

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS:

THAT: DAVID M. ANDERSON AND SARA A. ANDERSON , BEING THE OWNER OF 10.00 ACRES CONVEYED IN DOCUMENT # 201602446 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAME AND ADOPT THIS PLAT TO BE KNOWN AS "RUSTIC RANCH SUBDIVISION 10.00 ACRES, CONTAINING OF 5.50 ACRES OUT OF THE FEDELE SECHOLZER SURVEY NO. 18, ABSTRACT NO. 791 AND 4.50 ACRES OUT OF MARIA CATALINA SALINAS SURVEY NO. 17, ABSTRACT NO. 776, BURNET COUNTY, TEXAS" AS THE OFFICIAL PLAT OF SAME.

EXECUTED this ____ day of _____, 2018.

DAVID M. ANDERSON
339 QUAIL RUN COURT
SPICEWOOD, TEXAS 78669

SARA A. ANDERSON
339 QUAIL RUN COURT
SPICEWOOD, TEXAS 78669

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED DAVID M. ANDERSON AND SARA A. ANDERSON, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 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 "RUSTIC RANCH SUBDIVISION, 10.00 ACRES, CONTAINING OF 5.50 ACRES OUT OF THE FEDELE SECHOLZER SURVEY NO. 18, ABSTRACT NO. 791 AND 4.50 ACRES OUT OF MARIA CATALINA SALINAS SURVEY NO. 17, ABSTRACT NO. 776, 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
STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT TO BE KNOWN AS "RUSTIC RANCH SUBDIVISION, 10.00 ACRES, CONTAINING OF 5.50 ACRES OUT OF THE FEDELE SECHOLZER SURVEY NO. 18, ABSTRACT NO. 791 AND 4.50 ACRES OUT OF MARIA CATALINA SALINAS SURVEY NO. 17, ABSTRACT NO. 776, 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 BY
JOE DON DOCKERY, COMMISSIONER, PRECINCT 4
NOTES: JAMES OAKLEY, COUNTY JUDGE, BURNET COUNTY, TEXAS

1.THE PROPERTY SHOWN HEREON IS WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A 0.2% ANNUAL CHANCE OF FLOOD, AS RECORDED IN BURNET COUNTY "FIRM" MAP NO. 48053C 0685F DATED MARCH 15, 2012.

2..LCRA 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.

3.SEWAGE TREATMENT IS PROVIDED BY ON-SITE SEWAGE FACILITIES.

4.CENTRAL WATER IS PROVIDED BY CORIX UTILITIES, INC. (TEXAS). THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.

5.GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM6.GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.

6.IN APPROVAL OF THIS PLAT 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. THERE ARE NO NEW ROADS.

9. BEARINGS ARE BASED ON TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD 83.

10.BURNET COUNTY IS NOT OBLIGATED TO ISSUE BUILDING OR OTHER ON-SITE PERMITS FOR ANY RESIDENTIAL DWELLING CONSTRUCTED OR PLACED IN THIS SUBDIVISION UNTIL A T.E.C.Q. CERTIFIED POTABLE WATER TREATMENT PLANT WITH SUFFICIENT CAPACITY TO MEET THE DEMANDS OF THIS THE SUBDIVISION IS IN PLACE, OPERABLE AND APPROVED BY T.C.E.Q. FOR THE PROVISION OF POTABLE WATER DELIVERY.

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

12.ELECTRICAL SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOP.

13.TELEPHONE SERVICE WILL BE PROVIDED BY FRONTIER COMMUNICATIONS.

