

STATE OF TEXAS:
COUNTY OF BURNET:

KNOWN BY ALL MEN THESE PRESENTS: THAT, SAMUEL P. BOYD AND CHERYL J. BOYD BEING THE OWNERS OF 3.05 ACRES BEING A PORTION OF 251.73 ACRES CONVEYED IN VOLUME 1392, PAGE 0435, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, DO HEREBY JOIN IN THE ADOPTION OF THIS PLAT TO BE KNOWN AS "THE RANCH ON LAKE LBJ PHASE TWO, PLAT NO. 2.1, 4.24 ACRES OUT OF THE W. B. WAINSCOTT SURVEY NO. 29, ABSTRACT NO. 949, A PRIVATE SUBDIVISION, BURNET COUNTY, TEXAS" AS THE OFFICIAL PLAT OF SAME DO HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO THE USE OF THE PROPERTY OWNERS OF THE RANCH ON LAKE LBJ SUBDIVISION, AND TO ALL PUBLIC UTILITY PROVIDERS AND EMERGENCY SERVICE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF WATER, SEWER, TELEPHONE, ELECTRIC AND TELECOMUNICATION SERVICES AND EMERGENCY SERVICES, HOWEVER IN NO WAY DOES THIS PLAT DEDICATE SAID STREETS AND EASEMENTS TO THE USE OF THE PUBLIC.

SAMUEL P. BOYD
P.O. BOX 4929
HORSESHOE BAY,
TEXAS 78657

CHERYL J. BOYD

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SAMUEL P. BOYD AND CHERYL J. BOYD KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF HARRIS:

KNOWN BY ALL MEN THESE PRESENTS: THAT, ADRIAN C. CLARK AND PATRICIA A. CLARK BEING THE OWNERS OF 1.19 ACRES, RECORDED IN DOCUMENT NO. 201700333, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, DO HEREBY JOIN IN THE ADOPTION OF THIS PLAT TO BE KNOWN AS "THE RANCH ON LAKE LBJ PHASE TWO, PLAT NO. 2.1, 4.24 ACRES OUT OF THE W. B. WAINSCOTT SURVEY NO. 29, ABSTRACT NO. 949, A PRIVATE SUBDIVISION, BURNET COUNTY, TEXAS" AS THE OFFICIAL PLAT OF SAME DO HEREBY DEDICATE THE EASEMENTS SHOWN HEREON TO THE USE OF THE PROPERTY OWNERS OF THE RANCH ON LAKE LBJ SUBDIVISION, AND TO ALL PUBLIC UTILITY PROVIDERS AND EMERGENCY SERVICE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF WATER, SEWER, TELEPHONE, ELECTRIC AND TELECOMUNICATION SERVICES AND EMERGENCY SERVICES, HOWEVER IN NO WAY DOES THIS PLAT DEDICATE SAID STREETS AND EASEMENTS TO THE USE OF THE PUBLIC.

ADRIAN C. CLARK
5925 ALMEDA ROAD #1-2609
HOUSTON, TEXAS 77004

PATRICIA A. CLARK

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ADRIAN C. CLARK AND PATRICIA A. CLARK KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND 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 "THE RANCH ON LAKE LBJ PHASE TWO, PLAT NO. 2.1, 4.24 ACRES OUT OF THE W. B. WAINSCOTT SURVEY NO. 29, ABSTRACT NO. 949 A PRIVATE SUBDIVISION BURNET COUNTY, TEXAS", 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 _____ DAY OF _____, 2018.

DONALD SHERMAN, R.P.L.S. NO. 1877

STATE OF TEXAS:
COUNTY OF BURNET:

