

STATE OF TEXAS:
COUNTY OF BURNET:

KNOWN BY ALL MEN THESE PRESENTS: THAT, CLEARWATER LANDING 2007, LLC. BEING THE OWNER OF 1.33 ACRES PORTION OF 22.83 ACRES CONVEYED IN DOCUMENT # 200800115 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY DO HEREBY ADOPT THIS PLAT TO BE KNOWN AS "CLEARWATER LANDING AT LBJ II, PHASE 2, PLAT NO. 2.12, 1.33 ACRES OUT OF THE WILLIAM SIMMONS SURVEY NO. 121, ABSTRACT NO. 777 BURNET COUNTY, TEXAS" AS THE OFFICIAL PLAT OF SAME DO HEREBY DEDICATE THE EASEMENTS SHOWN HEREON TO THE USE OF THE PROPERTY OWNERS OF CLEARWATER LANDING AT LBJ SUBDIVISION, AND TO ALL PUBLIC UTILITY PROVIDERS AND EMERGENCY SERVICE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF WATER, SEWER, TELEPHONE, ELECTRIC AND TELECOMMUNICATION SERVICES AND EMERGENCY SERVICES.

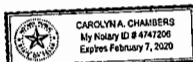
WITNESS MY HAND THIS 1st DAY OF May, 2019.

BARRY PULLIAM
CLEARWATER LANDING 2007, LLC.
BY: BARRY PULLIAM, MANAGING PARTNER

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BARRY PULLIAM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Carolyn A. Chambers
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 "CLEARWATER LANDING AT LBJ II, PHASE 2, PLAT NO. 2.12, 1.33 ACRES OUT OF THE WILLIAM SIMMONS SURVEY NO. 121, ABSTRACT NO. 777 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 9th DAY OF May, 2019.

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



STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT OF "CLEARWATER LANDING AT LBJ II, PHASE 2, PLAT NO. 2.12, 1.33 OUT OF THE WILLIAM SIMMONS SURVEY NO. 121, ABSTRACT NO. 777 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 _____, 2019.

APPROVED
JIM LUTHER, JR., COMMISSIONER PRECINCT 1

JAMES OAKLEY, COUNTY JUDGE, BURNET COUNTY, TEXAS

LCRA:

PERMANENT WATER QUALITY BMP EASEMENT (WQBMP) PLAT NOTE:

THE PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE (BMP) EASEMENT IS FOR THE PURPOSE OF PROTECTING THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURE OR OTHER IMPROVEMENT MAY BE CONSTRUCTED OR MAINTAINED WITHIN A WATER QUALITY BMP EASEMENT AREA UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LCRA).

THE WATER QUALITY BMP 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.

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.

NOTES:
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.

POTABLE WATER WILL BE PROVIDED BY KINGSLAND WATER SUPPLY CORPORATION.

THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.

SEWER TREATMENT WILL BE PROVIDED BY KINGSLAND M.U.D.

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; THE COUNTY SHALL NOT ACCEPT ALL OR A PORTION OF THE ROADS IN THIS SUBDIVISION FOR MAINTENANCE.

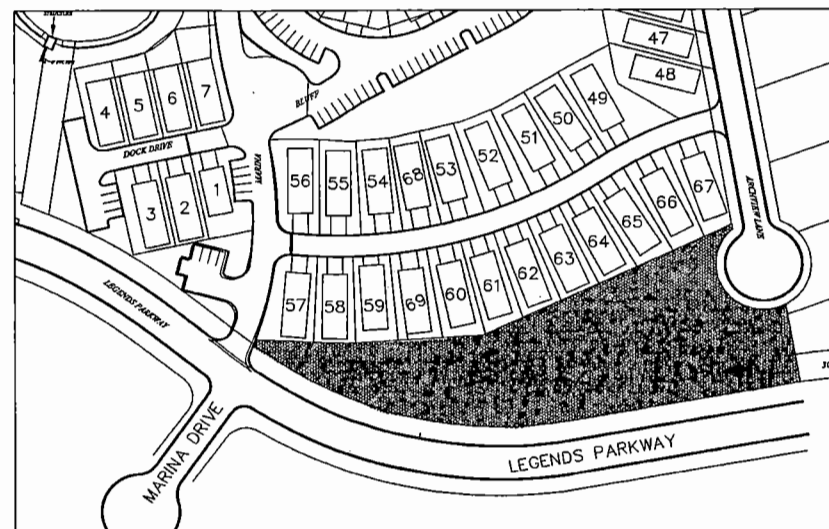
A PORTION OF THE PROPERTY SHOWN HEREON IS WITHIN ZONE "AE", AREAS DETERMINED TO BE INSIDE THE 100 YEAR FLOOD HAZARD AREA B.F.E. OF 841.2' NAVD 88, AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 48053C 0450F, DATED MARCH 15, 2012. THE MINIMUM FIRST FLOOR LIVING AREA ELEVATION FOR ANY LOT SHOWN HEREON SHALL BE 842.2' NAVD 88.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD 83.

