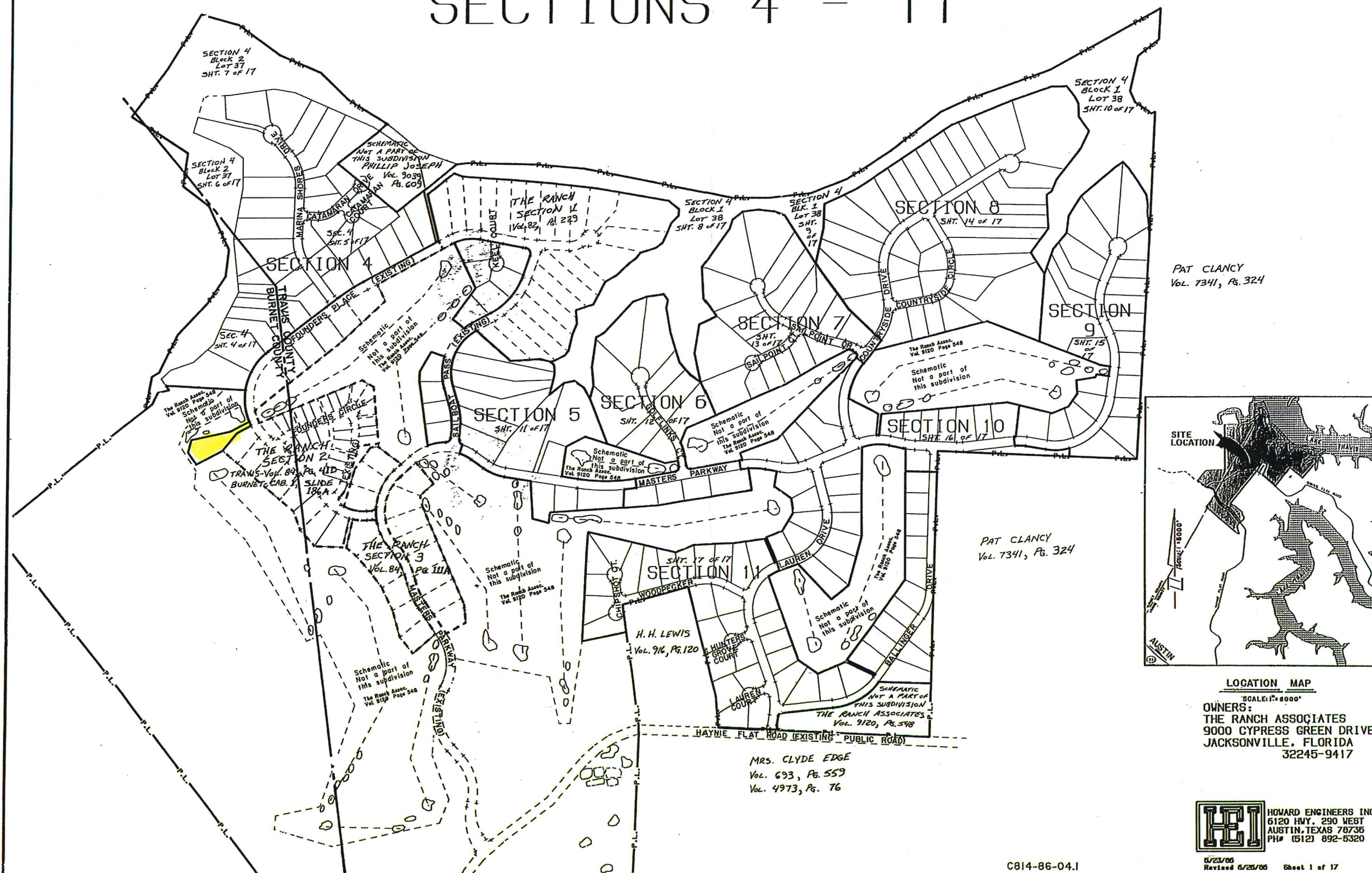


#181269

6458

THE RANCH P.U.D.
SECTIONS 4 - 11



PAT CLANCY
Vol. 7341, Pg. 324

PAT CLANCY
Vol. 7341, Pg. 324

LOCATION MAP

'SCALE: 1"=6000'

