

LOT 16
LOG COUNTRY COVE, UNIT ONE
CAB.3/SLD.34C - P.R.B.C.

LOT 17
LOG COUNTRY COVE, UNIT ONE
CAB.3/SLD.34C - P.R.B.C.

10.580 ACRES

LOT 18-A
LOG COUNTRY COVE, PLAT NO. 1.2
CAB.3/SLD.86A - P.R.B.C.

LOT 19
LOG COUNTRY COVE, UNIT ONE
CAB.3/SLD.34C - P.R.B.C.

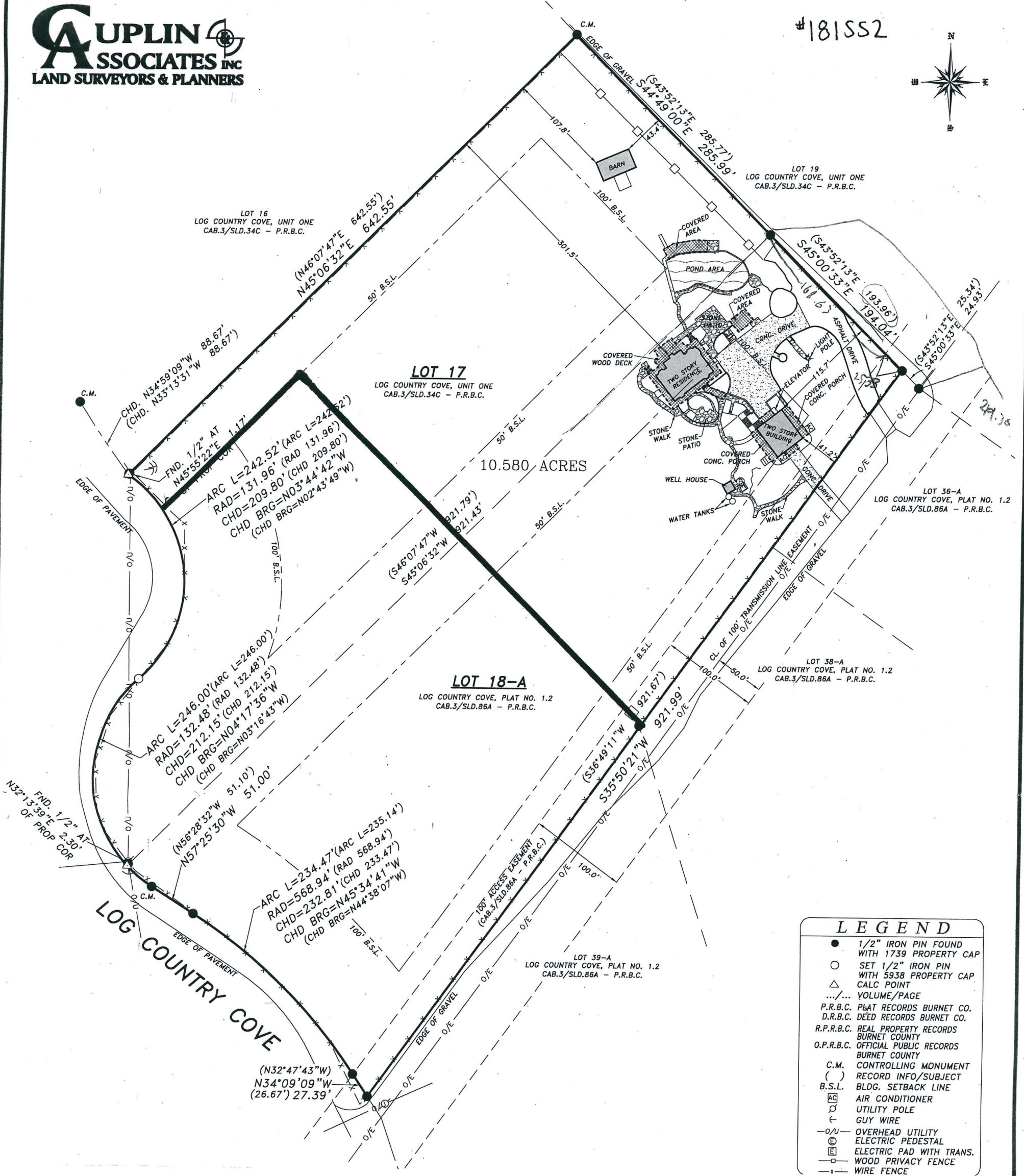
LOT 36-A
LOG COUNTRY COVE, PLAT NO. 1.2
CAB.3/SLD.86A - P.R.B.C.

