

SHANGRI LA SUBDIVISION
1/152 B.C.P.R.

251.73 AC.
SAMUEL P. BOYD
1392\435 O.P.R.B.C.T.

SCALE: 1" = 100'

BEARING BASIS: ALL BEARINGS, DISTANCES AND ELEVATIONS ARE BASED ON TEXAS LAMBERT GRID, CENTRAL ZONE, NAD 83/NAVD 83 USING LORA OPS CONTROL POINTS. SURFACE DISTANCES CAN BE OBTAINED BY USING SURFACE ADJUSTMENT FACTOR OF 1.00012.

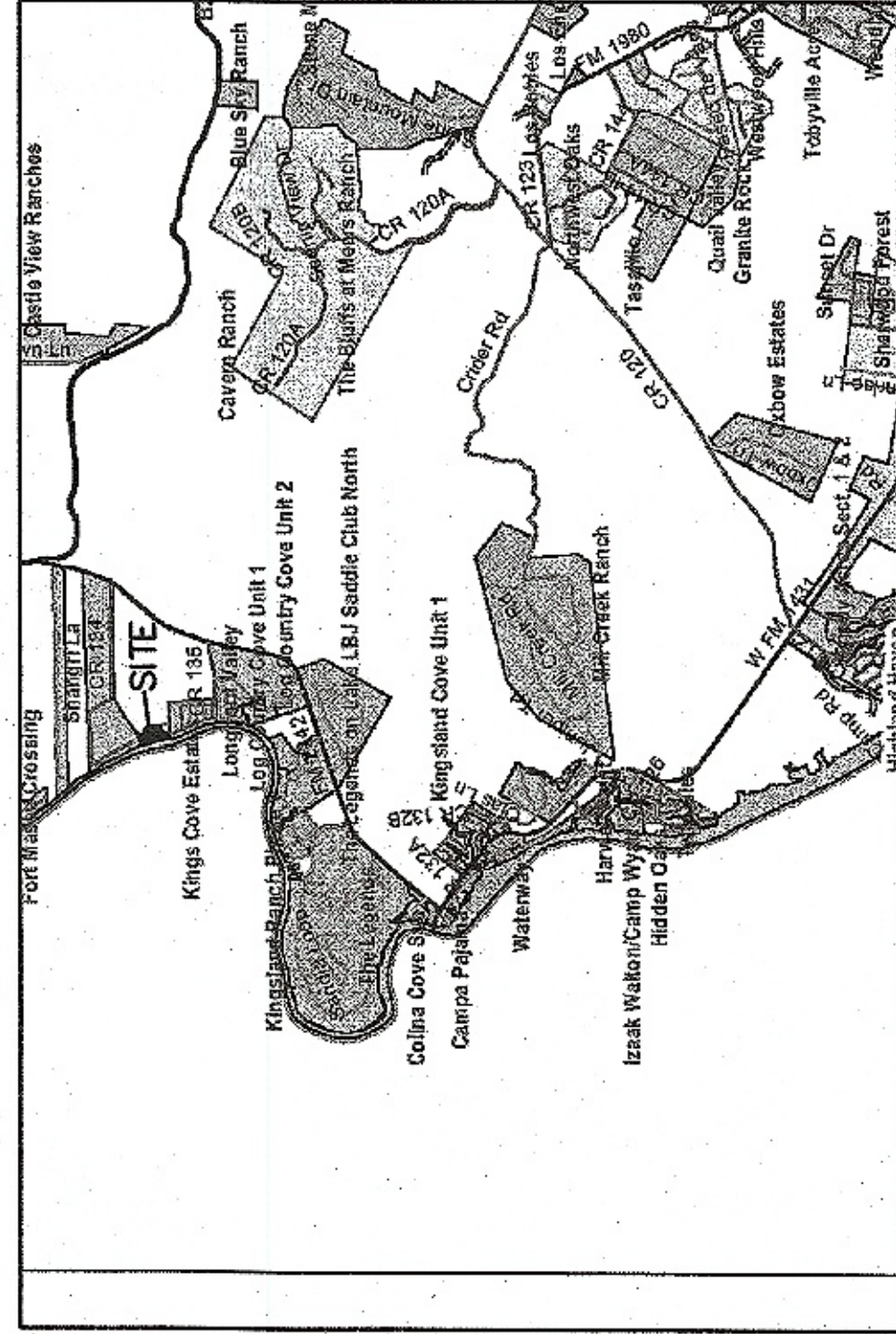
LEGEND:

- DENOTES 1/2" ST. SK. SET WITH PLASTIC CAP STAMPED RPLS 1877.
- DENOTES 1/2" ST. SK. FND.
- ⊙ DENOTES WASHER FOUND STAMPED 1877.
- ⊙ DENOTES MAG NAIL SET WITH WASHER STAMPED 1877.
- ◆ DENOTES FENCE POST FOUND.
- DENOTES 60-D NAIL FND.
- () DENOTES RECORD INFORMATION.