OWNERS:
THE RANCH ASSOCIATES
9000 CYPRESS GREEN DRIVE
JACKSONVILLE, FLORIDA
32245-9417

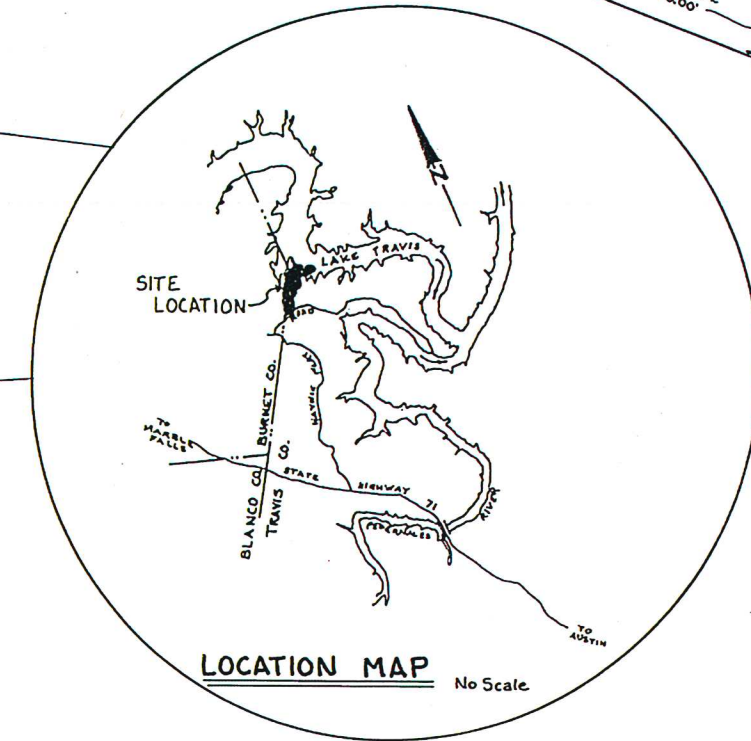
