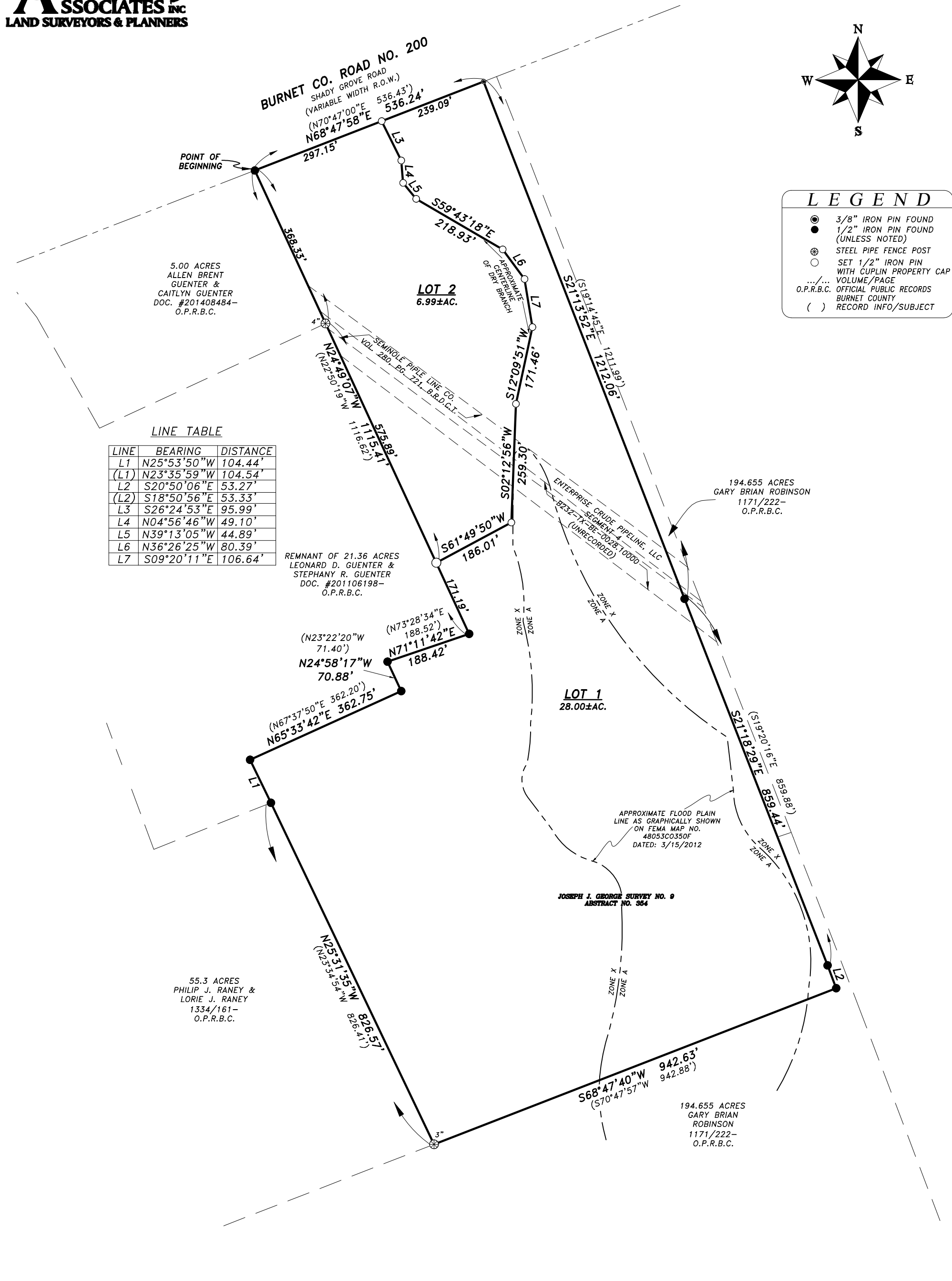




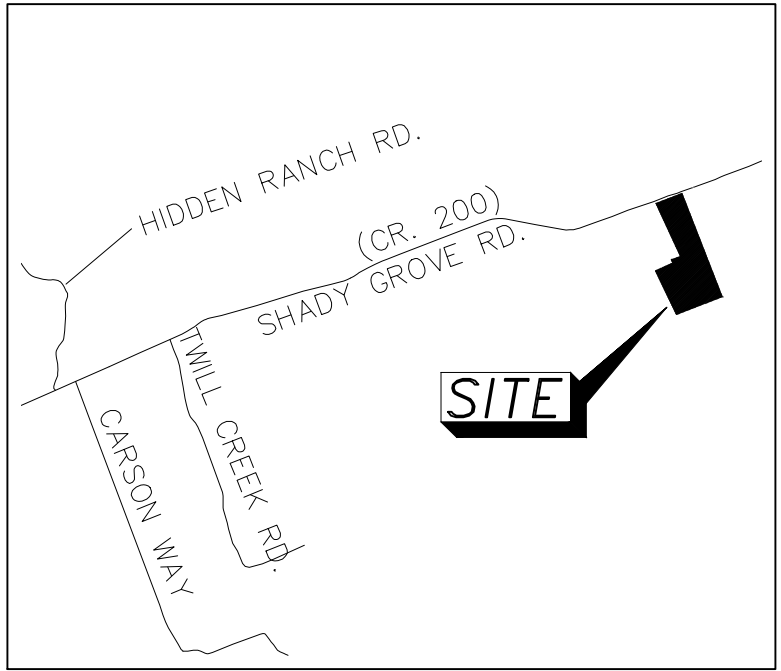
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N25°53'50"W	104.44'
(L1)	N23°35'59"W	104.54'
L2	S20°50'06"E	53.27'
(L2)	S18°50'56"E	53.33'
L3	S26°24'53"E	95.99'
L4	N04°56'46"W	49.10'
L5	N39°13'05"W	44.89'
L6	N36°26'25"W	80.39'
L7	S09°20'11"E	106.64'

A 34.99 ACRE TRACT OF LAND OUT OF THE JOSEPH J. GEORGE SURVEY NO. 9, ABSTRACT NO. 354, IN BURNET COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT CALLED 35.00 ACRES OF LAND CONVEYED TO ALAN PAYNE AND LINDA L. PAYNE IN DOCUMENT NO. 201106196 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS

SHADY GROVE CREEK SUBDIVISION

NOTES:

1. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.
2. SUBJECT TO RESTRICTIONS, COVENANTS, AND CONDITIONS RECORDED IN VOLUME 1369, PAGE 681, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
3. SUBJECT PROPERTY IS LOCATED WITHIN ZONE A, (AREAS WITHIN THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0350F, EFFECTIVE 3/15/2012.
4. SUBJECT TO ALL CURRENT LAND USE ORDINANCES AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.
5. BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
6. THE COORDINATES SHOWN HEREON ARE GRID VALUES, FOR SURFACE VALUES APPLY A COMBINED SCALE FACTOR OF 1.00011151 FEET.
7. PEDERNALES ELECTRIC COOP. IS THE ELECTRIC FACILITY PROVIDER OF THIS PROPERTY.
8. EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND BURNET COUNTY.
9. WATER IS PROVIDED BY PRIVATE WELLS. WELL DRILLING OPERATIONS SHALL NOT COMMENCE UNTIL PERMITTED BY CENTRAL TEXAS GROUNDWATER CONSERVATION DISTRICT
10. THE COUNTY OF BURNET SHALL NOT GUARANTEE THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