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

ELECTRICAL SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.

TELEPHONE SERVICE WILL BE PROVIDED BY FRONTIER COMMUNICATIONS



VICINITY MAP

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

OWNER: CLEARWATER LANDING 2007 LLC.
24165 W.I.H. 10#217-511
SAN ANTONIO, TX. 78257.
ENGINEERING: TOMSU GROUP
STEPHEN STOCKINGER, P.E., C.F.M.
P.O. BOX 591537
SAN ANTONIO, TX. 78259-1537

CLEARWATER LANDING AT
LBJ II, PHASE 2, PLAT NO. 2.12
1.33 ACRES OUT OF THE
WILLIAM SIMMONS SURVEY
NO. 121, ABSTRACT NO. 777
BURNET COUNTY, TEXAS

OFFICE: J. FRALLEY
FIELD: T. MARTINEA
JOB #: 15315

SHEET: 1 OF 2

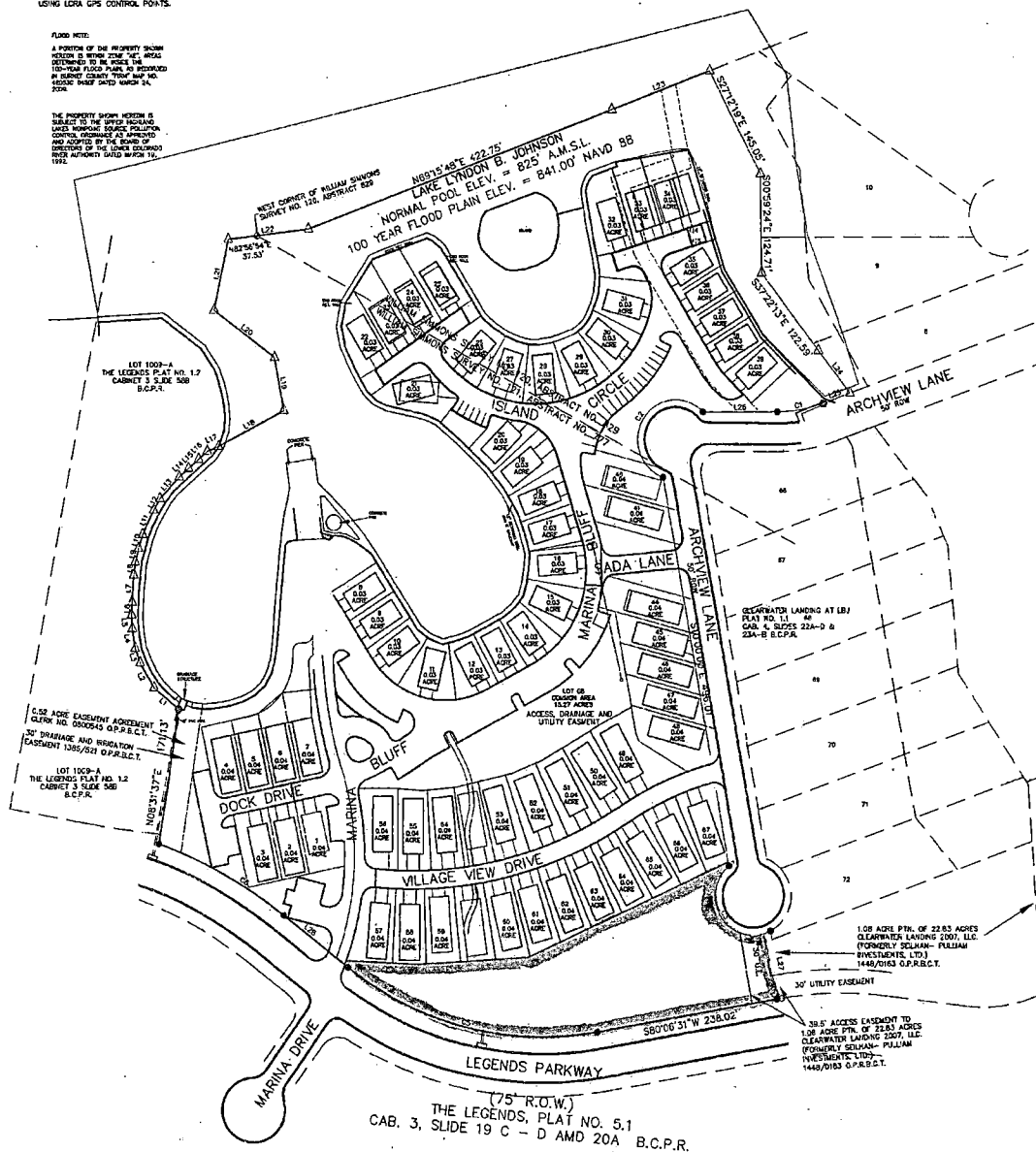
- DENOTES 1/2" ST. GR. PWS WITH PLASTIC CAP STAMPED RPLS 1877
- DENOTES 1/2" ST. GR. GFI WITH PLASTIC CAP STAMPED RPLS 1877
- DENOTES WIRE PUL. FIB.
- ▲ DENOTES COMPOSITE POINT
- DENOTES STAIN WELD
- ◊ DENOTES WATER WELD
- ◻ DENOTES WATER METER