LOT 38-A
LOG COUNTRY COVE, PLAT NO. 1.2
CAB.3/SLD.86A - P.R.B.C.

LOT 39-A
LOG COUNTRY COVE, PLAT NO. 1.2
CAB.3/SLD.86A - P.R.B.C.

LEGEND

- 1/2" IRON PIN FOUND WITH 1739 PROPERTY CAP
- SET 1/2" IRON PIN WITH 5938 PROPERTY CAP
- △ CALC POINT
- .../... VOLUME/PAGE
- P.R.B.C. PLAT RECORDS BURNET CO.
- D.R.B.C. DEED RECORDS BURNET CO.
- R.P.R.B.C. REAL PROPERTY RECORDS BURNET COUNTY
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
- C.M. CONTROLLING MONUMENT
- () RECORD INFO/SUBJECT
- B.S.L. BLDG. SETBACK LINE
- AC AIR CONDITIONER
- UTILITY POLE
- ← GUY WIRE
- O/U- OVERHEAD UTILITY
- ⊙ ELECTRIC PEDESTAL
- ⊞ ELECTRIC PAD WITH TRANS.
- WOOD PRIVACY FENCE
- x- WIRE FENCE



LOG COUNTRY COVE UNIT ONE

A PRIVATE SUBDIVISION OF 143.78 ACRES OUT OF VARIOUS SURVEYS IN BURNET COUNTY, TEXAS, OUT OF AND PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 169.12 ACRES IN A DEED TO GARY L. MARTIN AND MINA K. MARTIN RECORDED IN VOLUME 943, PAGE 643, BURNET COUNTY REAL PROPERTY RECORDS.

WATER QUALITY PROTECTION EASEMENT PLAT NOTE

The Water Quality Protection Easement is for the sole purpose of protecting the environment by improving the quality of storm water 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 Protection 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 Lower Colorado River Authority, 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.

B.P. Crutcher 8/17/01
LOWER COLORADO RIVER AUTHORITY DATE

SUBJECT TO A ONE-HUNDRED (100') FEET BUILDING LINE ON ALL FRONT AND REAR LOT LINES AND A FIFTY (50') FEET BUILDING LINE ON ALL SIDE LOT LINES.
SUBJECT TO A TEN (10') FEET UTILITY EASEMENT ON ALL FRONT, REAR, AND SIDE LOT LINES.
SUBJECT TO L.C.R.A. NONPOINT SOURCE POLLUTION CONTROL ORDINANCE
SUBJECT TO TWO-HUNDRED (200') FEET L.C.R.A. RESTRICTED ZONE
SUBJECT TO A TWENTY (20') FEET CONSERVATION EASEMENT FROM THE NORTH LINE OF LOTS 19-25.

LEGEND:

- 1/2" IRON ROD SET
- IRON ROD FOUND
- FENCE COR. POST
- UTILITY POLE
- CONC. ROW MON.
- DOWN GUY
- OH ELECTRICAL
- - - WIRE FENCE

CURVE TABLE

NUMBER	CHORD	RADIUS	ANGLE	LC=
C1	27'40".49"	N44°38'07"W	568.94	233.14
C2	108'23'.38"	N02°16'43"W	132.48	246.00
C3	105'17'.49"	N02°43'49"W	131.96	242.52
C4	44'08'.24"	N33°13'31"W	118.08	90.90
C5	36'13'.23"	N29°17'00"W	182.87	115.61
C6	38'13'.23"	S29°17'00"E	122.87	77.68
C7	44'12'.28"	S33°16'31"E	178.08	137.40
C8	105'17'.49"	S02°43'49"E	71.96	132.25
C9	108'23'.38"	S02°16'43"E	192.48	357.41
C10	338'19'.11"	S44°38'07"E	508.94	2987.44
C11	03'48'.26"	S13°06'53"W	2904.79	193.01
C12	61'01'.51"	S41°44'08"W	1105.92	1178.01

"THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE."
"THE COUNTY SHALL NOT ACCEPT ALL OR A PORTION OF THE ROADS IN THIS SUBDIVISION FOR MAINTENANCE."