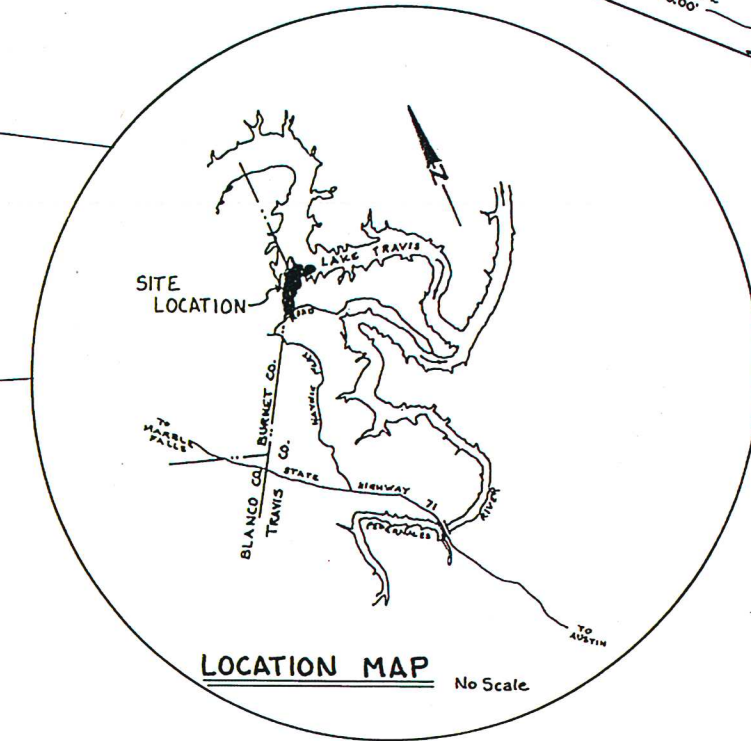
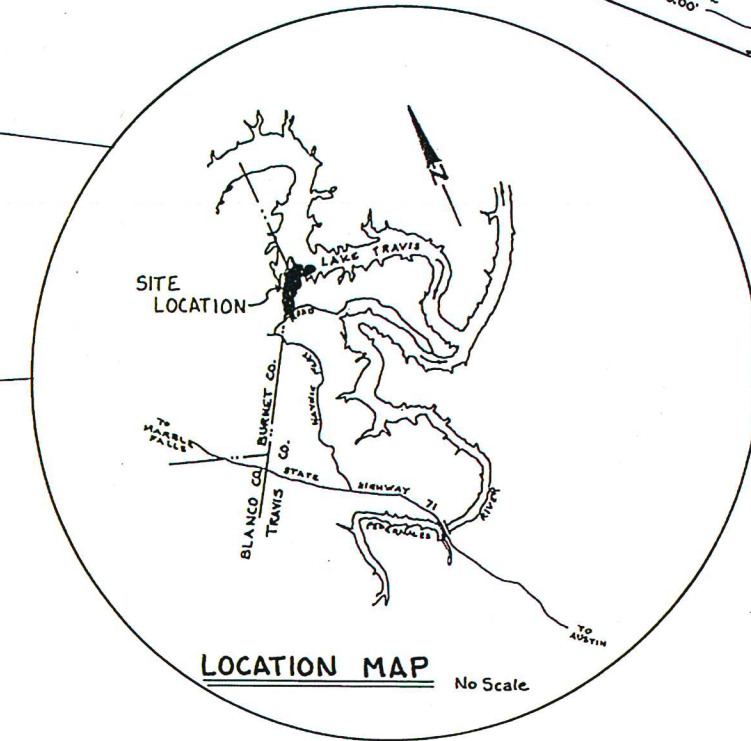
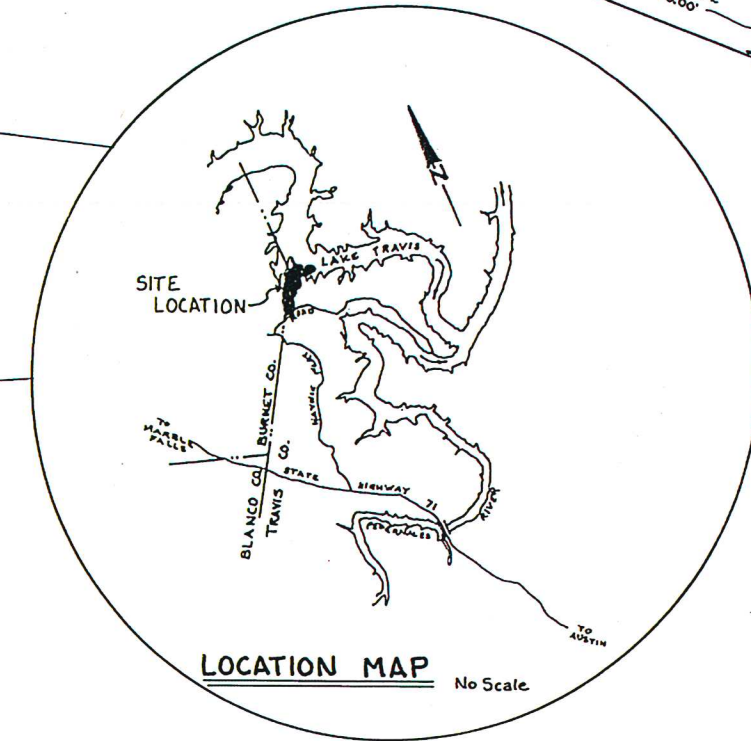