A PORTION OF THE PROPERTY SHOWN HEREON IS WITHIN ZONE "AE" AREAS DETERMINED TO BE INSIDE THE 100 YEAR FLOOD HAZARD AREA B.F.E. OF 845.5' NAVD 29 (846.66 NAVD 83), AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 49053C 0220C, DATED NOVEMBER 16, 1990. THE MINIMUM FIRST FLOOR LIVING AREA ELEVATION FOR ANY LOT SHOWN HEREON SHALL BE 845.0' NAVD 29 (846.18 NAVD 83).

25' BUILDING SETBACK ALONG FRONT STREET LINES
15' BUILDING SETBACK ALONG SIDE STREET LINES
10' BUILDING SETBACK ALONG SIDE LOT LINES
TYPICAL UTILITY AND DRAINAGE EASEMENTS:
15' ALONG ALL STREET LINES
10' ALONG ALL SIDE LOT LINES (NOT INCLUDING LAKEFRONT LINES)

LAKE LYNDON B. JOHNSON
(NORMAL POOL ELEV. = 825' A.M.S.L.
100 YEAR FLOOD ELEV. = 845.5' NAVD29.)



VICINITY MAP

LINE	BEARING	LENGTH
L1	S40°18'03"W	52.50
L2	S80°32'35"E	22.46
L3	S11°50'51"E	56.45
L4	S11°50'51"E	106.44
L5	S25°42'32"E	127.50
L6	S88°30'32"W	84.40
L7	S78°31'37"E	90.09
L8	S88°30'32"W	84.40
L9	S25°42'32"E	127.50
L10	S11°50'51"E	56.45
L11	S80°32'35"E	22.46
L12	S40°18'03"W	52.50
L13	N26°05'04"W	14.09
L14	N86°29'57"E	26.96
L15	N23°35'51"W	5.71
L16	N31°28'50"E	7.91

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	78.82	1436.47	308.36°	S107°16'31"E	78.81
C2	258.69	49.98	270.00°	S89°50'51"E	70.70
C3	119.92	1386.47	307.33°	S107°16'31"E	70.70
C4	209.04	543.75	270.00°	S89°50'51"E	207.75
C5	125.11	50.00	142.71°	S80°13'13"E	94.63
C6	92.03	99.97	162.44°	N82°09'19"W	88.80

MARCH 17, 2011

PRELIMINARY PLAT
OF
THE RANCH ON LAKE LBJ
PHASE ONE
18.43 ACRES
OUT OF THE W.B. WAINSCOTT
SURVEY NO. 29, ABSTRACT NO.
949
A PRIVATE SUBDIVISION
BURNET COUNTY, TEXAS
SHEET 2 OF 2

RECEIVED

MAR 25 2011

OFFICE DWILIS
FIELD J.MARTINKA

JOB NO. 13010
FIELD BOOK NO. N/A

Willis - Sherman Associates, Inc.

LAND SURVEYORS AND PLANNERS
310 MAIN • MARBLE FALLS, TEXAS • 78654
(830) 693-3566 FAX (830) 693-5362



KNOW ALL BY ALL MEN THESE PRESENTS: THAT, SAMUEL P. BOYD AND CHERYL J. BOYD BEING THE OWNERS OF THE RANCH ON LAKE LBJ PHASE ONE 18.46 ACRES BEING A PORTION OF 251.73 ACRES CONVEYED TO SAM BOYD AND CHERYL J. BOYD RECORDED IN VOLUME 1392, PAGE 0435 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS; A PORTION OF THAT CERTAIN 108.96 ACRES CONVEYED TO SAM BOYD AND CHERYL J. BOYD RECORDED IN DOCUMENT NO. 200901721 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 0.13 ACRE CONVEYED TO SAM BOYD AND CHERYL J. BOYD RECORDED IN DOCUMENT NO. 201009877 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS DO HEREBY ADOPT THIS PLAT TO BE KNOWN AS "THE RANCH ON LAKE LBJ PHASE ONE PLAT NO. 1.8 0.31 ACRES OUT OF THE W. B. WAINSCOTT SURVEY NO. 29, ABSTRACT NO. 949 A PRIVATE SUBDIVISION BURNET COUNTY, TEXAS" AS THE OFFICIAL PLAT OF SAME DO HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO THE USE OF THE PROPERTY OWNERS OF THE RANCH ON LAKE LBJ SUBDIVISION, AND TO ALL PUBLIC UTILITY PROVIDERS AND EMERGENCY SERVICE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF WATER, SEWER, TELEPHONE, 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.

