

0 20' 40'
SCALE 1" = 20'

LEGEND	
	MAG NAIL FOUND WITH WASHER STAMPED "1877"
	MAG NAIL FOUND WITH WASHER STAMPED "WILLIS"
	MAG NAIL SET WITH WASHER STAMPED "WILLIS"
B.S.	BUILDING SETBACK
B.M.P.	BEST MANAGEMENT PRACTICE

Lake Lyndon B. Johnson

NORMAL POOL ELEV. = 825.00' A.M.S.L.
100 YEAR FLOOD ELEV. = 841.0' NADV.88
CLEARWATER LANDING 2007
LLC. #200800115 O.P.R.B.C.T.

LOT 8
0.13 ACRE

CLEARWATER LANDING AT LBJ II,
PHASE 2, PLAT NO. 2.10
#201806672 O.P.R.B.C.T.

LOT 9
0.06 ACRES

LOT 10
0.08 ACRES

LOT 11
0.09 ACRES

LOT 12
0.08 ACRES

LOT 13
0.07 ACRES

LOT 14
0.08 ACRES

LOT 15
0.09 ACRE
CDR HOLDING LLC
#201706763 O.P.R.B.C.T.

LOT 68-E
COMMON AREA 0.45 ACRE
CLEARWATER LANDING AT LBJ II,
PHASE 2, PLAT NO. 2.10
#201806672 O.P.R.B.C.T.

LOT 68-H
COMMON AREA 0.89 ACRE
CLEARWATER LANDING 2007
LLC. #200800115 O.P.R.B.C.T.
CLEARWATER LANDING
AT LBJ II,
PHASE 2, PLAT NO. 2.10
#201806672 O.P.R.B.C.T.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S32° 11' 31"E	17.43'
L2	S52° 25' 08"E	16.76'
L3	S52° 25' 08"E	2.70'
L4	S68° 44' 54"E	19.54'
L5	N75° 21' 04"E	7.21'
L6	N75° 21' 04"E	11.25'
L7	N71° 54' 32"E	16.22'
L8	N62° 09' 32"E	6.70'
L9	N62° 09' 32"E	19.91'
L10	N61° 25' 30"E	18.52'
L11	N61° 25' 30"E	8.62'
L12	N50° 04' 47"E	17.22'
L13	N36° 51' 01"E	8.79'

Willis - Sherman Associates, Inc.

LAND SURVEYORS AND PLANNERS
310 MAIN • MARBLE FALLS,
TEXAS • 78654

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



CLEARWATER LANDING AT
LBJ II, PHASE 2, PLAT NO. 2.11
0.45 ACRES OUT OF THE
WILLIAM SIMMONS SURVEY
NO. 121, ABSTRACT NO. 777
BURNET COUNTY, TEXAS

OFFICE: J. FRAILEY
FIELD: T. MARTINKA
JOB #: 15159

SHEET: 2 OF 2

FILED PROJECTS 30/08/13/19 FINAL PLAT OF LOTS 9-14 CLEARWATER LANDING II, PHASE TWO, PLAT NO. 2.11 DWM/LS/SP FINAL PLAT 2-23-18.dwg 2018/08/30 1:39pm dw

STATE OF TEXAS:
COUNTY OF BURNET:

KNOWN BY ALL MEN THESE PRESENTS: THAT , CLEARWATER LANDING 2007, LLC. (FORMERLY SEILHAN-PULLIAM INVESTMENTS, LTD.) BEING THE OWNER OF 0.45 ACRES PORTION OF 22.83 ACRES CONVEYED IN DOCUMENT # 200800115 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY DO HEREBY ADOPT THIS PLAT TO BE KNOWN AS "CLEARWATER LANDING AT LBJ II, PHASE 2, PLAT NO. 2.11 0.45 ACRES OUT OF THE WILLIAM SIMMONS SURVEY NO. 121, ABSTRACT NO. 777 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 SUBDIVISON, 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.

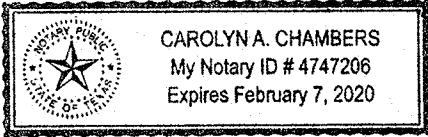
WITNESS MY HAND THIS 13th DAY OF September, 2018.

Barry Pulliam
CLEARWATER LANDING 2007, LLC.
BY: BARRY PULLIAM, MANAGING PARTNER

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BARRY PULLIAM, 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.

Carolyn A. Chambers
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

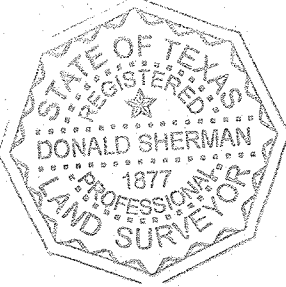


STATE OF TEXAS:
COUNTY OF BURNET:

I, DONALD SHERMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "CLEARWATER LANDING AT LBJ II, PHASE 2, PLAT NO. 2.11 0.45 ACRES OUT OF THE WILLIAM SIMMONS SURVEY NO. 121, ABSTRACT NO. 777 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 13th DAY OF September, 2018.