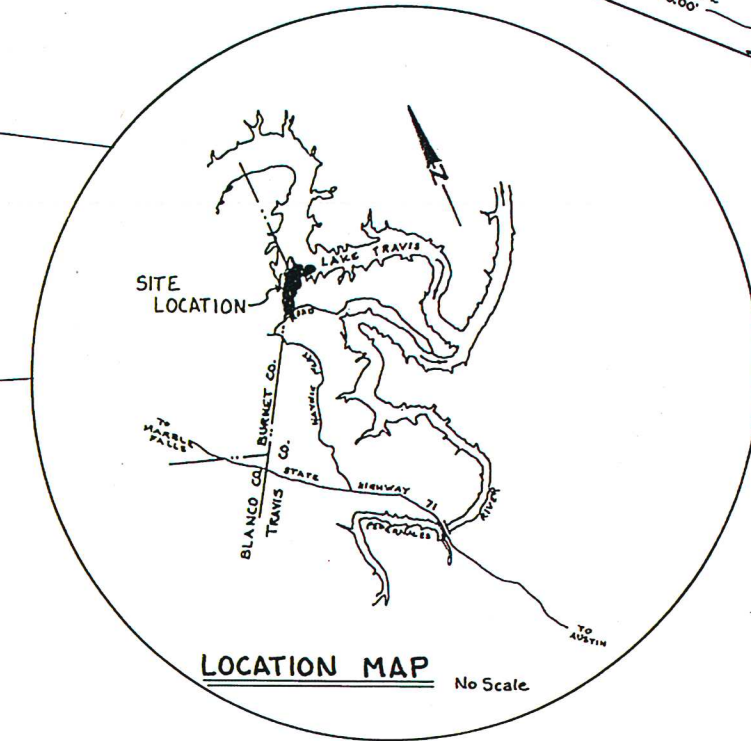
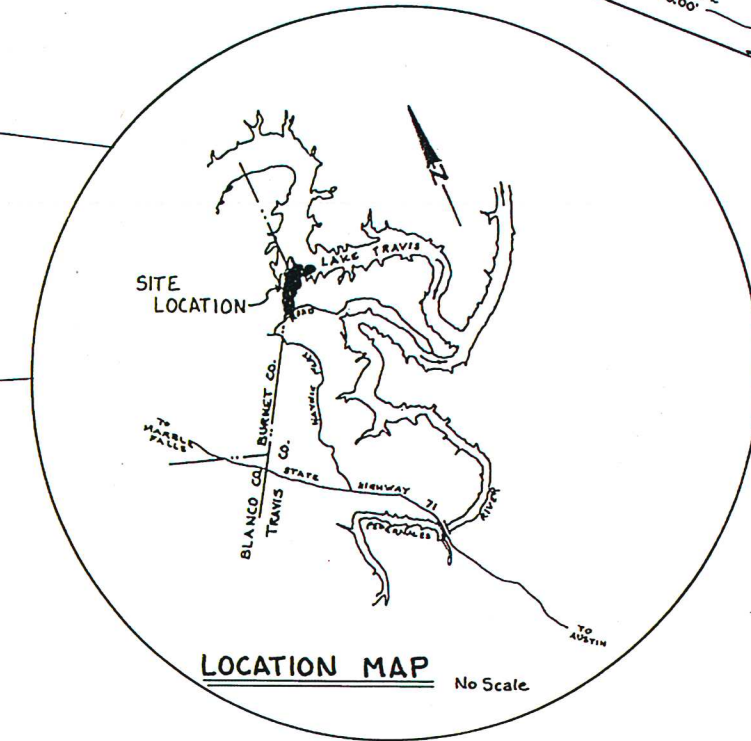
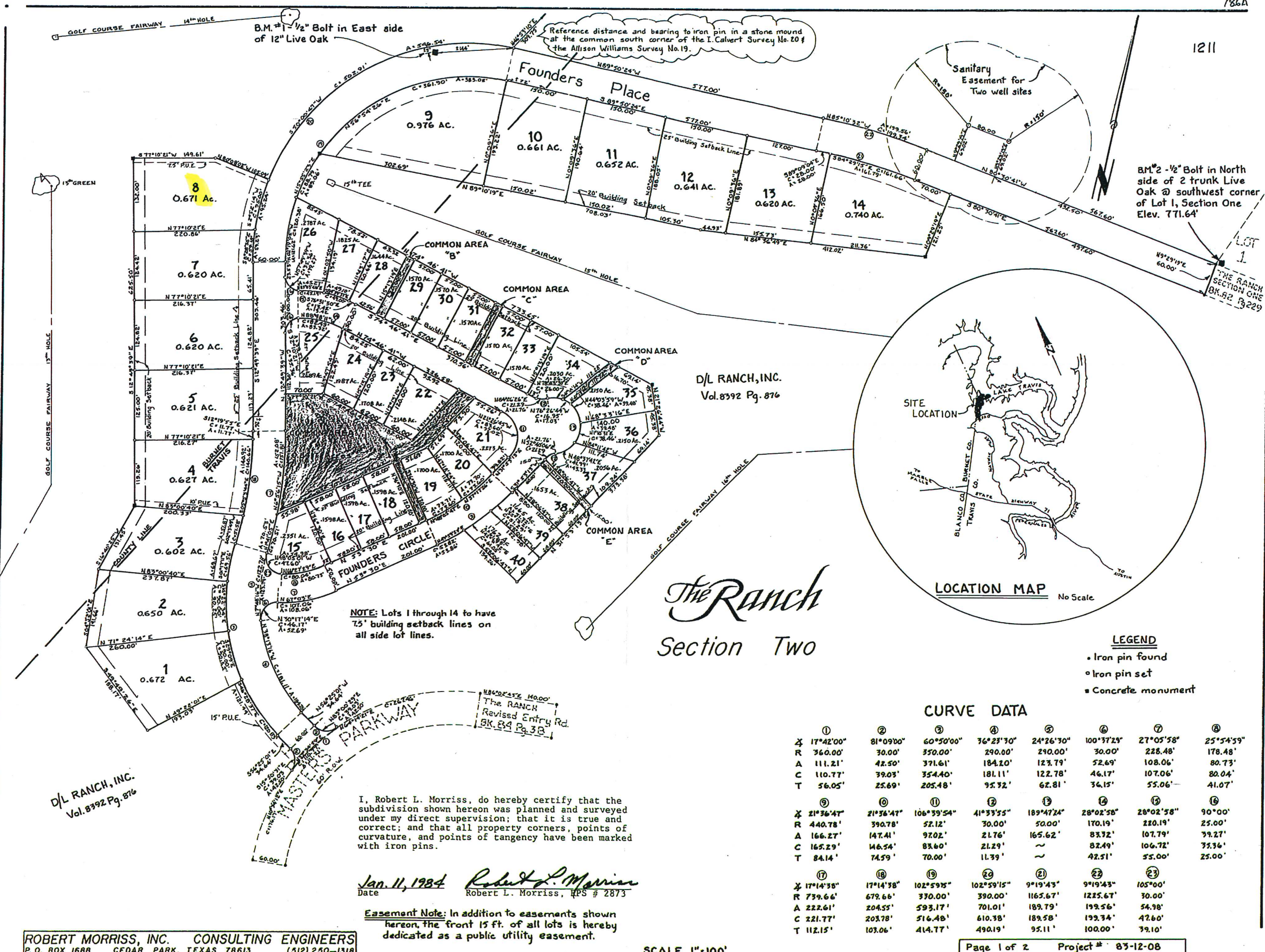