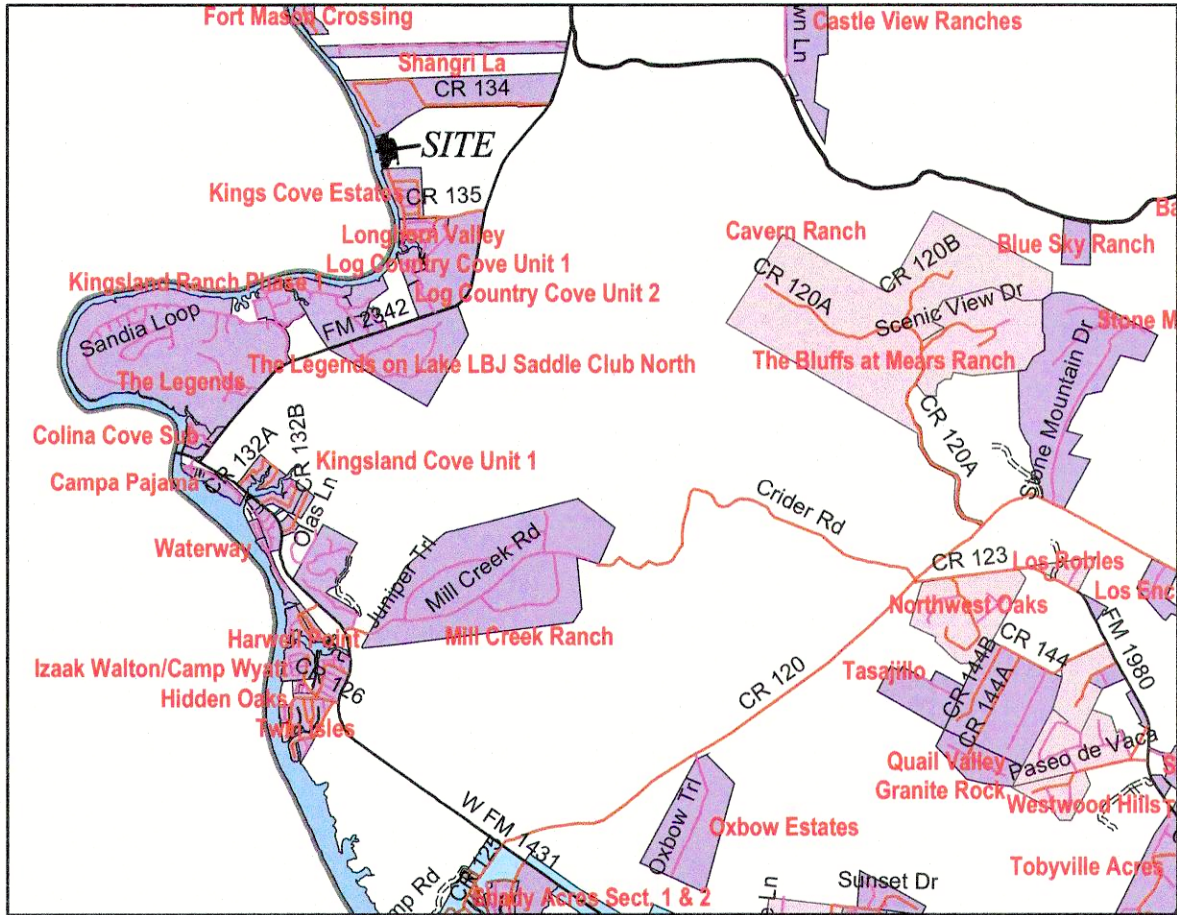
THE ATTACHED PLAT OF "THE RANCH ON LAKE LBJ PHASE TWO, PLAT NO. 2.1, 4.24 ACRES OUT OF THE W. B. WAINSCOTT SURVEY NO. 29, ABSTRACT NO. 949 A PRIVATE SUBDIVISION BURNET COUNTY, TEXAS" WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS THIS _____ DAY OF _____ 2018.

APPROVED
JIM LUTHER, JR., COMMISSIONER PRECINCT 1

JAMES OAKLEY, COUNTY JUDGE, BURNET COUNTY, TEXAS

Willis - Sherman Associates, Inc.
LAND SURVEYORS AND PLANNERS
310 MAIN • MARBLE FALLS,
TEXAS • 78654
(830) 693-3566 FAX (830) 693-5362
FIRM NUMBER: 10027600





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FIRM NUMBER: 10027600

FINAL PLAT OF
THE RANCH ON LAKE LBJ
PHASE TWO
PLAT NO. 2.1
4.24 ACRES
OUT OF THE
W.B. WAINSCOTT
SURVEY NO. 29,
ABSTRACT NO. 949
A PRIVATE SUBDIVISION
BURNET COUNTY, TEXAS

