

LEGEND:
 ○ DENOTES 1/2" ST. SK. SET WITH PLASTIC CAP STAMPED RPLS 1877
 ● DENOTES 1/2" ST. SK. FND. WITH PLASTIC CAP STAMPED RPLS 1877
 △ DENOTES COMPUTED POINT

SCALE: 1" = 100'

KINGSLAND RANCH
 CAB. 2, SLIDE 168 B AND C
 B.C.P.R.

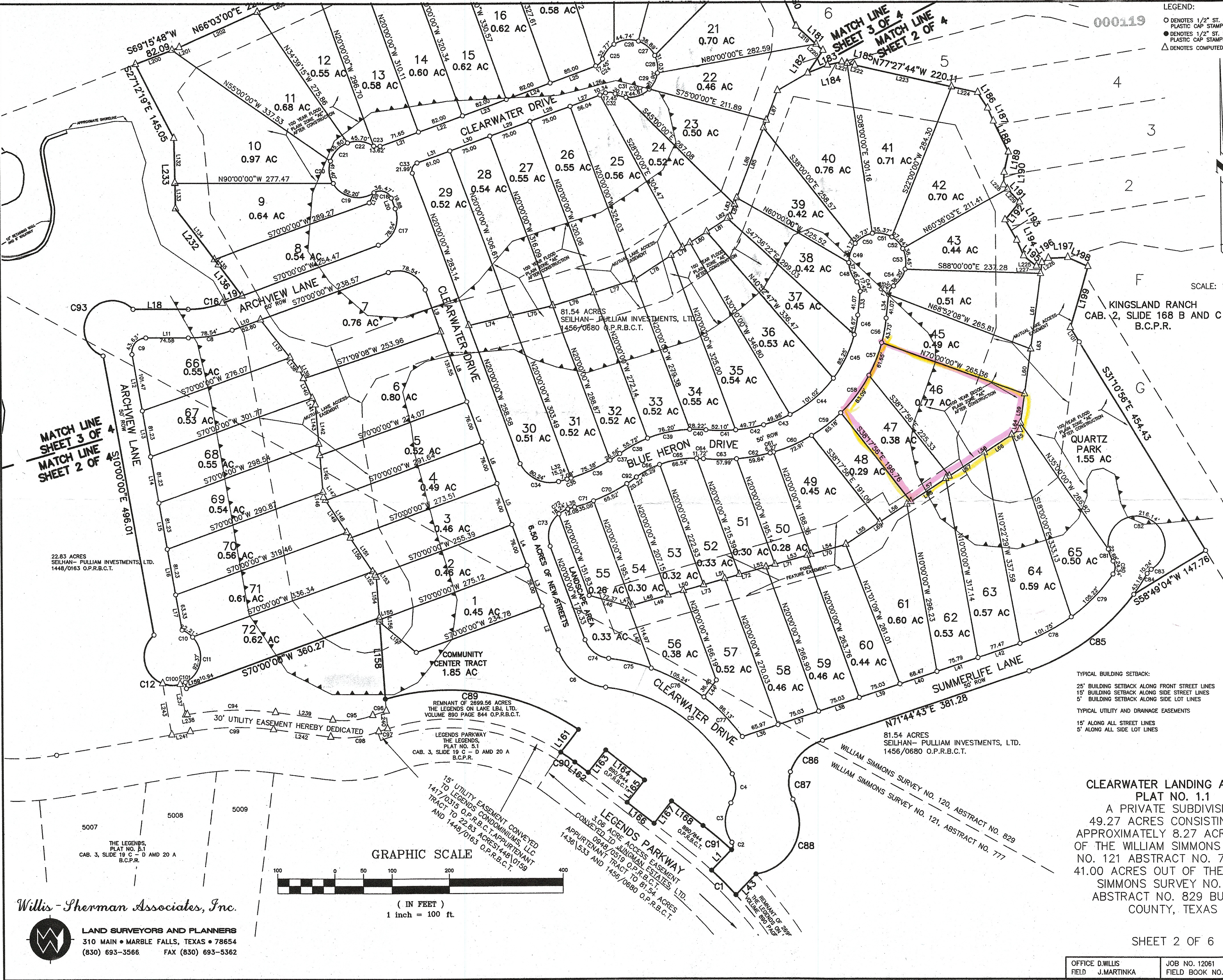
QUARTZ PARK
 1.55 AC

TYPICAL BUILDING SETBACK:
 25' BUILDING SETBACK ALONG FRONT STREET LINES
 15' BUILDING SETBACK ALONG SIDE STREET LINES
 5' BUILDING SETBACK ALONG SIDE LOT LINES
 TYPICAL UTILITY AND DRAINAGE EASEMENTS
 15' ALONG ALL STREET LINES
 5' ALONG ALL SIDE LOT LINES

CLEARWATER LANDING AT LBJ
PLAT NO. 1.1
 A PRIVATE SUBDIVISION
 49.27 ACRES CONSISTING OF
 APPROXIMATELY 8.27 ACRES OUT
 OF THE WILLIAM SIMMONS SURVEY
 NO. 121 ABSTRACT NO. 777 AND
 41.00 ACRES OUT OF THE WILLIAM
 SIMMONS SURVEY NO. 120
 ABSTRACT NO. 829 BURNET
 COUNTY, TEXAS

SHEET 2 OF 6

OFFICE D.WILLIS FIELD J.MARTINKA	JOB NO. 12061 FIELD BOOK NO. N/A
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Willis-Sherman Associates, Inc.



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

STATE OF TEXAS:
COUNTY OF BELL:

KNOWN BY ALL MEN THESE PRESENTS: THAT, RADALL SMITH AND PATRICIA SMITH, BEING THE OWNER OF LOTS 46 AND 47 SHOWN ON THE PLAT OF CLEARWATER LANDING AT LBJ, PLAT NO. 1.1, RECORDED IN CABINET 4, SLIDE 22A-D AND 23A-B, BURNET COUNTY, PLAT