HOWARD ENGINEERS INC.
6120 HWY. 290 WEST
AUSTIN, TEXAS 78735
PH# (512) 892-5320

5/23/06
Revised 5/26/06 Sheet 1 of 12

C814-86-04.1

Title Sheet-Plate - 4228(20.7)PF: 008 1901 27-Jun-86 08:46 / 1.85.008.007-2



D/L RANCH, INC.
Vol. 8392 Pg. 876

The Ranch
Section Two

NOTE: Lots 1 through 14 to have 7.5' building setback lines on all side lot lines.

I, Robert L. Morriss, do hereby certify that the subdivision shown hereon was planned and surveyed under my direct supervision; that it is true and correct; and that all property corners, points of curvature, and points of tangency have been marked with iron pins.

Jan. 11, 1984 Robert L. Morriss
Date Robert L. Morriss, RPS # 2873

Easement Note: In addition to easements shown hereon, the front 15 ft. of all lots is hereby dedicated as a public utility easement.

CURVE DATA									
	①	②	③	④	⑤	⑥	⑦	⑧	
X	17°42'00"	81°09'00"	60°50'00"	76°23'30"	24°26'30"	100°37'23"	27°05'58"	25°54'59"	
R	360.00'	30.00'	350.00'	290.00'	290.00'	30.00'	228.48'	178.48'	
A	111.21'	42.50'	371.61'	184.20'	123.79'	52.69'	108.06'	80.73'	
C	110.77'	39.03'	354.40'	181.11'	122.78'	46.17'	107.06'	80.04'	
T	56.05'	25.69'	205.48'	95.32'	62.81'	34.15'	55.06'	41.07'	
	⑨	⑩	⑪	⑫	⑬	⑭	⑮	⑯	
X	21°36'47"	21°36'47"	106°39'54"	41°33'55"	189°47'24"	28°02'58"	28°02'58"	90°00'	
R	440.78'	390.78'	52.12'	30.00'	50.00'	170.19'	220.19'	25.00'	
A	166.27'	147.41'	92.02'	21.76'	165.62'	83.32'	107.79'	39.27'	
C	165.29'	146.54'	83.60'	21.29'	~	82.49'	106.72'	37.36'	
T	84.14'	74.59'	70.00'	11.39'	~	42.51'	55.00'	25.00'	
	⑰	⑱	⑲	⑳	㉑	㉒	㉓		
X	17°14'38"	17°14'38"	102°59'15"	102°59'15"	9°19'43"	9°19'43"	105°00'		
R	739.66'	679.66'	370.00'	390.00'	1165.67'	1225.67'	30.00'		
A	222.61'	204.55'	593.17'	701.01'	189.79'	199.56'	54.90'		
C	221.77'	203.78'	516.48'	610.38'	189.58'	199.34'	47.60'		
T	112.15'	103.06'	414.77'	490.19'	95.11'	100.00'	39.10'		