OCTOBER 31, 2018

OFFICE: T. MARTINEK
FIELD: T. MARTINEK
JOB #: 15202

SHEET: 2 OF 3

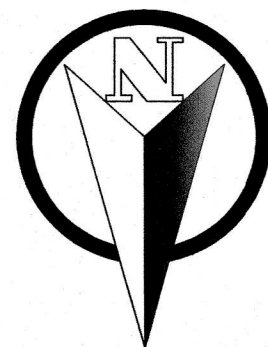
Gabe Lyndon B. Johnson
(NORMAL POOL ELEV. = 825' A.M.S.L.)
(100 YEAR FLOOD ELEV. = 841.5' NGVD88)

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	29.92'	25.00'	N86°44'26"E	28.17'
C2	50.31'	74.95'	N71°40'49"E	49.37'
C3	140.83'	425.00'	S79°36'58"E	140.19'
C4	51.13'	100.00'	N84°46'12"W	50.57'
C5	47.88'	100.00'	N85°42'02"W	47.42'
C6	101.62'	340.00'	N80°32'47"W	101.24'
C7	81.46'	40.00'	S32°32'58"W	68.10'
C8	220.57'	573.91'	S14°46'55"E	219.21'
C9	191.19'	1355.43'	S07°48'39"E	191.03'
C10	30.41'	40.00'	S09°55'55"W	29.68'
C11	45.97'	72.55'	S13°33'40"W	45.20'
C12	19.79'	49.99'	S06°43'56"W	19.67'
C13	53.83'	57.60'	S10°21'59"E	51.89'
C14	47.18'	170.48'	S23°51'22"W	47.03'
C15	22.51'	41.13'	S18°28'24"W	22.23'
C16	19.70'	614.17'	S01°14'42"E	19.70'
C17	202.46'	1436.47'	N07°48'35"W	202.30'
C18	189.82'	493.91'	N14°46'55"W	188.66'
C19	46.02'	50.00'	N52°09'26"W	44.41'
C20	22.43'	664.17'	N01°11'47"W	22.42'
C21	50.24'	91.13'	N17°34'52"E	49.60'
C22	33.64'	120.48'	N23°47'12"E	33.53'
C23	7.21'	7.60'	N09°49'58"W	6.94'
C24	156.93'	49.99'	N11°46'29"W	99.99'

LINE	BEARING	LENGTH
L1	S80°34'59"W	19.74'
L2	S25°47'32"E	39.42'
L3	S37°12'17"E	12.07'
L4	S31°47'07"W	26.15'
L5	N18°08'06"W	11.11'
L6	N39°19'09"E	45.36'

LINE	BEARING	LENGTH
L7	N36°13'37"E	7.71'
L8	N40°50'02"E	36.09'
L9	N44°38'01"E	23.69'
L10	N52°55'02"E	29.12'
L11	N31°47'07"E	25.32'
L12	N37°12'17"W	8.00'