RECORDS AND CONVEYED IN DOCUMENT NO. 0714815 AND 200805960 OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, DO HEREBY ADOPT THIS PLAT TO BE KNOWN AS "CLEARWATER LANDING AT LBJ, PLAT NO. 1.47, 1.15 ACRES, A PRIVATE SUBDIVISION, BURNET COUNTY, TEXAS" AS THE OFFICIAL PLAT OF SAME DO HEREBY DEDICATE THE EASEMENTS SHOWN HEREON TO THE USE OF THE PROPERTY OWNERS OF CLEARWATER LANDING AT LBJ SUBDIVISION, AND TO ALL PUBLIC UTILITY PROVIDERS AND EMERGENCY SERVICE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF WATER, SEWER, TELEPHONE, ELECTRIC AND TELECOMUNICATION SERVICES AND EMERGENCY SERVICES.

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

RANDALL SMITH
3111 SLEEPY HOLLOW LN
TEMPLE, TX 76502-7145

PATRICIA SMITH

STATE OF TEXAS:
COUNTY OF BELL:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RANDALL SMITH AND PATRICIA SMITH, 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 IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: THIS PLAT OF "CLEARWATER LANDING AT LBJ, PLAT NO. 1.47, 1.15 ACRES, A PRIVATE SUBDIVISION, BURNET COUNTY, TEXAS" COMPLIES WITH THE EXISTING COVENANTS AND RESTRICTIONS OF CLEARWATER LANDING SUBDIVISION AND CLEARWATER LANDING OWNERS ASSOCIATION, INC. DOSE HEREBY JOIN IN THE DEDICATION OF THE ATTACHED PLAT.
WITNESS MY HAND THIS 13th DAY OF September, 2018.