ROBERT MORRISS, INC. CONSULTING ENGINEERS
P. O. BOX 1688 CEDAR PARK, TEXAS 78613 (512) 250-1318

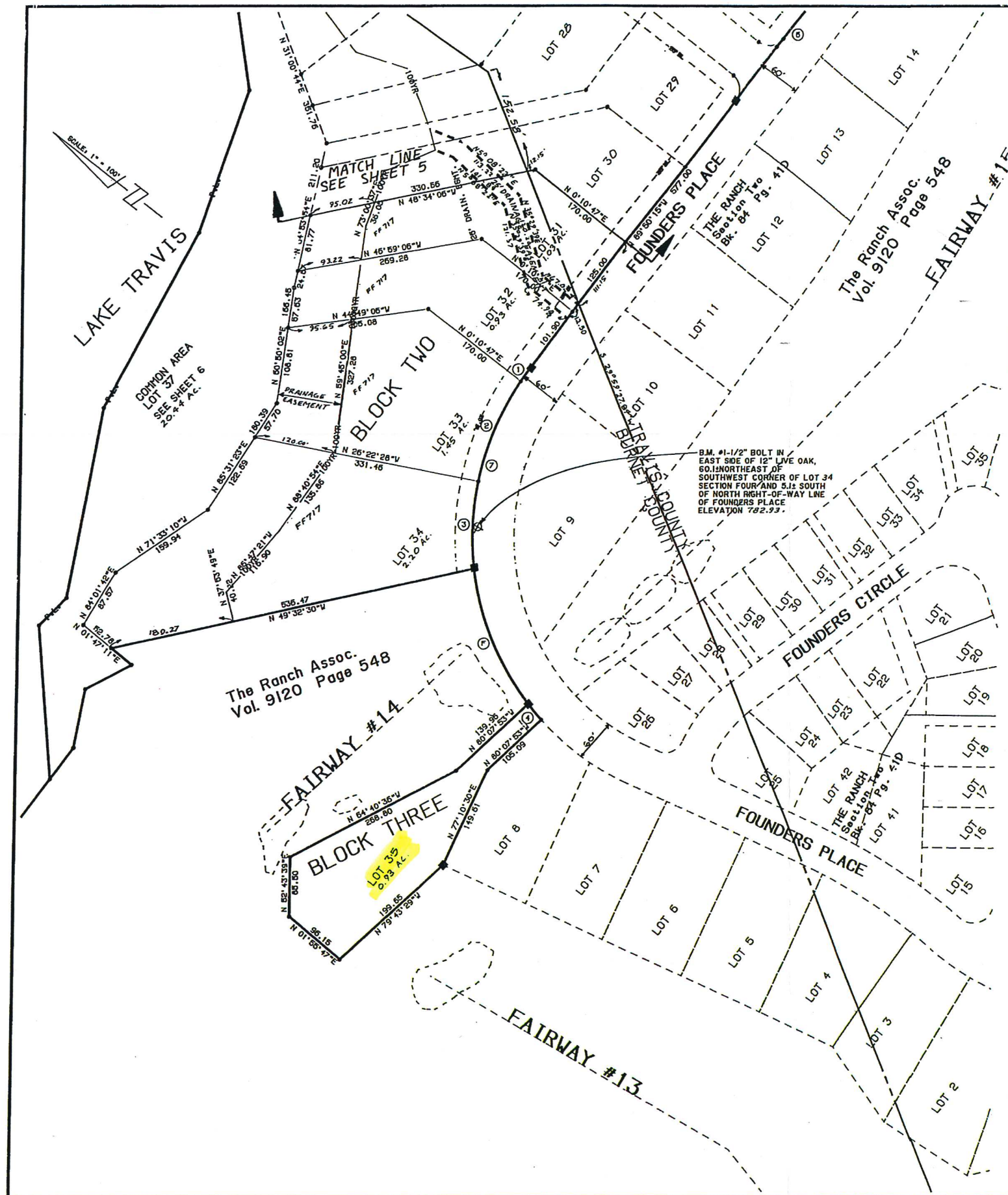
SCALE 1"=100'

LEGEND

- = IRON PIN FOUND
- = IRON PIN SET
- = CONC. MONUMENT FOUND
- = CONC. MONUMENT SET
- P.U.E. = PUBLIC UTILITY EASEMENT
- FF = FINISHED FLOOR ELEVATION

CURVE DATA

Δ	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	03°23'44"	390.00	23.11	11.56	N 88°27'53"E	23.11
2	22°49'25"	390.00	155.36	78.72	N 78°21'18"E	154.33
3	16°24'03"	390.00	125.25	63.17	N 64°44'34"E	124.71
4	04°24'30"	390.00	30.01	15.01	N 12°04'28"E	30.00
5	31°15'52"	390.00	212.81	109.13	N 29°54'37"E	210.16
6	09°19'43"	1225.67	199.56	100.00	N 85°10'24"V	199.34
7	44°37'12"	390.00	303.72	160.03	S 67°51'09"V	295.10



Section 4
of
THE RANCH P.U.D.
SECTIONS 4 - 11



HOWARD ENGINEERS INC.
6120 HWY. 290 WEST
AUSTIN, TEXAS 78735
PH# (512) 892-5320

ENGINEERING BY: CHARLES E. HOWARD, P.E.
DESIGNED BY: RCA, L.E.

DJ DAVID JAMES
LAND SURVEYORS, INC.
5611 HWY. 290 W. SUITE #5
AUSTIN, TX. 78735

SURVEY BY: DAVID JAMES R.P.S.
DATE: 3/12/06
Revised Date: 5/25/06 Sheet 4 of 17

C814-86-04.1

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: THAT, ROBERT ANTHONY HANCOCK AND ANGELA SUSAN HANCOCK, BEING THE OWNERS OF LOT 8, THE RANCH, SECTION TWO, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 186A OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, BEING FURTHER DESCRIBED IN DOCUMENT NO. 201806276, OFFICIAL PUBLIC RECORDS BURNET COUNTY, TEXAS AND LOT 35, BLOCK THREE, THE RANCH P.U.D., AS SHOWN IN PLAT RECORDED ON CABINET 2, SLIDE 17B OF THE PLAT RECORDS BURNET COUNTY, TEXAS BEING FURTHER DESCRIBED IN DOCUMENT NO. 201602854, OFFICIAL PUBLIC RECORD BURNET COUNTY, TEXAS, DO HEREBY PLAT THE SAME AS SHOWN HEREON AND DO HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "LOT 8, THE RANCH, SECTION TWO" AS THE OFFICIAL PLAT OF SAME.