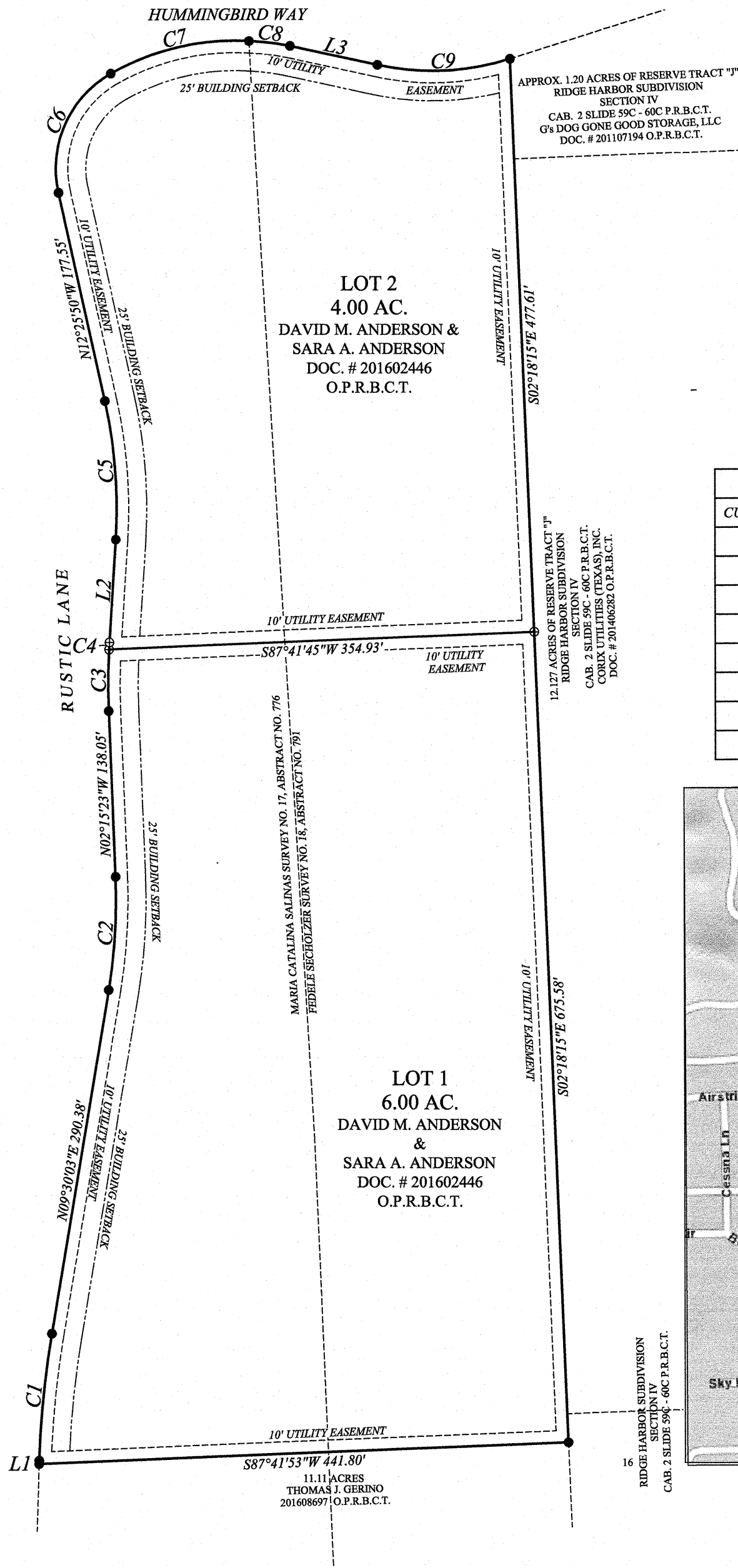
Willis - Sherman Associates, Inc.