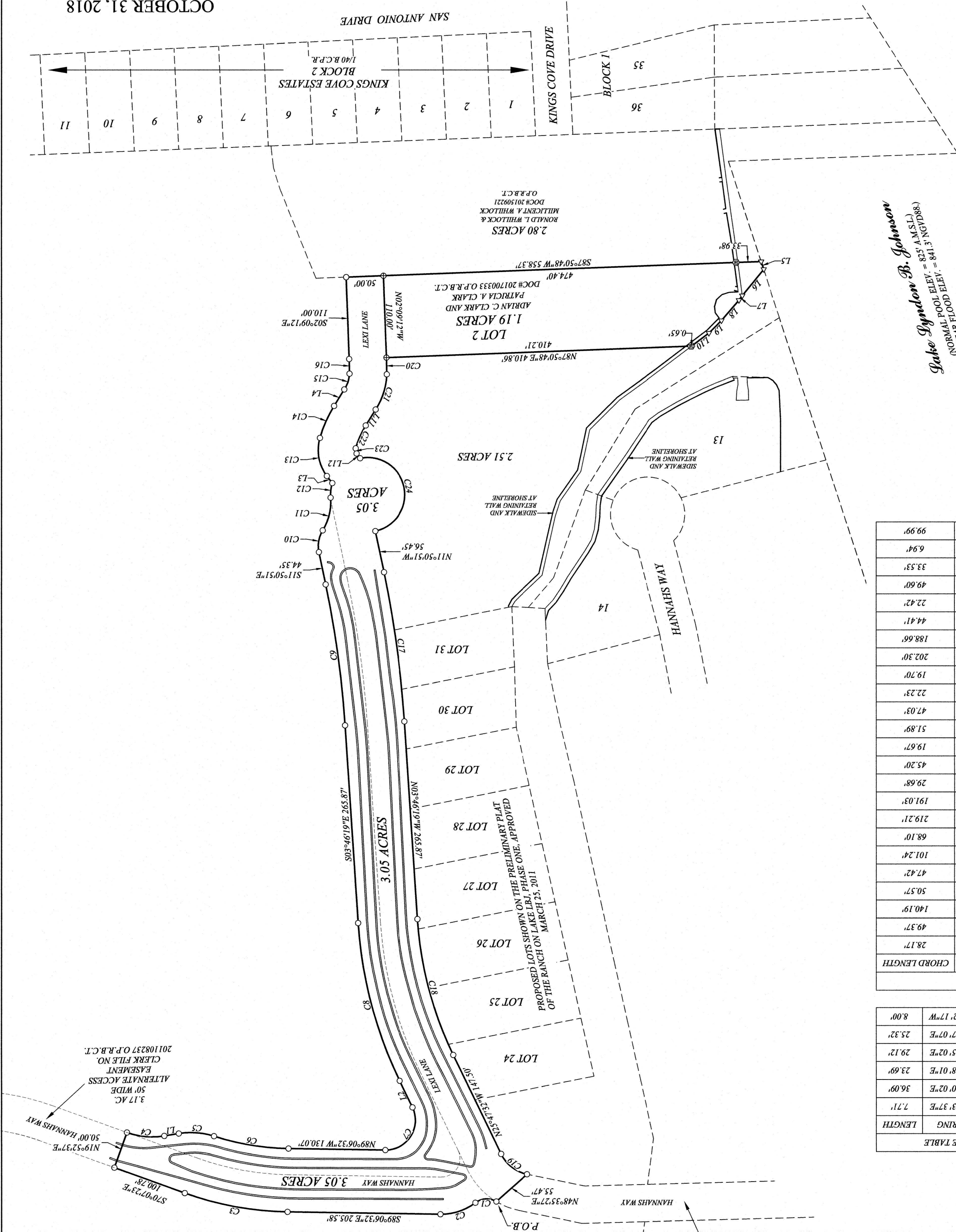
SCALE 1" = 100'



LEGEND
1/2" REBAR SET WITH CAP STAMPED "WILLS"
1/2" REBAR FOUND WITH CAP STAMPED "RPLS 1877"
1/2" REBAR FOUND WITH WASHER STAMPED "1877"
1/4" REBAR FOUND IN CONCRETE
RECORD POINT UNDATED BY LAKE LYNDON B. JOHNSON

TYPICAL BUILDING SETBACK:
25' BUILDING SETBACK ALONG FRONT STREET LINES
15' BUILDING SETBACK ALONG SIDE STREET LINES
10' BUILDING SETBACK ALONG SIDE LOT LINES

TYPICAL UTILITY AND DRAINAGE EASEMENTS:
15' ALONG ALL STREET LINES
10' ALONG ALL SIDE LOT LINES
(NOT INCLUDING LAKEFRONT LINES)



STATE OF TEXAS:
COUNTY OF BURNET:

FIELD NOTES OF THE RANCH ON LAKE LBJ PHASE TWO 4.24 ACRES OUT OF THE W.B. WAINSCOTT SURVEY NO. 29, ABSTRACT NO. 949 BURNET COUNTY, TEXAS AND BEING A PORTION OF 251.73 ACRES CONVEYED TO SAM BOYD AND CHERYL J. BOYD RECORDED IN VOLUME 1392, PAGE 0435, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS (O.P.R.B.C.T.). THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE GRID , CENTRAL ZONE, NAD 83.