IN WITNESS WHEREOF, HAS THE PRESENTS TO BE SIGNED ON THIS _____ DAY OF _____, 2018.

ROBERT ANTHONY HANCOCK – OWNER

ANGELA SUSAN HANCOCK – OWNER

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ROBERT ANTHONY HANCOCK AND ANGELA SUSAN HANCOCK, KNOWN TO ME TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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, K.C. LUST, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS REPLAT OF "LOT 8A, THE RANCH, SECTION TWO", WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION TO THE BEST OF MY BELIEFS AND KNOWLEDGE.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2018.

K.C. LUST, R.P.L.S. NO. 5273

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED REPLAT OF LOT 8 OF THE RANCH, SECTION TWO, A BURNET COUNTY SUBDIVISION AS SHOWN ON PLAT RECORDED ON CABINET 1, SLIDE 186A OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND LOT 35, BLOCK THREE, THE RANCH P.U.D., A BURNET COUNTY SUBDIVISION AS SHOWN ON PLAT RECORDED ON CABINET 2, SLIDE 17B OF THE PLAT RECORDS BURNET COUNTY, TEXAS, TO BE KNOWN AS "LOT 8A, THE RANCH, SECTION TWO", WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILLING THEREOF IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS,

THIS _____ DAY OF _____, 2018.

ATTEST:

JOE DON DOCKERY, COMMISSIONER PRECINCT 4

JAMES OAKLEY, COUNTY JUDGE, BURNET COUNTY, TEXAS

NOTES:

- THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY, TEXAS CURRENT SUBDIVISION REGULATIONS.
- THIS PLAT HEREBY DELETES AND TAKES PLACE OF LOT 35, BLOCK THREE, THE RANCH P.U.D., A BURNET COUNTY SUBDIVISION AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 17B OF THE PLAT RECORDS BURNET COUNTY, TEXAS, AND LOT 8, THE RANCH, SECTION TWO, A BURNET COUNTY SUBDIVISION AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 186A OF THE PLAT RECORDS BURNET COUNTY, TEXAS.
- SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0705F, EFFECTIVE 3/15/2012.
- SUBJECT TO ALL CURRENT LAND USE ORDINANCES AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.
- BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- THE COORDINATES SHOWN HEREON ARE GRID VALUES, FOR SURFACE VALUES APPLY A COMBINED SCALE FACTOR OF 1.00011151 FEET.
- PEDERNALES ELECTRIC COOP. IS THE ELECTRIC FACILITY PROVIDER OF THIS PROPERTY.
- AQUATEXAS IS THE WASTEWATER PROVIDER OF THIS PROPERTY.
- WATER IS PROVIDED BY AQUATEXAS, THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
- THERE ARE NO NEW ROADS.
- 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.

LEGEND

●

3/8" IRON PIN FOUND

●

1/2" IRON PIN FOUND

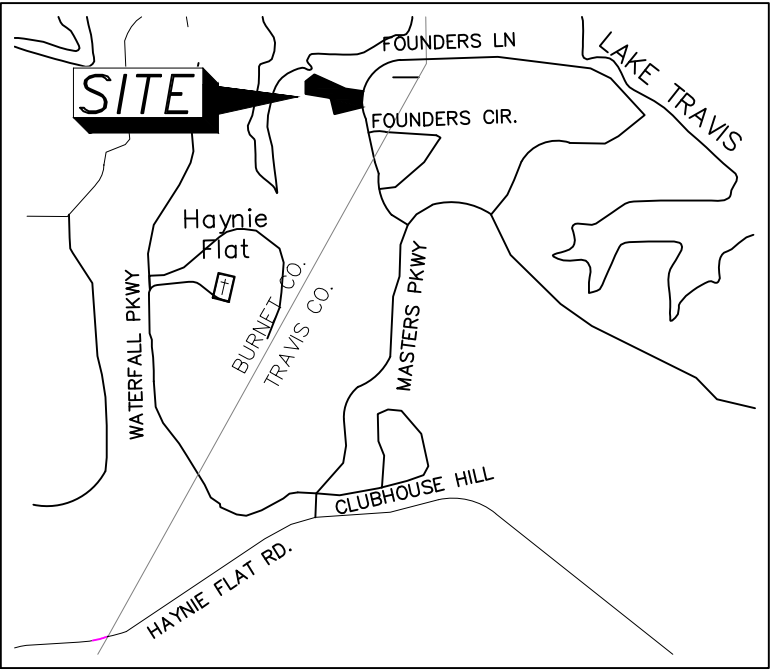
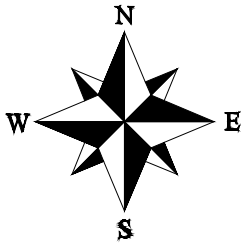
○

SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP

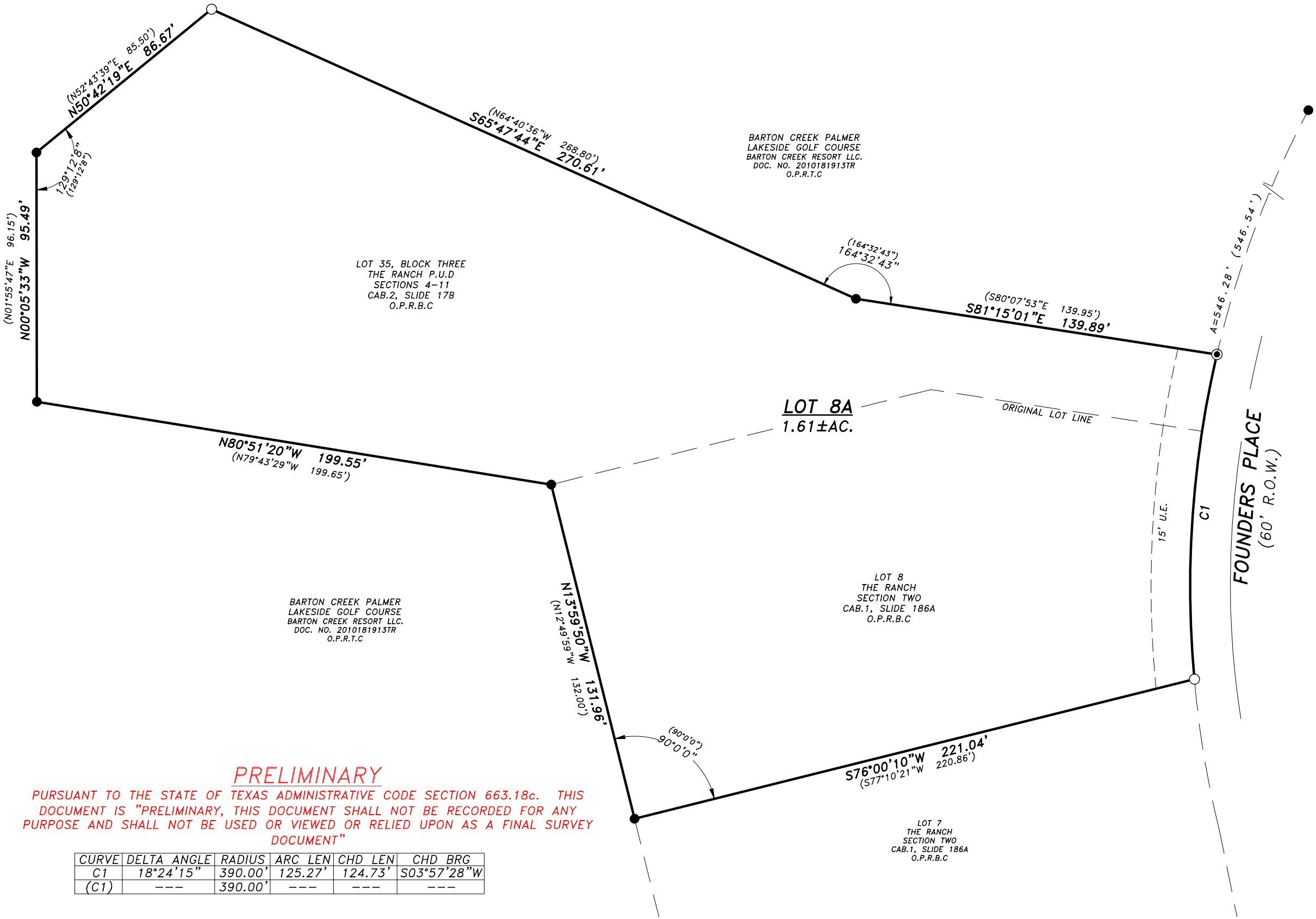
P.R.B.C. PLAT RECORDS BURNET CO.

O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY

U.E. UTILITY EASEMENT



LOCATION MAP
NOT TO SCALE



CURVE	DELTA ANGLE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	18°24'15"	390.00'	125.27'	124.73'	S03°57'28"W
(C1)	---	390.00'	---	---	---

BEING A REPLAT OF LOT 8, THE RANCH, SECTION TWO, AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 186A OF THE PLAT RECORDS BURNET COUNTY, TEXAS, AND LOT 35, BLOCK THREE, THE RANCH P.U.D., AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 17B OF THE PLAT RECORDS BURNET COUNTY, TEXAS, TO BE KNOWN AS

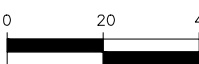
LOT 8A, THE RANCH, SECTION TWO

PROJ NO. 181269
PREPARED FOR: ROBERT HANCOCK
TECH: M. CANALES
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 8/31/17
COPYRIGHT:2018

PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 40'



	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		