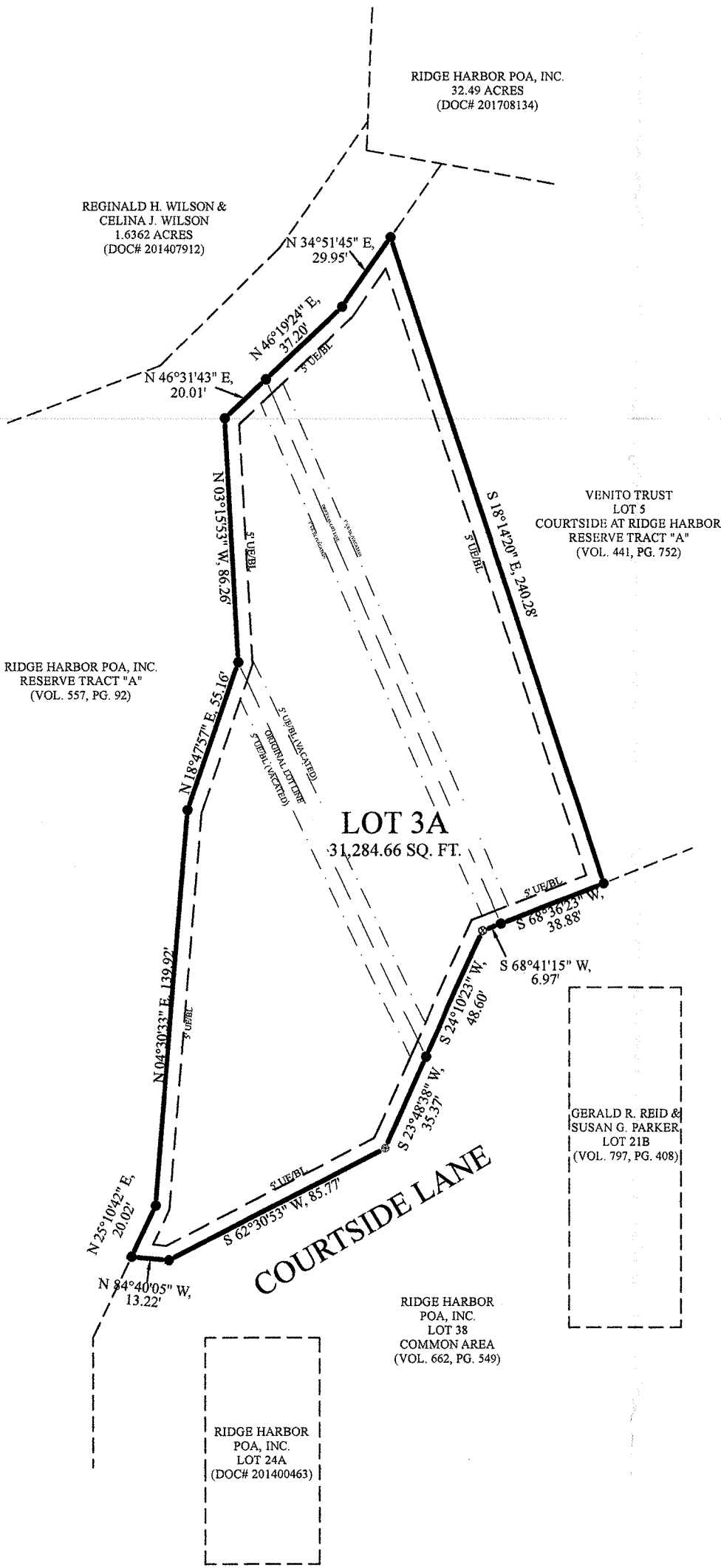


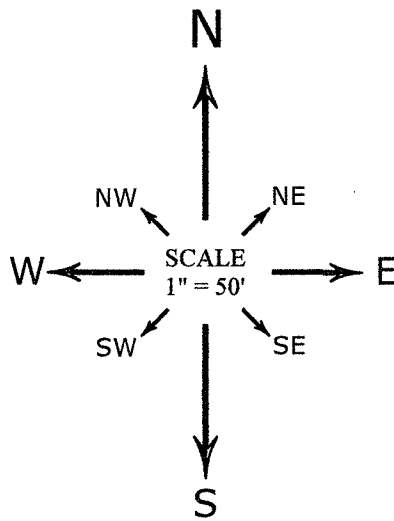
REPLAT OF LOTS 1A, 3, & 4, COURTSIDE AT RIDGE HARBOR



OWNER: DAVID H. HOPKINS, JR.  
121 ASBURY STREET  
HOUSTON, TX 77007  
0.72 ACRES  
FEDELE SECHOLZER SURVEY NO. 18, ABS. 791  
1  
1

ACREAGE:  
SURVEY:  
NUMBER OF BLOCKS:  
NUMBER OF LOTS:

PLAT PREPARERS  
SURVEYOR: ALL STAR LAND SURVEYING  
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729  
PHONE # 512-249-8149 FAX # 512-331-5217



SITUS ADDRESS:  
102 COURTSIDE LANE  
SPICEWOOD, TEXAS, 78669  
PREPARED BY ALLSTAR LAND SURVEYING  
JOB# A1106317  
REPLAT OF LOTS 1A, 3, & 4,  
COURTSIDE AT RIDGE HARBOR  
DECEMBER 6, 2017