LONGHORN VALLEY SUBDIVISION 1/24 B.C.R.P.

LOWER COLORADO RIVER AUTHORITY RECOMMENDED PLAT NOTE WORDING

NPS Permit Plat Note:
All Property of the herein described subdivision is subject to the Lower Colorado River Authority's Nonpoint Source (NPS) Pollution Control Ordinance. Any development other than single-family residential may require a NPS Development Permit from the Lower Colorado River Authority.

On-Site Wastewater System Plat Note:
Each and every on-site wastewater facility installed within the Lower Colorado River Authorities Water Quality Zone as it relates to this subdivision must be permitted, inspected and licensed for operations under those terms, standards and requirements of the Texas Natural Resource Conservation Commission and L.C.R.A. as are in effect at the time such applications for permits and licenses are made. Certain single family residential lots may require professionally designed wastewater disposal systems due to topographical, geographical and water well considerations.

B.P. Crutcher 8/17/01
LOWER COLORADO RIVER AUTHORITY DATE

STATE OF TEXAS:
COUNTY OF BURNET:

Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Gary L. Martin and Mina K. Martin, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity thereinafter given UNDER MY HAND AND SEAL OF OFFICE this 27th day of August, 2001.

Gary L. Martin
Notary Public in and for the State of Texas

STATE OF TEXAS:
COUNTY OF BURNET:

The attached plat of "Log Country Cove", out of and part of that certain property described in a deed to Gary L. Martin and Mina K. Martin in Volume 943, Page 643, Burnet County Real Property Records, 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 13th day of August 2001.

Janet Parker
County Clerk, Burnet County, Texas

Melanie Eckert, Deputy

STATE OF TEXAS:
COUNTY OF BURNET:

I, Janet Parker, County Clerk of said County, do hereby certify that the foregoing instrument with its Certificate of Authentication was filed for record on this 28th day of August, 2001, at 10:00 o'clock P.M., and was duly recorded this 28th day of August, 2001, at 10:00 o'clock P.M. in Volume 943, Page 643, of the Burnet County Plat Records.

WITNESS MY HAND AND OFFICIAL SEAL this 28th day of August, 2001.

Janet Parker
County Clerk, Burnet County, Texas

Melanie Eckert

BY: (Deputy)

PROJECT:
F.L. Thompson, a Registered Professional Land Surveyor, do hereby certify that the plat hereon is a true and correct representation and delineation of an on the ground survey made under my direction and supervision in July, 2001.
WITNESS MY HAND AND SEAL this 28th day of August, 2001.

F.L. Thompson, Reg. Prof. Land Surv. No. 1739

SHT. NAME:
PREPARED BY:
FRED L. THOMPSON & ASSOC., P.C.
111 W. MAIN ST., LLANO, TEXAS 78643
(915) 247-4510-0 (915) 247-1043-F

FLOOD INFORMATION:
THIS PROPERTY PARTLY LIES WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS REFERENCED BY THE F.I.R.M. MAP PANEL NO. 4803C 022D C EFFECTIVE DATE 11/16/91

SHT. NO.
1

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: that Gary L. Martin & Mina K. Martin, being the owners of Lot No.'s 36, 38, and 39 out of the W.B. Lapoyre Survey No. 118, Abat. No. 554 and shown on the plat Log Country Cove, Unit One, recorded in Cabinet 3, Slide 34 C, Burnet County Plat Records, do hereby replat Lot No.'s 36, 38 and 39 as shown hereon and do hereby adopt this plat of said replat to be known as "LOG COUNTRY COVE, PLAT NO. 1.2" as the official plat of same.

Gary L. Martin
Gary L. Martin

Mina K. Martin
Mina K. Martin

STATE OF TEXAS:
COUNTY OF BURNET:

Before me, in and for said County and State, on this day personally appeared Gary L. Martin and Mina K. Martin, known to me to be the persons 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 10 day of Feb, 2002.