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



LCRA :

PERMANENT WATER QUALITY BMP EASEMENT PLAT NOTE:

THE PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE (BMP) EASEMENT IS FOR THE PURPOSE OF PROTECTING THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURE OR OTHER IMPROVEMENT MAY BE CONSTRUCTED OR MAINTAINED WITHIN A WATER QUALITY BMP EASEMENT AREA UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LCRA).

THE WATER QUALITY BMP EASEMENT MAY BE ENFORCED BY THE LOWER COLORADO RIVER AUTHORITY OR ANY OTHER GOVERNMENTAL ENTITY WITH THE AUTHORITY TO PROTECT THE ENVIRONMENT FOR THE BENEFIT OF THE PUBLIC, BY INJUNCTION OR OTHER ACTION IN A COURT OF APPROPRIATE JURISDICTION.

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.

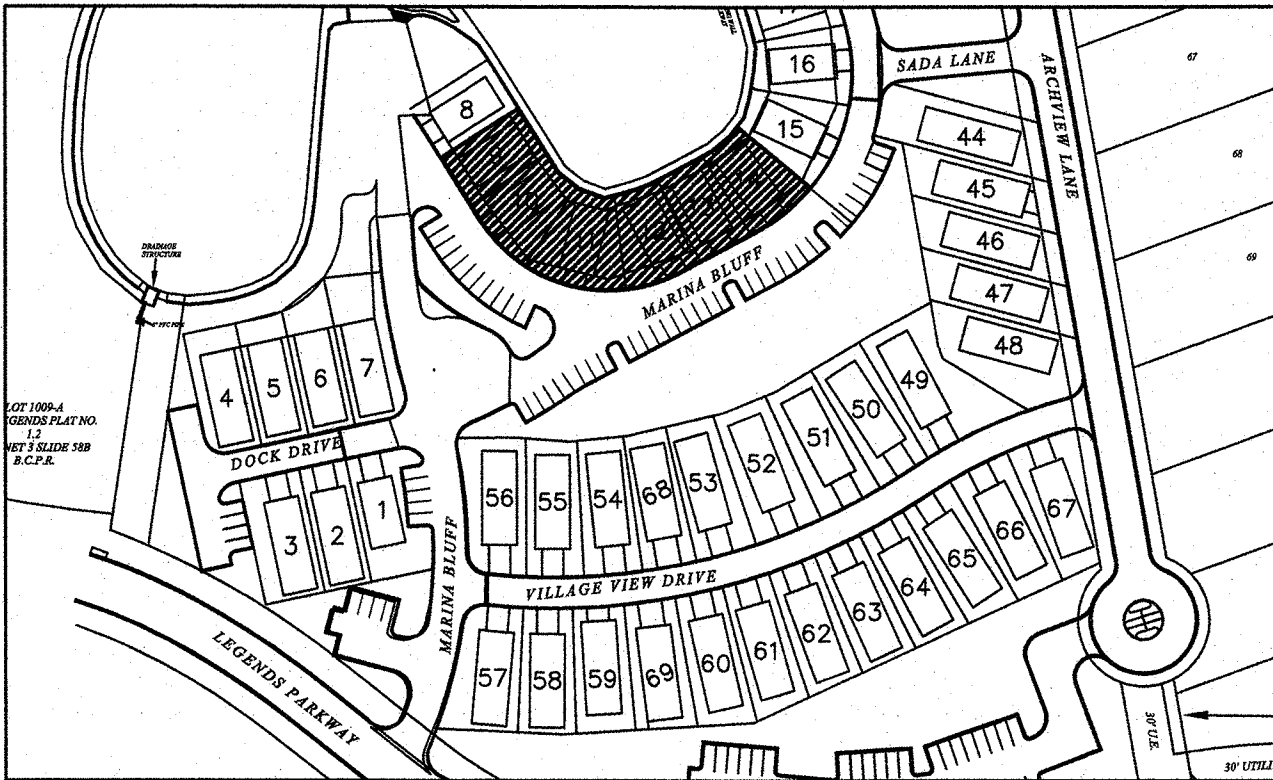
STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT OF "CLEARWATER LANDING AT LBJ II, PHASE 2, PLAT NO. 2.11 0.45 OUT OF THE WILLIAM SIMMONS SURVEY NO. 121, ABSTRACT NO. 777 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



VICINITY MAP

STATE OF TEXAS:
COUNTY OF BURNET:

FIELD NOTES TO ACCOMPANY CLEARWATER LANDING AT LBJ II, PHASE 2, PLAT NO. 2.11 0.45 ACRES PORTION OF 22.83 ACRES CONVEYED TO CLEARWATER LANDING 2007, LLC. (FORMERLY SEILHAN-PULLIAM INVESTMENTS, LTD.) RECORDED IN VOLUME 1448, PAGE 163 AND VOLUME 1456, PAGE 680 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS (O.P.R.B.C.T.). THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD 83. DISTANCES SHOWN ARE GRID DISTANCES. SURFACE DISTANCES CAN BE OBTAINED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012. () DENOTES RECORD INFORMATION.