CHERYL J. BOYD

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SAMUEL P. BOYD KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CHERYL J. BOYD KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, DONALD SHERMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "THE RANCH ON LAKE LBJ PHASE ONE PLAT NO. 1.8 0.31 ACRES OUT OF THE W. B. WAINSCOTT SURVEY NO. 29, ABSTRACT NO. 949 A PRIVATE SUBDIVISION BURNET COUNTY, TEXAS", 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 _____ DAY OF _____, 2018.

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

THE ATTACHED PLAT OF "THE RANCH ON LAKE LBJ PHASE ONE PLAT NO. 1.8 0.31 ACRES OUT OF THE W. B. WAINSCOTT SURVEY NO. 29, ABSTRACT NO. 949 A PRIVATE SUBDIVISION BURNET COUNTY, TEXAS" WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS THIS DAY OF 2018.

APPROVED

JIM LUTHER, JR., COMMISSIONER PRECINCT 1

JAMES OAKLEY, COUNTY JUDGE, BURNET COUNTY, TEXAS

DEVELOPMENT PERMIT PLAT NOTE:

ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.

NOTES:

EACH DWELLING CONSTRUCTED 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 THE RANCH ON LAKE LBJ W.C.&I.D.

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

SEWER TREATMENT WILL BE PROVIDED BY THE RANCH ON THE LAKE LBJ W.C.&I.D.

GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.

IN APPROVAL OF THIS PLAN 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 PLAN AND BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, AND OTHER THOROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE PRIVATE OWNERS OF THE LANDS COVERED BY AND ADJACENT TO THIS PLAN. ACCORDING TO THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS; THE COUNTY SHALL NOT ACCEPT ALL OR A PORTION OF THE ROADS IN THIS SUBDIVISION FOR MAINTENANCE.

THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS DATED JANUARY 28, 2002.

A PORTION OF THE PROPERTY SHOWN HEREON IS WITHIN ZONE "AE", AREAS DETERMINED TO BE INSIDE THE 100 YEAR FLOOD HAZARD AREA B.F.E. OF 842.0' NAVD 88, AS SHOWN ON THE BURNETT COUNTY FLOOD INSURANCE RATE MAP NO. 48053C 0450F, DATED MARCH 15, 2012. THE MINIMUM FIRST FLOOR LIVING AREA ELEVATION FOR ANY LOT SHOWN HEREON SHALL BE 842' NAVD 88.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD 83.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.

ELECTRICAL SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOP.

TELEPHONE SERVICE WILL BE PROVIDED BY FRONTIER



FIRM NUMBER: 10027600
LAND SURVEYORS AND PLANNERS
 310 MAIN • MARBLE FALLS, TEXAS • 78654
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Field notes of proposed **Lot No. 19** to accompany a Final Plat of The Ranch on Lake LBJ Phase One Plat No. 1.8, 0.31 acres out of the W.B. Wainscott Survey No. 29, Abstract No. 949 Burnet County, Texas being a portion of 251.73 acres conveyed to Samuel P. Boyd recorded in Volume 1392, Page 435 of the Official Public Records of Burnet County, Texas. The basis of bearing for this survey is the Texas State Plane Grid, Central Zone, NAD 83. Distances shown are grid distances. Surface distances can be obtained using a surface adjustment factor of 1.00012. All $\frac{1}{2}$ " steel stakes found with plastic cap stamped 1877 and used for boundary reconstruction are monuments of dignity for this survey. All adjoining tracts mentioned herein are for reference only and are not a part of this survey.

Beginning at a 1/2" steel stake set with plastic cap stamped WILLIS being the Northwest corner of this proposed Lot No. 19 in the East right of way line of Hannahs Way with a tie to a 1/2" steel stake found with plastic cap stamped WILLIS being the Northeast corner of Lot 6 as shown on The Ranch on Lake LBJ, Phase One, Plat No. 1.3 recorded in Document No. 201401849 of the Official Public Records of Burnet County, Texas bears N85°58'03"E, 51.52'.

