



SCALE : 1" = 100'

LEGEND:
 • DENOTES 1/2" ST. SK. FND.
 ○ DENOTES 1/2" ST. SK. SET WITH PLASTIC SURVEYOR CAP STAMPED R.P.L.S. NO. 1877
 U.E. -DENOTES UTILITY EASEMENT
 D.E. -DENOTES DRAINAGE EASEMENT
 B.S. -DENOTES BUILDING SETBACK

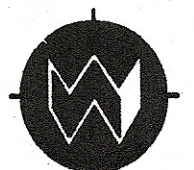
DENOTES 10.0 FT. WIDE CONSERVATION EASEMENT

CURVE TABLE					
CURVE	DELTA ANGLE	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C20	17°18'30"	51.35	170.00	N04°44'09"W	51.16
C21	12°10'40"	50.41	237.18	S07°18'04"E	50.32
C22	78°20'48"	34.19	25.00	N40°23'09"W	31.58
C23	42°50'00"	18.69	25.00	S79°01'27"W	18.26
C24	26°54'01"	231.84	50.00	S10°26'27"W	73.33
C25	42°50'00"	18.69	25.00	S58°08'33"E	18.26
C26	89°52'56"	39.22	25.00	N55°29'59"E	35.32
C27	129°55'29"	33.89	14.95	N02°43'25"E	27.09
C28	89°23'59"	39.83	25.53	S67°36'51"E	35.91
C29	23°35'38"	29.14	70.76	S11°07'03"E	28.93
C30	20°52'37"	54.18	148.70	S11°07'05"W	53.88
C31	150°38'56"	65.79	25.02	N83°07'08"W	48.41
C32	9°39'46"	41.67	247.12	N02°57'48"W	41.63
C33	64°06'25"	99.45	88.88	S30°11'07"E	94.34
C34	20°09'01"	46.93	133.45	N13°59'36"E	46.69
C35	6°13'00"	40.15	370.00	S07°27'01"W	40.13
C36	28°46'07"	185.78	370.00	S10°02'33"E	183.83
C37	15°41'23"	117.75	430.00	S26°43'26"E	117.38
C38	15°39'30"	117.52	430.00	S11°02'59"E	117.15
C39	13°46'45"	103.41	430.00	S03°40'09"W	103.16
C40	16°00'11"	49.49	177.18	S02°33'26"W	49.33
C41	13°22'42"	41.37	177.18	S12°08'01"E	41.28
C42	22°49'43"	44.97	112.87	N07°24'30"W	44.68
C43	20°03'48"	39.52	112.87	N14°02'14"E	39.32
C44	6°15'14"	42.48	389.17	N27°11'43"E	42.46
C45	13°16'33"	90.17	389.17	N36°57'37"E	89.97
C46	8°09'44"	30.27	212.48	N47°40'46"E	30.24
C47	15°55'32"	59.06	212.48	N59°43'24"E	58.87
C48	48°36'27"	64.07	75.53	S88°00'37"E	62.17
C49	40°47'32"	53.77	75.53	S43°18'38"E	52.64
C50	15°38'39"	54.25	198.70	S08°30'06"W	54.08
C51	5°13'58"	18.15	198.70	S18°56'25"W	18.14
C52	50°09'36"	65.68	75.02	S46°38'12"W	63.60
C53	23°17'58"	30.51	75.02	S83°21'58"W	30.30
C54	77°11'22"	101.07	75.02	N48°23'22"W	93.60
C55	37°24'30"	32.65	50.00	N76°18'42"E	32.07
C56	92°41'41"	80.89	50.00	S38°38'12"E	72.35
C57	44°25'37"	38.77	50.00	S29°55'27"W	37.81
C58	91°08'12"	79.53	50.00	N82°17'39"W	71.41

CURVE TABLE					
CURVE	DELTA ANGLE	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C1	5°03'40"	46.10	521.87	N77°00'09"W	46.08
C2	89°54'30"	39.23	25.00	S55°30'46"W	35.33
C3	90°05'30"	39.31	25.00	N34°29'14"W	35.38
C4	34°59'08"	225.93	370.00	S06°56'03"E	222.43
C5	45°07'38"	338.68	430.00	S12°00'18"E	329.99
C6	89°54'30"	39.23	25.00	S55°30'46"W	35.33
C7	29°21'13"	90.77	177.18	S04°07'05"E	89.78
C8	42°51'35"	84.43	112.87	N02°38'19"E	82.48
C9	19°31'47"	132.65	389.17	N33°50'00"E	132.01
C10	24°05'16"	89.33	212.48	N55°38'31"E	88.67
C11	89°23'59"	117.85	75.53	S67°36'51"E	106.25
C12	23°35'38"	49.73	120.76	S11°07'03"E	49.38
C13	20°52'37"	72.40	198.70	S11°07'05"W	72.00
C14	150°38'56"	197.25	75.02	N83°07'08"W	145.15
C15	9°39'46"	50.11	297.12	N02°57'48"W	50.05
C16	64°06'25"	43.50	38.88	S30°11'07"E	41.27
C17	50°04'31"	50.33	57.59	S87°16'35"E	48.74
C18	24°05'16"	64.10	152.48	N55°38'31"E	63.63
C19	19°31'47"	112.20	329.17	N33°50'00"E	111.66