BEGINNING AT A MAG NAIL FOUND WITH WASHER STAMPED "1877" BEING THE SOUTHEAST CORNER OF THIS 0.45 ACRES AND THE NORTH LINE OF LOT 68-H COMMON AREA 0.89 ACRES CONVEYED TO CLEARWATER LANDING AT LBJ II, PHASE 2, PLAT NO. 2.10 RECORDED IN DOCUMENT NO. 201806672 OF THE O.P.R.B.C.T.;

THENCE ALONG THE SOUTH LINE OF THIS 0.45 ACRES AND THE NORTH LINE OF SAID LOT 68-H THE NEXT (6) CALLS TO A MAG NAIL FOUND WITH WASHER STAMPED "WILLIS" FOR AN ANGLE POINT ARE AS FOLLOWS:

1) THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 52.45', A RADIUS OF 151.93', AND A BEARING AND DISTANCE OF S51°33'43"W, 52.19';

2) THENCE S62°11'49"W, 61.25';

3) THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 32.23', A RADIUS OF 212.29', AND A BEARING AND DISTANCE OF S68°29'24"W, 32.20';

4) THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 48.54', A RADIUS OF 98.95', AND A BEARING AND DISTANCE OF S87°25'40"W, 48.06";

5) THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 94.27', A RADIUS OF 111.68', AND A BEARING AND DISTANCE OF N56°25'19"W, 91.50';

6) THENCE N32°14'22"W, 55.87' BEING THE SOUTHWEST CORNER HEREOF AND THE SOUTHEAST CORNER OF LOT 8;

THENCE ALONG THE WEST LINE OF THIS 0.45 ACRES AND THE EAST LINE OF SAID LOT 8, N57°45'38"E 70.54' TO A MAG NAIL SET WITH WASHER STAMPED "1877" BEING THE NORTHWEST CORNER HEREOF;

THENCE ALONG THE NORTH LINE OF THIS 0.45 ACRES THE NEXT (14) CALLS TO A MAG NAIL FOUND WITH WASHER STAMPED "1877" FOR AN ANGLE POINT ARE AS FOLLOWS:

1) S32°11'31"E 39.23'; 2) L1, S32°11'31"E 17.43'; 3) L2, S52°25'08"E 16.76'; 4) L3, S52°25'08"E 2.70';

5) L4, S68°44'54"E 19.54'; 6) L5, N75°21'04"E 7.21'; 7) L6, N75°21'04"E 11.25'; 8) L7, N71°54'32"E 16.22';

9) L8, N62°09'32"E 6.70'; 10) L9, N62°09'32"E 19.91'; 11) L10, N61°25'30"E 18.52'; 12) L11, N61°25'30"E 8.62';

13) L12, N50°04'47"E 17.22'; 14) L13, N36°51'01"E 8.79' BEING THE NORTHEAST CORNER HEREOF AND THE MOST WESTERLY CORNER OF LOT 15;

THENCE ALONG THE EAST LINE OF THIS 0.45 ACRES AND THE WEST LINE OF LOT 15, S50°20'31"E 73.34' TO THE PLACE OF BEGINNING.

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.

1) POTABLE WATER WILL BE PROVIDED BY KINGSLAND WATER SUPPLY CORPORATION. 2) THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE. 3) SEWER TREATMENT WILL BE PROVIDED BY KINGSLAND M.U.D. 4) GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.

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.

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 841.2' 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 842.2' 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 COOPERATIVE, INC.

TELEPHONE SERVICE WILL BE PROVIDED BY FRONTIER COMMUNICATIONS

OWNER: CLEARWATER LANDING 2007 LLC.
24165 W.I.H. 10#217-511
SAN ANTONIO, TX. 78257.

ENGINEERING: TOMSU GROUP
STEPHEN STOCKINGER, P.E., C.F.M.
P.O. BOX 591537
SAN ANTONIO, TX. 78259-1537

CLEARWATER LANDING AT
LBJ II, PHASE 2, PLAT NO. 2.11
0.52 ACRES OUT OF THE
WILLIAM SIMMONS SURVEY
NO. 121, ABSTRACT NO. 777
BURNET COUNTY, TEXAS

OFFICE: J. FRILEY
FIELD: T. MARTINKA
JOB #: 15159

SHEET: 1 OF 2

Willis - Sherman Associates, Inc.
LAND SURVEYORS AND PLANNERS
310 MAIN • MARBLE FALLS,
TEXAS • 78654
(830) 693-3566 FAX (830) 693-5362
FIRM NUMBER: 10027600



F:\LAND PROJECTS\201815159 FINAL PLAT OF LOTS 9-14 CLEARWATER LANDING II PHASE TWO PLAT NO. 2.11\DWG\15159 FINAL PLAT 9-14.dwg 2018/09/13 9:38am dwg