BEGINNING AT A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING THE NORTHWEST CORNER OF THIS 4.24 ACRES IN THE NORTH RIGHT OF WAY LINE OF A 3.17 ACRE, 50' WIDE ALTERNATE ACCESS EASEMENT SHOWN ON THE PLAT OF THE RANCH ON LAKE LBJ, PHASE ONE, PLAT NO. 1.1 RECORDED IN DOCUMENT NO. 201108237, O.P.R.B.C.T., BEING AT THE EAST END OF CURVE C8 AND THE WEST END OF CURVE C9 SHOWN THEREON;

THENCE ALONG THE NORTH LINE OF THIS 4.24 ACRES, AND OF SAID 50' EASEMENT, THE NEXT 5 CALLS AS FOLLOWS:

- 1) WITH A CURVE TO THE LEFT **C1**, WITH AN ARC LENGTH OF **29.92'** A RADIUS OF **25.00'** A CHORD BEARING AND LENGTH OF **N86°44'26"E 28.17'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 2) WITH A CURVE TO THE RIGHT **C2**, WITH AN ARC LENGTH OF **50.31'** A RADIUS OF **74.95'** A CHORD BEARING AND LENGTH OF **N71°40'49"E 49.37'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 3) **S89°06'32"E 205.58'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 4) WITH A CURVE TO THE RIGHT **C3**, WITH AN ARC LENGTH OF **140.83'** A RADIUS OF **425.00'** A CHORD BEARING AND LENGTH OF **S79°36'58"E 140.19'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 5) **S70°07'23"E 100.78'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING THE NORTHEAST CORNER HEREOF;

THENCE CROSSING SAID 50' WIDE EASEMENT **S19°52'37"W 50.00'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;

THENCE WITH THE SOUTH AND EAST LINE OF THIS 4.24 ACRES WITH THE NEXT 21 CALLS AS FOLLOWS:

- 1) WITH A CURVE TO THE LEFT **C4**, WITH AN ARC LENGTH OF **51.13'** A RADIUS OF **100.00'** A CHORD BEARING AND LENGTH OF **N84°46'12"W 50.57'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 2) **L1, S80°34'59"W 19.74'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 3) WITH A CURVE TO THE RIGHT **C5**, WITH AN ARC LENGTH OF **47.88'** A RADIUS OF **100.00'** A CHORD BEARING AND LENGTH OF **N85°42'02"W 47.42'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 4) WITH A CURVE TO THE LEFT **C6**, WITH AN ARC LENGTH OF **101.62'** A RADIUS OF **340.00'** A CHORD BEARING AND LENGTH OF **N80°32'47"W 101.24'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 5) **N89°06'32"W 130.07'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 6) WITH A CURVE TO THE LEFT **C7**, WITH AN ARC LENGTH OF **30.41'** A RADIUS OF **40.00'** A CHORD BEARING AND LENGTH OF **S32°32'58"W 68.10'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 7) **L2, S25°47'32"E 39.42'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 8) WITH A CURVE TO THE RIGHT **C8**, WITH AN ARC LENGTH OF **220.57'** A RADIUS OF **573.91'** A CHORD BEARING AND LENGTH OF **S14°46'55"W 219.21'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 9) **S03°46'19"E 265.87'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 10) WITH A CURVE TO THE LEFT **C9**, WITH AN ARC LENGTH OF **191.19'** A RADIUS OF **1355.43'** A CHORD BEARING AND LENGTH OF **S07°48'39"W 191.03'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 11) **S11°50'51"E 44.35'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 12) WITH A CURVE TO THE RIGHT **C10**, WITH AN ARC LENGTH OF **30.41'** A RADIUS OF **40.00'** A CHORD BEARING AND LENGTH OF **S09°55'55"W 29.68'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 13) WITH A CURVE TO THE LEFT **C11**, WITH AN ARC LENGTH OF **45.97'** A RADIUS OF **72.55'** A CHORD BEARING AND LENGTH OF **S13°33'40"W 45.20'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 14) WITH A CURVE TO THE RIGHT **C12**, WITH AN ARC LENGTH OF **19.79'** A RADIUS OF **49.99'** A CHORD BEARING AND LENGTH OF **S06°43'56"W 19.67'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 15) **L3, S37°12'17"E 12.07'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 16) WITH A CURVE TO THE RIGHT **C13**, WITH AN ARC LENGTH OF **53.83'** A RADIUS OF **57.60'** A CHORD BEARING AND LENGTH OF **S10°21'59"E 51.89'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 17) WITH A CURVE TO THE RIGHT **C14**, WITH AN ARC LENGTH OF **47.18'** A RADIUS OF **170.48'** A CHORD BEARING AND LENGTH OF **S23°51'22"W 47.03'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 18) **L4, S31°47'07"W 26.15'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 19) WITH A CURVE TO THE LEFT **C15**, WITH AN ARC LENGTH OF **22.51'** A RADIUS OF **41.13'** A CHORD BEARING AND LENGTH OF **S18°28'24"W 22.23'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 20) WITH A CURVE TO THE LEFT **C16**, WITH AN ARC LENGTH OF **19.70'** A RADIUS OF **614.17'** A CHORD BEARING AND LENGTH OF **S01°14'42"E 19.70'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 21) **S02°09'12"E 110.00'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING THE SOUTHEAST CORNER HEREOF AND BEING IN THE NORTH LINE OF 2.80 ACRES CONVEYED TO RONALD L. WHILLOCK AND MILLICENT A. WHILLOCK RECORDED IN DOCUMENT NO. 201509221, O.P.R.B.C.T.;