11. THERE ARE NO NEW ROADS.



LOCATION MAP
NOT TO SCALE

BEING A 34.99 ACRE TRACT OF LAND OUT OF THE JOSEPH J. GEORGE SURVEY NO. 9, ABSTRACT NO. 354, IN BURNET COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CALLED 35.00 ACRES DESCRIBED IN A GENERAL WARRANTY DEED DATED AUGUST 17, 2011, FROM LEONARD D. GUENTER AND STEPHANY R. GUENTER TO ALAN PAYNE AND LINDA L. PAYNE OF RECORD IN DOCUMENT NO. 201106196 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS SAID 34.99 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID PAYNE TRACT AND THE NORTHEAST CORNER OF TRACT OF LAND CALLED 5.00 ACRES IN A GENERAL WARRANTY DEED DATED SEPTEMBER 25, 2014, FROM LEONARD D. GUENTER AND STEPHANY R. GUENTER TO ALLEN BRENT GUENTER AND CAITLYN GUENTER, OF RECORD IN DOCUMENT NO. 201408484 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS ALONG THE OCCUPIED SOUTH RIGHT-OF-WAY LINE OF A BURNET COUNTY ROAD NO. 200 (SHADY GROVE ROAD), FOR THE NORTHWEST CORNER HEREOF;

THENCE NORTH 68°47'58" EAST, ALONG THE NORTH LINE OF SAID PAYNE TRACT AND HEREOF AND THE OCCUPIED SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, GENERALLY ALONG A FENCE, A DISTANCE OF 536.24 FEET TO A 3/8" IRON ROD FOUND AT THE NORTHERNMOST NORTHWEST CORNER OF A TRACT OF LAND CALLED 194.655 ACRES IN A WARRANTY DEED DATED JULY 29, 2003, FROM GILBERT PEAK DEVELOPMENT, LLC, TO GARY BRIAN ROBINSON, OF RECORD IN VOLUME 1171, PAGE 222, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF;

THENCE ALONG THE EAST LINE OF SAID PAYNE TRACT AND HEREOF AND THE WEST LINE OF SAID ROBINSON TRACT, GENERALLY ALONG A FENCE, THE FOLLOWING COURSES AND DISTANCES:

- 1) SOUTH 21°13'52" EAST, A DISTANCE OF 1212.06 FEET TO A 1/2" IRON PIN FOUND,
- 2) SOUTH 21°18'29" EAST, A DISTANCE OF 859.44 FEET TO A 1/2" IRON PIN FOUND, AND
- 3) [L2] SOUTH 20°50'06" EAST, A DISTANCE OF 53.27 FEET TO A 1/2" IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID PAYNE TRACT AND A REENTRANT CORNER OF SAID ROBINSON TRACT, FOR THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 68°47'40" WEST, ALONG THE SOUTH LINE OF SAID PAYNE TRACT AND HEREOF AND THE NORTH LINE OF SAID ROBINSON TRACT, A DISTANCE OF 942.63 FEET TO A 3" STEEL PIPE FENCE POST AT THE SOUTHWEST CORNER OF SAID PAYNE TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND CALLED 55.3 ACRES IN A WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 18, 2005, FROM TONY JOSEPH VERNAVA AND DOROTHY G. VERNAVA TO PHILIP J. RANEY AND LORIE J. RANEY, OF RECORD IN VOLUME 1334, PAGE 161 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, FOR THE SOUTHWEST CORNER HEREOF;

THENCE ALONG THE WEST LINE OF SAID PAYNE TRACT AND HEREOF, GENERALLY ALONG A FENCE, THE FOLLOWING COURSES AND DISTANCES:

- 1) NORTH 25°31'35" WEST, A DISTANCE OF 826.57 FEET TO A 1/2" IRON PIN FOUND AT THE SOUTHERNMOST SOUTHEAST CORNER OF A TRACT OF LAND CALLED 21.36 ACRES IN A GENERAL WARRANTY DEED DATED AUGUST 17, 2011 (EFFECTIVE OCTOBER 1, 2017) FROM ALAN PAYNE AND LINDA L. PAYNE TO LEONARD D. GUENTER AND STEPHANY R. GUENTER, OF RECORD IN DOCUMENT NO. 201106198 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID RANEY TRACT AND AN ANGLE POINT HEREOF;
- 2) [L1] NORTH 25°53'50" WEST, A DISTANCE OF 104.44 FEET TO A 1/2" IRON PIN FOUND FOR A REENTRANT CORNER OF SAID LEONARD GUENTER TRACT AND A WESTERNMOST NORTHWEST CORNER HEREOF;
- 3) NORTH 65°33'42" EAST, A DISTANCE OF 362.75 FEET TO A 1/2" IRON PIN FOUND FOR A SOUTHEASTERLY CORNER OF SAID LEONARD GUENTER TRACT AND A REENTRANT CORNER HEREOF;
- 4) NORTH 24°58'17" WEST, A DISTANCE OF 70.88 FEET TO A 1/2" IRON PIN FOUND FOR A REENTRANT CORNER OF SAID LEONARD GUENTER TRACT AND A NORTHWESTERLY CORNER HEREOF;
- 5) NORTH 71°11'42" EAST, A DISTANCE OF 188.42 FEET TO A 1/2" IRON PIN FOUND AT THE EASTERNMOST SOUTHEAST CORNER OF SAID GUENTER TRACT AND A REENTRANT CORNER HEREOF;
- 6) NORTH 24°49'07" WEST, A DISTANCE OF 1115.41 FEET TO THE POINT OF BEGINNING AND CALCULATED TO CONTAIN 34.99 ACRES.

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: THAT, ALAN PAYNE AND LINDA L. PAYNE, BEING THE OWNERS OF THAT CERTAIN 34.99 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 201106196 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY PLAT THE SAME AS SHOWN HEREON AND DO HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "SHADY GROVE CREEK SUBDIVISION" AS THE OFFICIAL PLAT OF SAME.

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

ALAN PAYNE - OWNER

LINDA L. PAYNE - OWNER

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ALAN PAYNE AND LINDA L. PAYNE, 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

I, DANNY J. STARK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "SHADY GROVE CREEK", 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 1st DAY OF October, 2018.

DANNY J. STARK, R.P.L.S. NO. 5602

THE ATTACHED PLAT OF A 34.99 ACRE TRACT OF LAND OUT OF THE JOSEPH J. GEORGE SURVEY NO. 9, ABSTRACT NO. 354, IN BURNET COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 35.00 ACRE TRACT OF LAND CONVEYED TO ALAN PAYNE AND LINDA L. PAYNE IN DOCUMENT NO. 201106196 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "SHADY GROVE CREEK SUBDIVISION", WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING 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.

RUSSELL GRAETER, COMMISSIONER PRECINCT 2

JAMES OAKLEY, COUNTY JUDGE, BURNET COUNTY, TEXAS

PROJ NO. 181212
PREPARED FOR: ALAN PAYNE
TECH: M. CANALES
APPROVED: D. STARK
FIELDWORK PERFORMED ON: 8/18/18
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PROFESSIONAL FIRM NO: 10126900

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

SCALE 1" = 200'
0 100 200

DATE	NO.	DESCRIPTION
	2	
	1	
REVISIONS		