



0 20' 40'
SCALE 1" = 20'

LEGEND	
○	1/2" REBAR SET WITH CAP STAMPED "WILLIS"
⊕	1/2" REBAR FOUND WITH CAP STAMPED "WILLIS"
△	RECORD POINT

TYPICAL BUILDING SETBACK:

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)

LOT 22

3.93'

N71°36'57"E 186.65'
182.73'

METAL RETAINING WALL

S12°35'53"E 80.40'

Lake Lyndon B. Johnson

NORMAL POOL ELEV. = 825.00' A.M.S.L.
100 YEAR FLOOD ELEV. = 841.0' NAVD88

LOT 21
0.34 ACRES

FLOODPLAIN ZONE "AE"
ELEV. = 841.0' NAVD88

4.15'

METAL RETAINING WALL

S12°35'53"E 80.40'

251.73 AC.
SAMUEL P. BOYD &
CHERYL J. BOYD
1392/435 O.P.R.B.C.T.

N71°36'57"E 179.11'
174.95'

LOT 20
0.32 ACRES

4.20'

167.37'
S71°36'57"W 171.56'

LOT 19

THE RANCH ON LAKE LBJ,
PHASE ONE PLAT NO. 1.8
201800677 O.P.R.B.C.T.

S17°58'56"E 79.99'

WATER METER
SEWER VALVE
ELECTRIC METER
UTILITY PAD

HANNAH WAY
(50' R.O.W.)

N17°58'56"W 79.99'

BACK OF CURBING

N17°58'56"W 79.99'

BACK OF CURBING

LOT 5

LOT 6

THE RANCH ON LAKE LBJ,
PHASE ONE PLAT NO. 1.6
201505084 O.P.R.B.C.T.

Willis - Sherman Associates, Inc.



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

FINAL PLAT OF
THE RANCH ON LAKE LBJ
PHASE ONE
PLAT NO. 1.9
0.66 ACRE
OUT OF THE
W. B. WAINSCOTT SURVEY
NO. 29, ABSTRACT NO. 949
A PRIVATE SUBDIVISION
BURNET COUNTY, TEXAS

OFFICE: J. FRAILEY
FIELD: T. MARTINKA
JOB #: 15167

SHEET: 2 OF 2

P:\LAND PROJECTS\2018\1167 FINAL PLAT OF LOTS 19 & 21 THE RANCH ON LAKE LBJ PH. ONE\DWG\15167 FINAL PLAT 1.9.dwg 2018/09/19 8:32am J.martinka