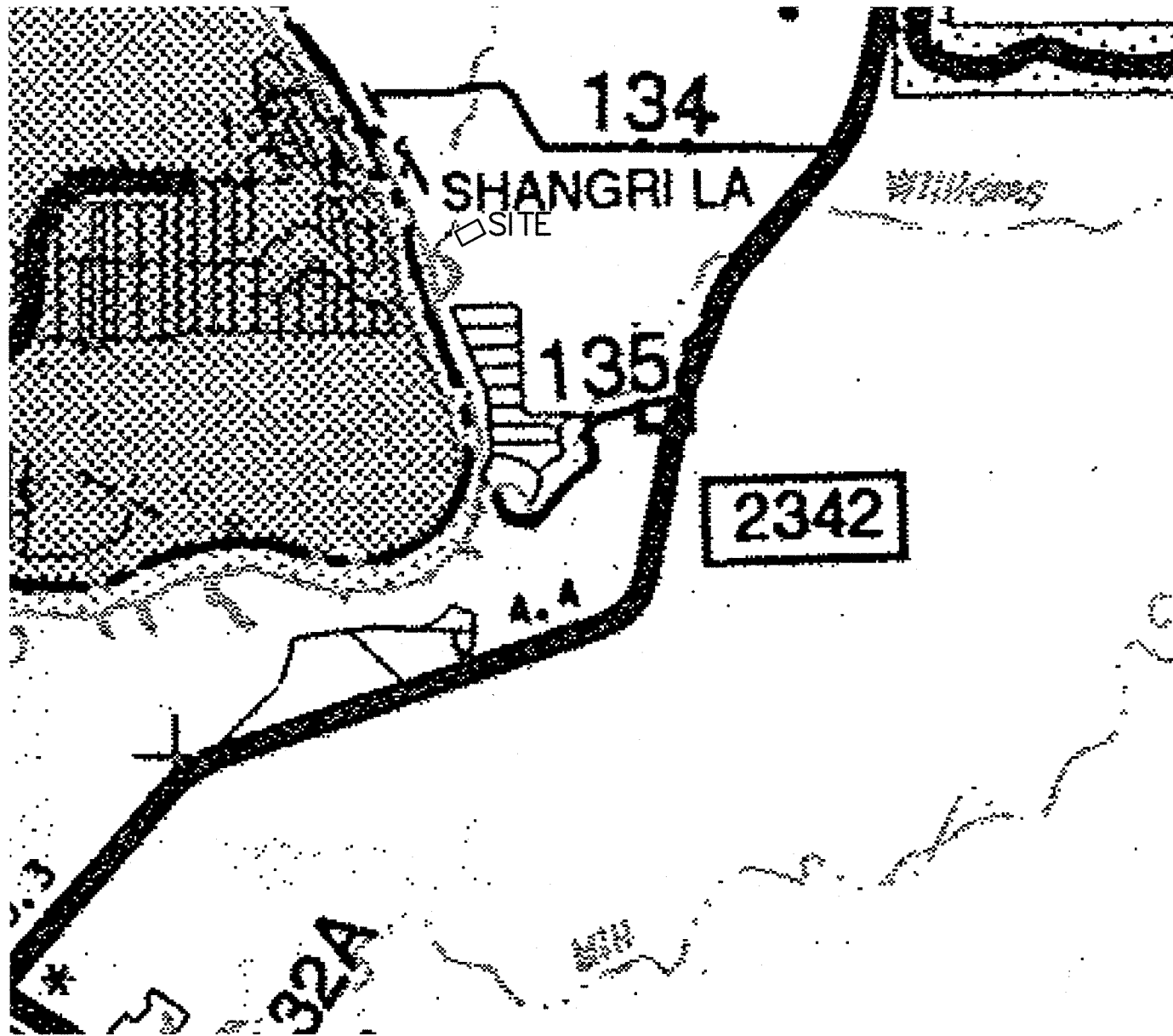
Thence along the North line of this proposed Lot No. 19, N 71° 36' 57" E passing a ½" steel stake set with plastic cap stamped "Willis" at 171.56' and at 167.31' in all to a computed point inundated by the waters of Lake Lyndon B. Johnson being the Northeast corner hereof;

Thence along the East line of this proposed Lot No. 19, S 12° 35' 53" E 80.04' to a computed point inundated by the waters of Lake Lyndon B. Johnson being the Southeast corner hereof;

Thence along the South line of this proposed Lot No. 19, S 71° 36' 57" W passing a ½" steel stake set with plastic cap stamped "Willis"

at 4.09' and at 156.53' in all to a ½" steel stake set with plastic cap stamped R.P.L.S. 1877 being the Southwest corner hereof in the East right of way line of Hannahs Way with a tie to the Southeast corner of said Lot 8 bears S74°46'37"W, 50.00';

Thence along the West line of this proposed Lot No. 17 and the East right of way line of said Hannahs Way N 14° 36' 41" W 79.99' to the place of beginning;



VICINITY MAP

FINAL PLAT OF
THE RANCH ON LAKE LBJ
PHASE ONE
PLAT NO. 1.7
0.31 ACRE
OUT OF THE W.B. WAINSCOTT SURVEY
NO. 29, ABSTRACT NO. 949
A PRIVATE SUBDIVISION
BURNET COUNTY, TEXAS
SHEET 1 OF 2

OFFICE C.FLORES
FIELD .MARTINKA

JOB NO. 14976