THENCE **S87°50'48"W AT 50.00'** PASSING A MAG NAIL FOUND WITH WASHER STAMPED "1877" AT THE SOUTHEAST CORNER OF 1.19 ACRES CONVEYED TO ADRIAN C. CLARK AND PATRICIA A. CLARK IN DOCUMENT NO. 201700333, O.P.R.B.C.T. IN THE NORTH LINE OF SAID 2.80 ACRES, AT ANOTHER 474.40' PASSING A MAG NAIL FOUND IN CONCRETE, IN ALL **558.37'** ALONG THE SOUTH LINE OF THIS 4.24 ACRES TO A RECORD POINT INUNDATED BY THE WATERS OF LAKE LYNDON B. JOHNSON AT THE COMMON WEST CORNER OF SAID 2.80 ACRES AND SAID 1.19 ACRES FOR THE SOUTHWEST CORNER OF THIS 4.24 ACRES;

THENCE ALONG THE WEST LINE OF THIS 4.24 ACRES AND OF SAID 1.19 ACRES, THE NEXT 6 CALLS AS FOLLOWS:

- 1) **L5, N18°08'06"W 11.11'** TO A COMPUTED POINT INUNDATED BY THE WATERS OF LAKE LYNDON B. JOHNSON FOR AN ANGLE POINT HEREOF;
- 2) **L6, N39°19'09"E 45.36'** TO A COMPUTED POINT INUNDATED BY THE WATERS OF LAKE LYNDON B. JOHNSON FOR AN ANGLE POINT HEREOF;
- 3) **L7, N36°13'37"E 7.71'** TO A COMPUTED POINT INUNDATED BY THE WATERS OF LAKE LYNDON B. JOHNSON FOR AN ANGLE POINT HEREOF;
- 4) **L8, N40°50'02"E 36.09'** TO A COMPUTED POINT INUNDATED BY THE WATERS OF LAKE LYNDON B. JOHNSON FOR AN ANGLE POINT HEREOF;
- 5) **L9, N44°38'01"E 23.69'** TO A COMPUTED POINT INUNDATED BY THE WATERS OF LAKE LYNDON B. JOHNSON FOR AN ANGLE POINT HEREOF;
- 6) **L10, N52°55'02"E 29.12'** TO A COMPUTED POINT INUNDATED BY THE WATERS OF LAKE LYNDON B. JOHNSON FOR AN ANGLE POINT HEREOF;

THENCE WITH THE NORTH LINE OF SAID 1.19 ACRES, **N87°50'48"E AT 0.65'**, PASSING A MAG NAIL FOUND IN CONCRETE WITH WASHER STAMPED "1877," IN ALL **410.86'** TO A 1/2" REBAR FOUND WITH CAP STAMPED "RPLS 1877" AT THE NORTHEAST CORNER OF SAID 1.19 ACRES;

THENCE WITH THE WEST LINE OF THIS 4.24 ACRES THE NEXT 13 CALLS AS FOLLOWS:

- 1) WITH A CURVE TO THE RIGHT **C20**, WITH AN ARC LENGTH OF **22.43'** A RADIUS OF **664.17'** A CHORD BEARING AND LENGTH OF **N01°11'47"E 22.42'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 2) WITH A CURVE TO THE RIGHT **C21**, WITH AN ARC LENGTH OF **50.24'** A RADIUS OF **91.13'** A CHORD BEARING AND LENGTH OF **N17°34'52"E 49.60'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 3) **L11, N31°47'07"E 25.32'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" FOR AN ANGLE POINT HEREOF;
- 4) WITH A CURVE TO THE LEFT **C22**, WITH AN ARC LENGTH OF **33.64'** A RADIUS OF **120.48'** A CHORD BEARING AND LENGTH OF **N23°47'12"E 33.53'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 5) WITH A CURVE TO THE LEFT **C23**, WITH AN ARC LENGTH OF **7.21'** A RADIUS OF **7.60'** A CHORD BEARING AND LENGTH OF **N09°49'58"W 6.94'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 6) **L12, N37°12'17"W 8.00'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" FOR AN ANGLE POINT HEREOF;
- 7) WITH A CURVE TO THE RIGHT **C24**, WITH AN ARC LENGTH OF **156.93'** A RADIUS OF **49.99'** A CHORD BEARING AND LENGTH OF **N11°46'29"W 99.99'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 8) **N11°50'51"W 56.45'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" FOR AN ANGLE POINT HEREOF;
- 9) WITH A CURVE TO THE RIGHT **C17**, WITH AN ARC LENGTH OF **202.46'** A RADIUS OF **1436.47'** A CHORD BEARING AND LENGTH OF **N07°48'35"W 202.30'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 10) **N03°46'19"W 265.87'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" FOR AN ANGLE POINT HEREOF;
- 11) WITH A CURVE TO THE LEFT **C18**, WITH AN ARC LENGTH OF **189.82'** A RADIUS OF **493.91'** A CHORD BEARING AND LENGTH OF **N14°46'55"W 188.66'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF;
- 12) **N25°47'32"W 147.50'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" FOR AN ANGLE POINT HEREOF;
- 13) WITH A CURVE TO THE LEFT **C19**, WITH AN ARC LENGTH OF **46.02'** A RADIUS OF **50.00'** A CHORD BEARING AND LENGTH OF **N52°09'26"W 44.41'** TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING AN ANGLE POINT HEREOF AT THE EAST END OF LINE L52 OF SAID 50' WIDE ACCESS EASEMENT;

- 21) THENCE CROSSING SAID 50' ACCESS EASEMENT **N48°35'27"W 55.47'** TO THE PLACE OF BEGINNING.

Willis - Sherman Associates, Inc.

LAND SURVEYORS AND PLANNERS

310 MAIN • MARBLE FALLS,
TEXAS • 78654

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

FIRM NUMBER: 10027600

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.

NOTE:

1. 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.
2. POTABLE WATER WILL BE PROVIDED BY THE RANCH ON LAKE LBJ W.C.&I.D. NO.1
3. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
4. SEWER TREATMENT WILL BE PROVIDED BY THE RANCH ON LAKE LBJ W.C.&I.D. NO.1
5. GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
6. 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.
7. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS DATED JANUARY 28, 2002.
8. A PORTION OF THE PROPERTY SHOWN HEREON IS WITHIN ZONE "AE", AREAS DETERMINED TO BE INSIDE THE 100 YEAR FLOOD HAZARD AREA B.F.E. OF 841.3' NAVD 88, AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 48053C 0450F, DATED MARCH 15, 2012. THE MINIMUM FIRST FLOOR LIVING AREA ELEVATION FOR ANY LOT SHOWN HEREON SHALL BE 842.3' NAVD 88.
9. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD 83.
10. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.
11. ELECTRICAL SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOP.
12. TELEPHONE SERVICE WILL BE PROVIDED BY FRONTIER COMMUNICATIONS.

OCTOBER 31, 2018

FINAL PLAT OF
THE RANCH ON LAKE LBJ
PHASE TWO
PLAT NO. 2.1
4.24ACRES
OUT OF THE
W.B. WAINSCOTT
SURVEY NO. 29,
ABSTRACT NO. 949
A PRIVATE SUBDIVISION
BURNET COUNTY, TEXAS

OFFICE: J. FRAILEY FIELD: T. MARTINKA JOB #: 15202	SHEET: 3 OF 3
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F:\LAND PROJECTS\2018\1520 PRELIMINARY AND FINAL PLAT OF THE RANCH AT LAKE LBJ PHASE TWO\DWG\1520 PHASE TWO FINAL PLAT 10-31-18.dwg 2018/11/07 05:59m dwg