LAND SURVEYORS AND PLANNERS

310 MAIN • MARBLE FALLS,
TEXAS • 78654

(830) 693-3566 FAX (830) 693-5362

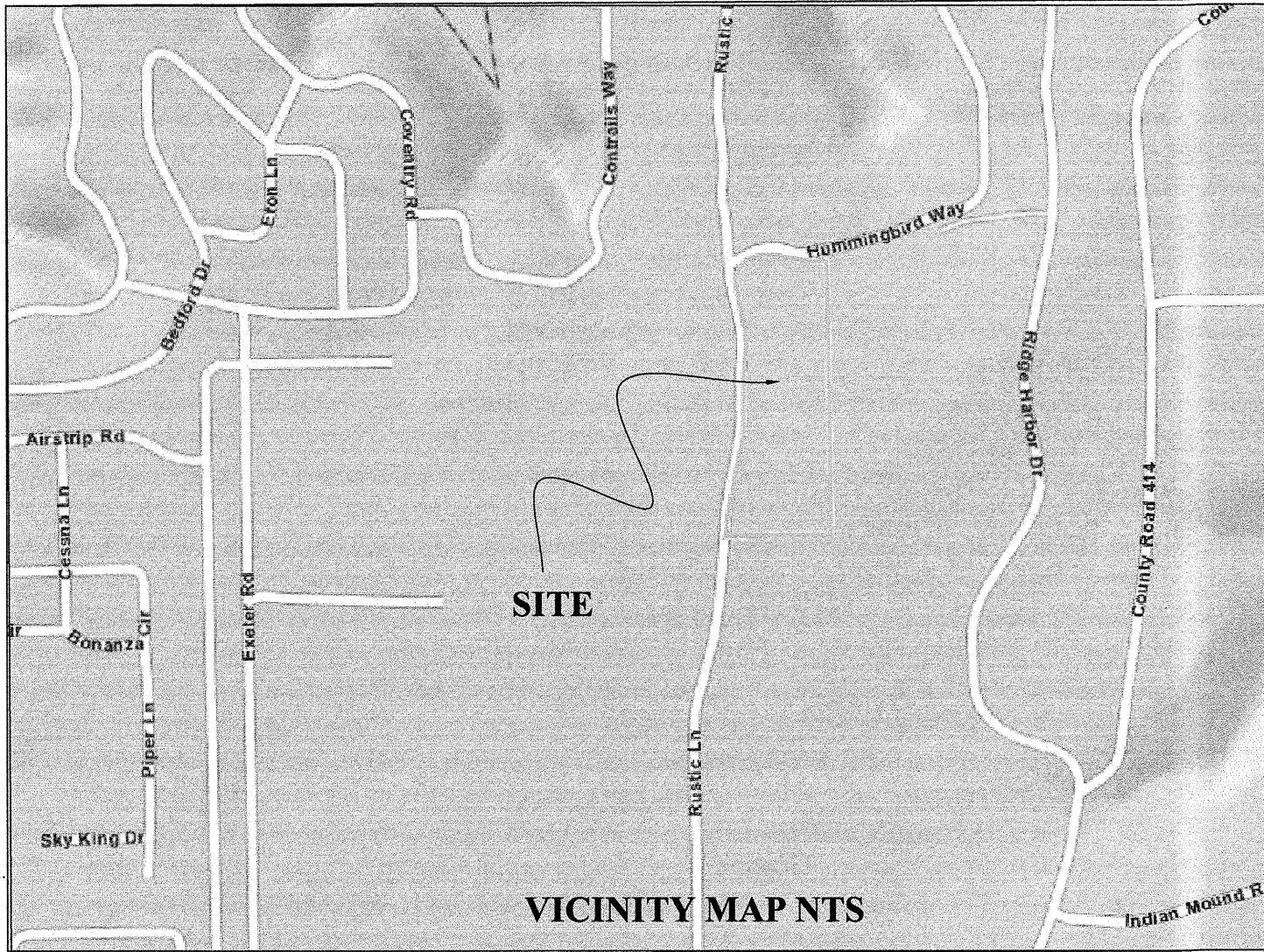
FIRM NUMBER: 10027600



LINE TABLE		
LINE	BEARING	LENGTH
L2	N03°41'36"E	85.73'
L3	S77°42'02"E	74.65'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	106.36'	797.96'	S05°48'07"W	106.28'
C2	94.59'	460.40'	N03°37'15"E	94.43'
C3	51.33'	549.58'	S00°23'24"W	51.32'
C5	116.38'	411.98'	N04°24'47"W	115.99'
C6	116.13'	91.26'	S23°50'06"W	108.45'
C7	120.00'	208.33'	S76°52'36"W	118.35'
C8	34.34'	210.09'	N83°04'19"W	34.30'
C9	112.04'	214.52'	N87°24'04"E	110.77'

LEGEND	
●	1/2" REBAR FOUND WITH CAP STAMPED (1877 R.P.L.S.) MONUMENT OF DIGNITY
⊕	1/2" REBAR SET WITH CAP STAMPED "WILLIS"



**FINAL PLAT OF
RUSTIC RANCH SUBDIVISION
10.00 ACRES
CONSISTING OF
5.50 ACRES OUT OF THE
FEDELE SECHOLZER
SURVEY NO. 18,
ABSTRACT NO. 791
AND
4.50 ACRES OUT OF
THE MARIA
CATALINA SALINAS
SURVEY NO. 17, ABSTRACT NO. 776
BURNET COUNTY, TEXAS**

OFFICE: C. FLORES
FIELD: J.MARTINKA

JOB #:14361

P:\LAND PROJECTS 2016\14361 T.S. 10 AC THE PLACED DWG\14361 REPEAT 10.00 ACRES INTO 142.dwg 2018/06/03 9:35am dw