Sara O. Gutierrez
Sara O. Gutierrez
Notary Public in and for the State of Texas

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: that Fred A. Rigby Jr. and Martha I. Rigby, being the owners of Lot No. 18 out of the W.B. Lapoyre Survey No. 118, Abat. No. 554 and shown on the plat of Log Country Cove, Unit One, recorded in Cabinet 3, Slide 34 C, Burnet County Plat Records, do hereby replat Lot No. 18 as shown hereon and do hereby adopt this plat of said replat to be known as "LOG COUNTRY COVE, PLAT NO. 1.2" as the official plat of same.

Fred A. Rigby Jr.
Fred A. Rigby Jr.

Martha I. Rigby
Martha I. Rigby

STATE OF TEXAS:
COUNTY OF BURNET:

Before me, in and for said County and State, on this day personally appeared Fred A. Rigby, Jr. and Martha I. Rigby, known to me to be the persons 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 6TH day of December, 2002.



Sara O. Gutierrez
Sara O. Gutierrez
Notary Public in and for the State of Texas

STATE OF TEXAS:
COUNTY OF BURNET:

The attached plat of a portion of the W.B. Lapoyre Survey No. 118, Abat. No. 554, and being known as Lot No.'s 18, 36, 38 and 39 as shown on the plat of Log Country Cove, Unit One, the plat of which is recorded in Cabinet 3, Slide 34C, Burnet County Plat Records, known as "LOG COUNTRY COVE, PLAT NO. 1.2" was found to comply with the Statutes and Laws 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 _____, 2002.

APPROVED BY:

Bill Neve, Commissioner Precinct 1

STATE OF TEXAS:
COUNTY OF BURNET:

I, Janet Parker, County Clerk of County Court of said County, do hereby certify that the foregoing instrument with its Certificate of Authentication was filed for record on this 10th day of February, 2002 at 10:23 o'clock A.M. and was duly recorded this 10th day of February, 2002 at 10:03 o'clock A.M. in Cabinet 3, Slide 84A, of the Burnet County Plat Records.

WITNESS MY HAND AND OFFICIAL SEAL this 10th day of February, 2002.

Janet Parker
Janet Parker, County Clerk, Burnet County, Texas.

Stephanie Smith
Stephanie Smith

STATE OF TEXAS:
COUNTY OF BURNET:

I, F.L. Thompson, a Registered Professional Land Surveyor in the State of Texas do hereby certify that this plat of "LOG COUNTRY COVE, PLAT NO. 1.2", was prepared from an actual survey made on the ground 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 6TH day of Dec., 2002.



F.L. Thompson
F.L. Thompson R.P.L.S. No. 1739

WATER QUALITY PROTECTION EASEMENT NOTE:

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 Protection Easement shall establish, restore, maintain and preserve native grass vegetation within the Water Quality Protection Easement 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 Lower Colorado River Authority, its successor or assign, or any other government entity with proper authority. Any amendment must also be properly notarized and recorded in appropriate county records.

The Water Quality Protection Easement may be enforced by the Lower Colorado River Authority or any other government 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.

PERMIT NOTE:

All property herein is subject to the Lower Colorado River Authority's Nonpoint Source Pollution Control Ordinance (NPS). Any development other than single-family residential may require a NPS development permit from the Lower Colorado River Authority.

ON-SITE WASTEWATER SYSTEM NOTE:

Each and every on-site wastewater facility installed within the Lower Colorado River Authority's Water Quality Zone of it relates to this subdivision must be permitted, inspected and licensed for operation under those terms, standards, and requirements of the Texas Natural Resource Conservation Commission and Lower Colorado River Authority as are in effect at the time such applications for permits and licenses are made. Certain single-family residential lots may require professionally designed wastewater disposal systems, due to topographical, geological and water well considerations.

NOTES:

Each dwelling constructed or placed on this property shall be connected to a sewage and wastewater disposal facility meeting the specifications and requirement of the Texas Natural Resource Conservation Commission.

Potable water will be provided by Kingsland Water Supply Corporation.

Garbage pickup is available by a commercial firm.

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, until such time that the roads are accepted as County Roads by the Commissioner's Court of Burnet County, Texas, if ever.