LEGEND

- 1/2" ROD FOUND
- COTTON GIN SPINDLE FOUND
- "X" SCRIBE SET IN CONC.
- PUE PUBLIC UTILITY ESMT
- BL BUILDING LINE

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).
- GARBAGE PICKUP IS AVAILABLE BY COMMERCIAL FIRM.
- PRIOR TO CONSTRUCTION ON THE LOTS SHOWN HEREON THE LOT OWNER IS RESPONSIBLE FOR THE COST OF ANY AND ALL UTILITY SERVICE REALLOCATIONS DEEMED NECESSARY BY THE PROVIDER OF WATER, SEWER, TELEPHONE, ELECTRICAL AND TELEVISION CABLE SERVICE.
- SELLING A PORTION OF THIS AREA BY METES AND BOUNDS IS A VIOLATION OF STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THE BURNET COUNTY FLOOD INSURANCE RATE MAP NUMBER 48053C0450 F, DATED 03/15/2012.
- OTHER ENTITIES MAY HAVE RESTRICTIONS RELATING TO THE DEVELOPMENT OF PROPERTY THAT MAY LIMIT THE USE OF THAT PROPERTY. THOSE ENTITIES INCLUDE BUT ARE NOT LIMITED TO THE CENTRAL TEXAS GROUNDWATER DISTRICT AND THE LOWER COLORADO RIVER AUTHORITY.
- THE BEARING NOTED HEREIN ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL GRID AND ARE DERIVED FROM NAVD-83 HORIZONTAL COORDINATES.
- THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES APPEARING ON THE PLAT OF A REPLAT OF RESERVE TRACT "A" RESERVE TRACT "E" AND LOT 84, RECORDED IN CABINET 3, SLIDES 30B-30C, PLAT RECORDS OF BURNET COUNTY, TEXAS.
- WATER SERVICE PROVIDED BY CORTIX UTILITIES.
- THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS DATED JANUARY 11, 2011.
- THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
- SEWER SERVICE PROVIDED BY CORTIX UTILITIES.
- 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 PUBLIC 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 ALL OR A PORTION OF THE ROADS IN THIS SUBDIVISION FOR MAINTENANCE.
- THIS PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF ANY INCORPORATED CITY OR MUNICIPALITY.

STATE OF TEXAS:  
COUNTY OF BURNET:

THE ATTACHED PLAT OF "REPLAT OF LOTS 1A, 3, & 4, COURTSIDE AT RIDGE HARBOR", IN 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

ATTEST:

JOE DON DOCKERY, COMMISSIONER PRECINCT 4

JAMES OAKLEY, COUNTY JUDGE, BURNET COUNTY, TEXAS

STATE OF TEXAS:  
COUNTY OF BURNET:

KNOW IT BY ALL THESE PRESENT: THAT DAVID H. HOPKINS, JR., BEING THE OWNER OF LOT 1A, RESUBDIVISION OF LOTS 1 AND 2 COURTSIDE AT RIDGE HARBOR, AS SHOWN BY A REPLAT OF RESERVED TRACT "A", RESERVED TRACT "E", AND LOT NO. 84 OF RIDGE HARBOR SUBDIVISION SECTION 1, BURNET COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 2, SLIDE 30B-C, PLAT RECORDS OF BURNET COUNTY, TEXAS BEING THE SAME PROPERTY CONVEYED TO ME IN SUBSTITUTE TRUSTEE'S DEED IN VOLUME 649, PAGE 697, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, AND BEING THE OWNER OF LOTS 3 & 4, REPLAT OF RESERVED TRACT "A", RESERVED TRACT "E", AND LOT NO. 84 OF RIDGE HARBOR SUBDIVISION SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 2, SLIDE 30B-C, PLAT RECORDS OF BURNET COUNTY, TEXAS, AS CONVEYED TO ME FOR LOT 3 IN A WARRANTY DEED RECORDED IN VOLUME 536, PAGE 253 AND FOR LOT 4 IN A WARRANTY DEED RECORDED IN DOCUMENT NUMBER 201711331, BOTH IN THE OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, DOES HEREBY PLAT THE SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT OF THIS SUBDIVISION TO BE KNOWN AS "REPLAT OF LOTS 1A, 3, & 4, COURTSIDE AT RIDGE HARBOR" AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC.

WITNESS, MY HAND, THIS THE 9th DAY OF December, 2017.

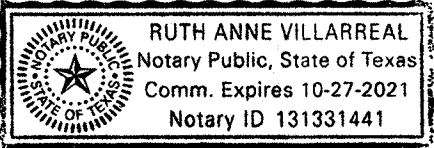
DAVID H. HOPKINS, JR.  
121 ASBURY STREET  
HOUSTON, TX 77007

STATE OF TEXAS:  
COUNTY OF BURNET:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID H. HOPKINS, JR., KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9th DAY OF December, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
10.27.2021  
MY COMMISSION EXPIRES



STATE OF TEXAS  
COUNTY OF BURNET

I, EDWARD RUMSEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "REPLAT OF LOTS 1A, 3, & 4, COURTSIDE AT RIDGE HARBOR" 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 8th DAY OF DECEMBER 2017.

EDWARD RUMSEY, R.P.L.S. NO. 5729



NOT TO SCALE \*\*VICINITY MAP\*\*