THE LEGENDS
 PLAT NO. 6.1
 A PRIVATE SUBDIVISION
 26.36 ACRES
 CONSISTING OF APPROXIMATELY
 13.10 ACRES OUT OF THE
 WILLIAM SIMMONS SURVEY NO. 122
 ABSTRACT NO. 830
 AND APPROXIMATELY
 13.26 ACRES OUT OF THE
 WILLIAM SIMMONS SURVEY NO. 121
 ABSTRACT NO. 777
 BURNET COUNTY, TEXAS
 SHEET 2 OF 2

Willis-Sherman Associates, Inc.



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

KNOWN BY ALL MEN THESE PRESENTS: THAT WE, RAYMOND V. PIXLEY AND PATRICIA A. PIXLEY, BEING THE OWNERS OF LOTS 6006 AND 6013, THE LEDENDS, PLAT NO. 6.1, RECORDED IN CABINET 3, SLIDES 20B AND C, BURNET COUNTY PLAT RECORDS, CONVEYED IN DOCUMENT NO. 201802273 AND DOCUMENT NO. 201802352, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, DO HEREBY ADOPT THIS PLAT TO BE KNOWN AS "THE LEGENDS, PLAT NO. 6.006, A PRIVATE SUBDIVISION, BURNET COUNTY, TEXAS" AS THE OFFICIAL PLAT OF SAME AND DO HEREBY DEDICATE THE STREET AND EASEMENTS SHOWN HEREON TO THE USE OF THE PROPERTY OWNERS OF THE LEGENDS PROPERTY OWNERS ASSOCIATION, INC., 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.

RAYMOND V. PIXLEY
470 MEADOW RIDGE TRAIL
HUDSON, WI. 54016

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RAYMOND V. PIXLEY AND PATRICIA A. PIXLEY, 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.

KNOW ALL MEN BY THESE PRESENTS: THAT THE LEGENDS PROPERTY OWNERS ASSOCIATION, INC. DOES HEREBY JOIN WITH RAYMOND V. PIXLEY AND PATRICIA A. PIXLEY IN THE DEDICATION OF THE ATTACHED PLAT OF "THE LEGENDS, PLAT NO. 6.06, A PRIVATE SUBDIVISION BURNET COUNTY, TEXAS" AS THE OFFICIAL PLAT OF SAME.

I, DONALD SHERMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "THE LEGENDS PLAT NO. 6.06, 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.

THE ATTACHED PLAT OF "THE LEGENDS, PLAT NO. 6.06, 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.

APPROVED _____
JIM LUTHER JR., COMMISSIONER PRECINCT 1

JAMES OAKLEY, COUNTY
JUDGE, BURNET COUNTY, TEXAS

THE WATER QUALITY PROTECTION EASEMENT IS FOR THE SOLE PURPOSE OF PROTECTING THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORM RUNOFF FROM DEVELOPED LANDS. NO STRUCTURE OR OTHER IMPROVEMENT MAY BE CONSTRUCTED OR MAINTAINED WITHIN A WATER QUALITY PROTECTION EASEMENT AREA. THE OWNER OF A LOT WITH A WATER QUALITY PORTCEION EASEMENT SHALL ESTABLISH, RESTORE, MAINTAIN AND PRESERVE NATIVE GRASS VEGETATION WITHIN THE WATER QUALITY PROTECTION EASEMENT AREA ON THAT LOT.

THE WATER QUALITY PROTECTION EASEMENT MAY BE AMENDED WITH RESPECT TO ANY PARTICULAR LOT WITHOUT THE CONSENT OF THE OWNER OF ANY OTHER LOT. ANY SUCH AMENDMENT MUST BE IN WRITING SIGNED BY THE OWNER OF THE LOT IN QUESTION AND AN AUTHORIZED REPRESENTATIVE OF THE THE LEGENDS PROPERTY OWNER'S ASSOCIATION, ITS SUCCESSOR OR ASSIGN, OR ANY OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY. ANY AMENDMENT MUST ALSO BE PROPERLY NOTARIZED AND RECORDED IN THE APPROPRIATE COUNTY RECORDS.

THE WATER QUALITY PROTECTION 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.

Willis - Therman Associates, Inc.

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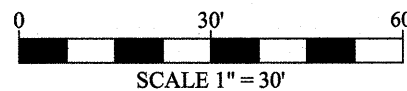
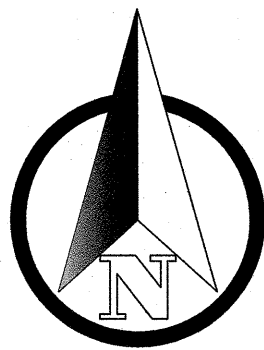
ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND /OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.