BEARING BASIS: ALL BEARINGS ARE BASED ON TEXAS
LAMBERT GRID, CENTRAL ZONE, NAD 83/NAD80
USING LORA GPS CONTROL POINTS.

FLUORIDE NOTE:

A PORTION OF THE PROPERTY SHOWN HEREON IS WITHIN ZONE "AE", AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOOD PLAIN, AS REPRODUCED IN BUREAU COUNTY "FIRM" MAP NO. 68030C D430F DATED MARCH 24, 2009.

THE PROPERTY SHOWN HEREON IS
SUBJECT TO THE UPPER MIDLAND
LAKES MONITORING SOURCE POLLUTION
CONTROL ORDINANCE AS APPROVED
AND ADOPTED BY THE BOARD OF
DIRECTORS OF THE LOWER COLORADO
RIVER AUTHORITY DATED MARCH 19,
1992.



(75 R.O.W.)
THE LEGENDS, PLAT NO. 5.1
CAB. 3, SLIDE 19 C - D AMD 20A B.C.P.R.

LINK TABLE		
LINK	STARTING	ENDING
L1	50016105	41.68
L2	N3010110	38.20
L3	N15944125	18.16
L4	N08130117	25.11
L5	N02142513	16.03
L6	N02131577	13.92
L7	N0110110	24.24
L8	S08130117	16.83
L9	S1315155	17.52
L10	S1710158	17.95
L11	S2611110	23.93
L12	S28123128	16.95
L13	S45138105	33.17
L14	S14131145	17.39
L15	S48110145	17.39
L16	S48110122	15.13
L17	S67125135	15.97
L18	S87108145	54.21
L19	S13121222	67.71
L20	S13121222	56.93
L21	S8110110	104.83
L22	S8110110	104.83
L23	S69115148	138.69
L24	N37136122	37.54
L25	S7100100	65.90
L26	N0810110	65.90
L27	S1000100	57.31
L28	S1000100	106.61

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	61.09	175.00	70°14'00"	N89°20'00"E	60.78
C2	180.00	50.00	206°16'03"	S32°42'08"W	97.38
C3	144.02	49.50	166°41'29"	S33°41'03"E	89.33
C4	6.40	458.94	0°45'01"	S80°28'02"W	6.40
C5	345.29	413.93	47°47'33"	S25°59'42"E	335.37
C6	188.38	598.82	17°25'16"	N61°05'15"W	188.62

PRELIMINARY PLAT OF
CLEARWATER LANDING II,
22.83 ACRES
CONSISTING OF APPROXIMATELY
17.32 ACRES OUT OF THE WILLIAM
SIMMONS
SURVEY NO. 121, ABSTRACT NO. 777
AND APPROXIMATELY
5.51 ACRES OUT OF THE WILLIAM
SIMMONS
SURVEY NO. 122, ABSTRACT NO. 830
BURNET COUNTY, TEXAS

OFFICE D. WILIS FIELD J. MARTINKA	JOB NO. 13138 FIELD BOOK NO. N/A
--------------------------------------	-------------------------------------