This plat was prepared in conformance with the Burnet County Subdivision Regulations dated April 25, 2000.

The property shown hereon is not within the 100 year flood plain, Zone "AE" as shown on the Burnet County Flood Insurance Rate Map No. 48053C0220 C, dated November 16th, 1990.

The Basis of Bearing for this survey is NGS84. Bearings are true, distances are surface.

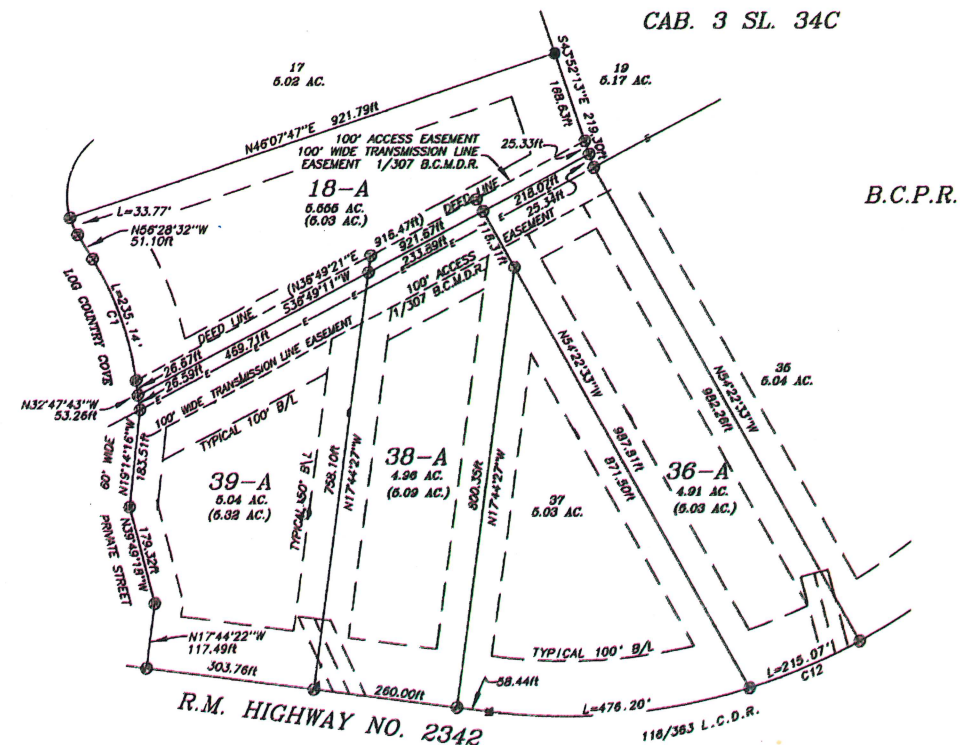
No portion of this property lies within the Extrajurisdiction of a Municipality.

This plat hereby deletes and takes the place of Lot No.'s 18, 36, 38 and 39 as shown on the plat of Log Country Cove, Unit One, recorded in Cabinet 3, Slide 34C, Burnet County Plat Records.

LEGEND:
● = 1/2" IRON ROD SET
○ = IRON ROD FOUND
○ = FENCE COR. POST
○ = UTILITY POLE
● = CONC. ROW MON.
— = DOWN GUY
— = OH ELECTRICAL
— = WIRE FENCE

LOG COUNTRY COVE

CAB. 3 SL. 34C



B.C.P.R.

LOG COUNTRY COVE, PLAT NO. 1.2

DRAWN BY: SM, LMC
DATE: 12/03/2002
DWG. NO.: RIG.DWG

APPROVED BY: FLT
PROJ. NO.: 00090701, 02102305
DWG. NO.: -\EP\02102305\RG

REVISIONS

COPYRIGHT 2002
FRED L. THOMPSON & ASSOCIATES, P.C.

PROJECT

REPLAT OF LOT NOS 18, 36,
38, AND 39, LOG COUNTRY COVE
UNIT ONE, BURNET COUNTY, TEXAS.

SHT. NAME

PREPARED BY:
FRED L. THOMPSON & ASSOC., P.C.
111 W. MAIN
LLANO, TEXAS 78643
(915) 247-4510-0 (915) 247-1043-F