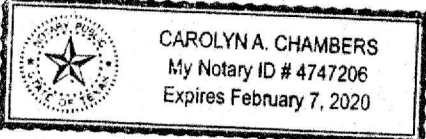
CLEARWATER LANDING PROPERTY OWNERS ASSOCIATION, INC.

BARRY PULLIAM, PRESIDENT

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BARRY PULLIAM KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF September, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS:
COUNTY OF BURNET:

I, DONALD SHERMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "CLEARWATER LANDING AT LBJ, PLAT NO. 1.47, 1.15 ACRES, A PRIVATE SUBDIVISION, BURNET COUNTY, TEXAS" WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY MADE 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

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.

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT OF "CLEARWATER LANDING AT LBJ, PLAT NO. 1.47, 1.15 ACRES, 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 OFFICIAL PUBLIC 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

THIS PLAT HEREBY DELETES AND TAKES THE PLACE OF LOTS 46 AND 47, CLEARWATER LANDING AT LBJ, PLAT NO. 1.1, BURNET COUNTY, TEXAS RECORDED IN CABINET 4, SLIDE 22A-D AND 23A-B BURNET COUNTY, PLAT RECORDS.

NOTES:

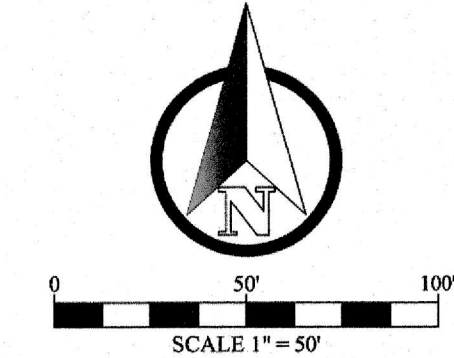
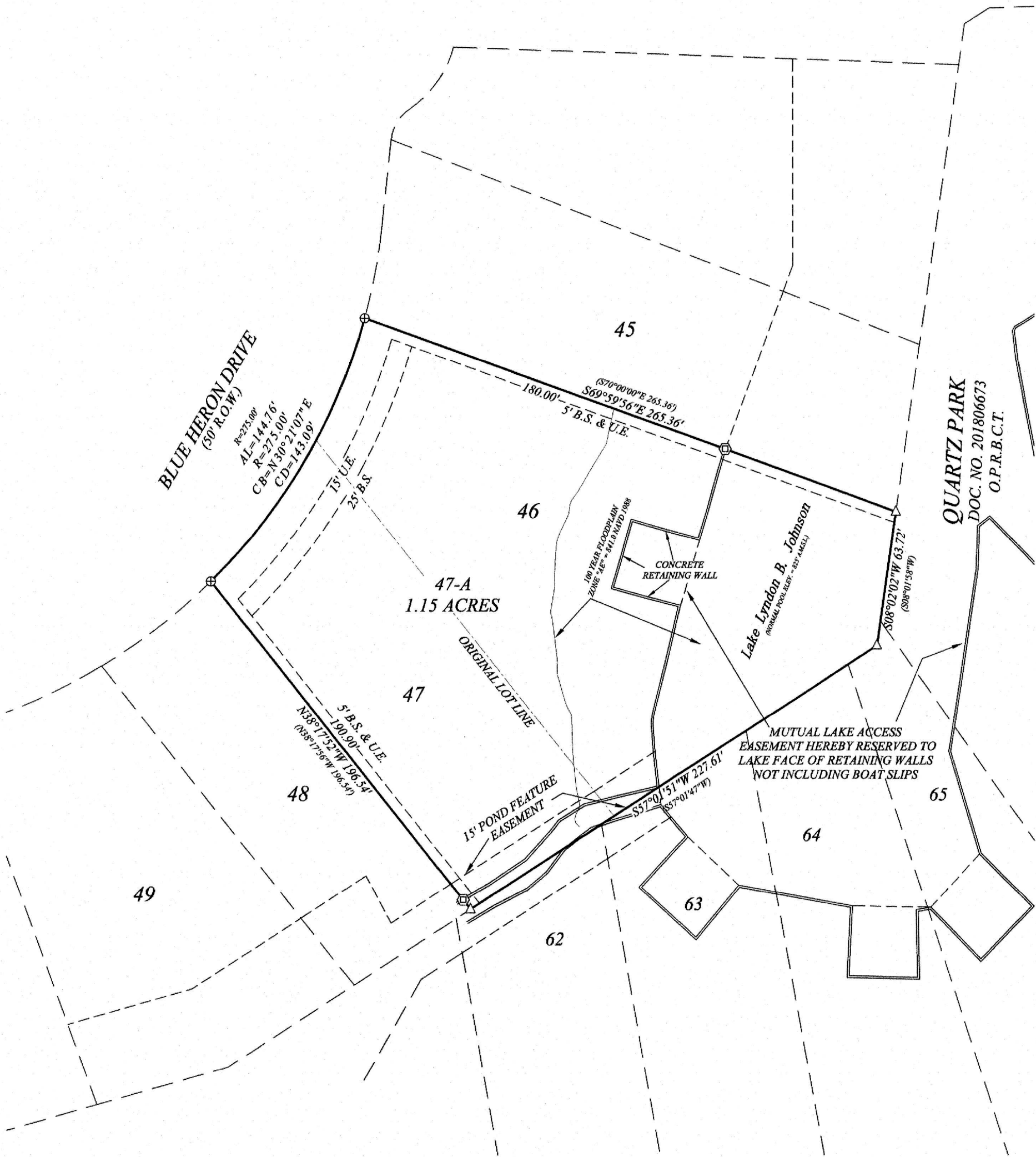
- 1) EACH DWELLING CONSTRUCTED OR PLACED ON THIS SUBDIVISION SHALL BE CONNECTED TO A SEWAGE AND WASTEWATER DISPOSAL FACILITY MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
- 2) POTABLE WATER WILL BE PROVIDED BY KINGSLAND WATER SUPPLY CORPORATION.
- 3) THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
- 4) SEWER TREATMENT WILL BE PROVIDED BY KINGSLAND M.U.D.
- 5) GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
- 6) 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 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 ACCEPT ALL OR A PORTION OF THE ROADS IN THIS SUBDIVISION FOR MAINTENANCE.
- 7) THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS DATED JANUARY 28, 2002.
- 8) 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 841.0' NAVD 88, AS SHOWN ON THE BURNET 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 842.0' NAVD 88.
- 9) NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.