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.

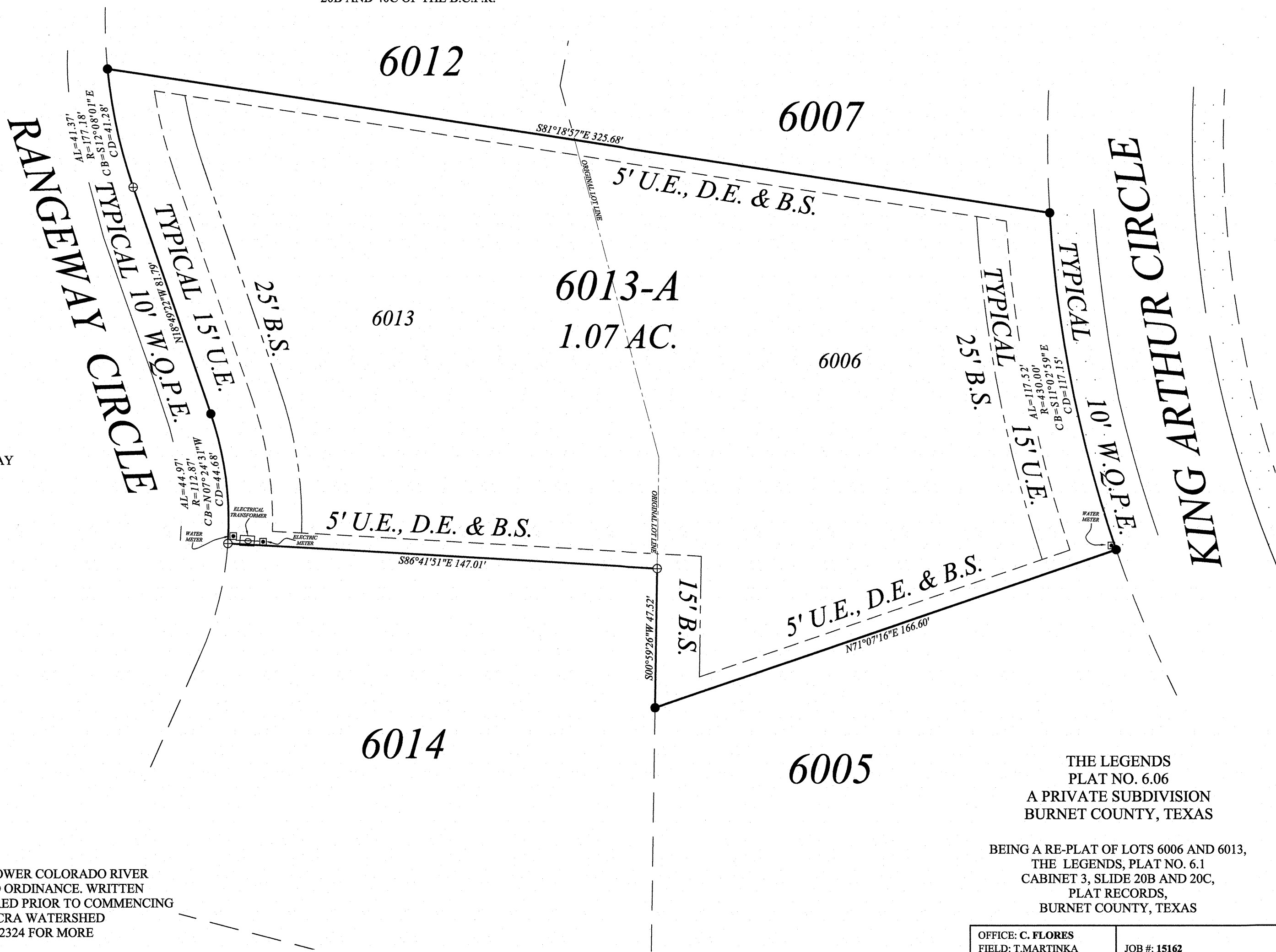
THE PROPERTY SHOWN HEREON IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD HAZARD AREA AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 48053C 450F, DATED MARCH 15, 2012. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD 83.

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.

THIS PLAT HEREBY DELETES LOTS 6006 AND 6013 THE LEGENDS PLAT NO. 6.1 RECORDED IN CAB. 3, SLIDES 20B AND 40C OF THE B.C.P.R.



LEGEND	
B.S.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.Q.P.E.	WATER QUALITY PROTECTION EASEMENT
	1/2" REBAR FOUND WITH CAP STAMPED "1877 R.P.L.S."
	1/2" REBAR SET WITH CAP STAMPED "WILLIS"



P:\LAND PROJECTS 2018\15162 REPLAY LOTS 6013 & 6006 THE LEGENDS PLAT 61.dwg 2018/09/19 11:52am dw