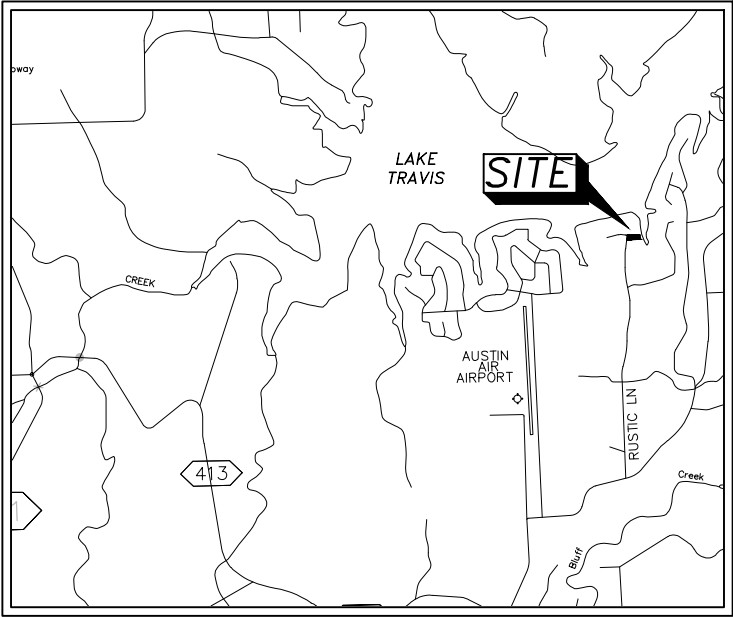
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2017.

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:

- 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 (TECQ).
- A PRIVATE ON-SITE WELL IS THE WATER SUPPLIER.
- GARBAGE PICKUP IS AVAILABLE BY COMMERCIAL FIRM.
- THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY CURRENT SUBDIVISION REGULATIONS.
- THIS PLAT HEREBY DELETES AND TAKES PLACE OF LOT 9, AND LOT 10 AND A PORTION OF RESERVE TRACT "F" OF A REPLAT OF THE PLACE, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 15D OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.
- PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN ZONE AE (AREAS WITHIN THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0705F, 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 1.00011449 FEET.
- BUILDING SETBACK LINES SHOWN ARE PER THE RECORDED PLAT OF REPLAT OF THE PLACE, CABINET 2, SLIDE 15D, PLAT RECORDS OF BURNET COUNTY, TEXAS.

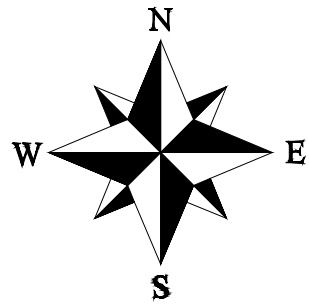


LOCATION MAP
NOT TO SCALE

L E G E N D

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- CALCULATED POINT

P.R.B.C. PLAT RECORDS BURNET CO.
O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
() RECORD INFO/SUBJECT
B.S.L. BLDG. SETBACK LINE
U.E. UTILITY EASEMENT



RECORD LINE TABLE

LINE	BEARING	DISTANCE
L1	S43°31'52"E	41.38'
L2	S34°26'20"E	21.22'
L3	S19°47'56"E	13.28'
L4	S31°19'43"E	13.46'
L5	S17°11'55"E	21.98'
L6	S26°33'54"E	11.18'
L7	S14°02'11"E	14.43'
L8	S06°20'25"E	36.22'
L9	S08°16'33"W	27.79'
L10	S19°26'24"E	9.01'
L11	S16°08'40"W	19.78'
L12	S30°04'07"W	10.98'
L13	S01°07'48"E	32.49'
L14	S24°53'08"E	1.82'

CURVE TABLE

CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	78.53'	22.64'	22.56'	N00°32'09"E
C2	207.61'	83.62'	83.06'	N01°41'35"W

CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
(C1)	78.53'	22.76'	22.68'	N03°47'02"E
(C2)	207.61'	83.66'	83.09'	N00°33'32"E

BEING A REPLAT OF LOTS 9 AND 10 & A PORTION OF THE RESERVE TRACT "F" OF A REPLAT OF THE PLACE, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 15D OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS TO BE KNOWN AS

LOT 9A, A REPLAT OF THE PLACE



PROJ NO. 171288
PREPARED FOR: DARREL & CONNIE FUNK
TECH: M. CANALES
APPROVED: K.CUPLIN
FIELDWORK PERFORMED ON: 10/16/2017
COPYRIGHT:2017 PROFESSIONAL FIRM NO: 10126900

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

SCALE 1" = 50'



	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		

1 OF 1
SHEET