Willis - Sherman Associates, Inc.

LAND SURVEYORS AND PLANNERS

310 MAIN • MARBLE FALLS,
TEXAS • 78654

(830) 693-3566 FAX (830) 693-5362
FIRM NUMBER: 10027600



LEGEND	
	MAG NAIL FOUND WITH WASHER STAMPED "WILLIS"
	1/2" REBAR FOUND WITH CAP STAMPED "WILLIS"
	RECORD POINT
B.S.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
()	RECORD INFORMATION

ELECTRICAL SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOP.

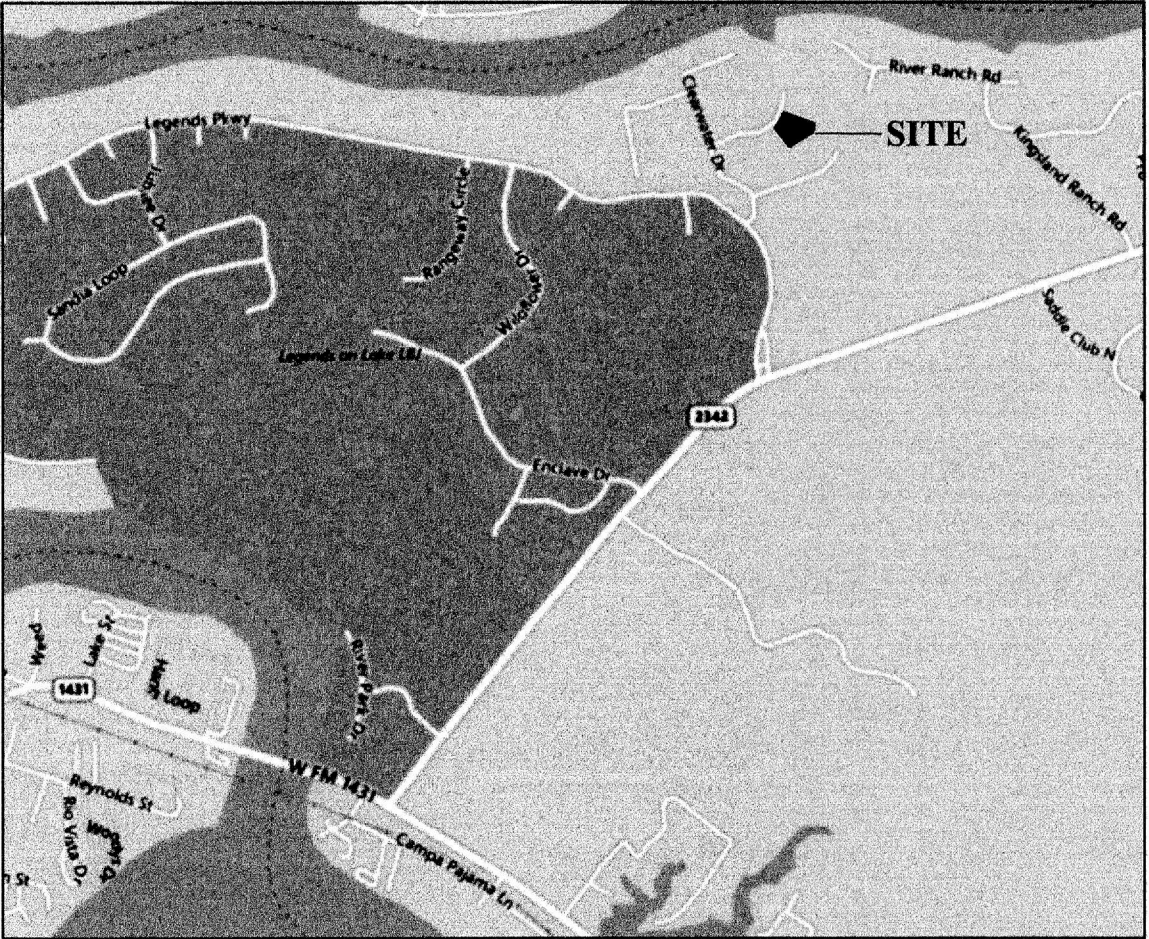
TELEPHONE SERVICE WILL BE PROVIDED BY FRONTIER COMMUNICATIONS

TYPICAL BUILDING SETBACK:

25' BUILDING SETBACK ALONG FRONT STREET LINES
15' BUILDING SETBACK ALONG SIDE STREET LINES
5' BUILDING SETBACK ALONG SIDE LOT LINES

TYPICAL UTILITY AND DRAINAGE EASEMENTS:

15' ALONG ALL STREET LINES
5' ALONG ALL SIDE LOT LINES



VICINITY MAP (NTS)

CLEARWATER LANDING AT LBJ
PLAT NO. 1.47
A PRIVATE SUBDIVISION
BURNET COUNTY, TEXAS

BEING A REPLAT OF LOTS 46 AND 47
CLEARWATER LANDING AT LBJ,
PLAT NO. 1.1
A PRIVATE SUBDIVISION
BURNET COUNTY, TEXAS

OFFICE: J. FRAILEY
FIELD: J. MARTINKA

JOB #: 15030