

Classifieds

The Burnet Bulletin • Marble Falls Highlander

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July 16, 2019
The Highlander
Marble Falls, Texas

Classified WORD ADS Call CHERYL 830-693-4367 or Email: Cheryl at: c.michel@highlandernews.com
DEADLINE Tuesday Issue: WORD ADS: Fridays at 12 Noon • DEADLINE Friday Issue: WORD ADS: Tuesdays at 12 Noon
Classified DISPLAY Call Frank at 830-693-4367 or Email: frank@highlandernews.com
DEADLINE Tuesday Issue: DISPLAY ADS: Thursdays at 3pm • DEADLINE Friday Issue: DISPLAY ADS: Mondays at 3pm

LIVESTOCK	RENTALS	PUBLIC NOTICE	PUBLIC NOTICE	PUBLIC NOTICE	PUBLIC NOTICE	PUBLIC NOTICE	PUBLIC NOTICE
Pets Yellow Lab Puppies for Sale in Burnet. Contact Jordan 512-734-2026 for more information.	House for Rent Fully furnished - 1BR/1BA, with W/D. Very nice. 2 covered porches. No Pets. Available July 1st. \$875/mo + deposit. Granite Shoals. 512-755-0611. Several homes available for rent. Call Beverly for information. 512-755-2082.	THERE WILL BE A PUBLIC HEARING CONCERNING THE REPLAT OF KNOWN ALLEYS BY THESE PRESENTS: THAT, JOHNNY L. BURLESON BEING THE OWNER OF LOT 15, 7 CREEK'S RANCH, RECORDED IN DOCUMENT NO. 20170372, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DESCRIBED IN DOCUMENT NO. 201709475, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND A 1.64 ACRE TRACT OF LAND IN BURNET COUNTY, OUT OF THE MARTIN WALKER SURVEY NO. 1318, ABSTRACT NO. 1369, RECORDED IN DOCUMENT NO. 201802265, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TO BE HEARD AT THE REGULARLY SCHEDULED BURNET COUNTY COMMISSIONERS MEETING HELD ON JULY 23RD, 2019.	THERE WILL BE A PUBLIC HEARING CONCERNING THE REPLAT OF LOTS 236 & 237, WHITEWATER SPRINGS, SECTION TWO, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 1200, PLAT RECORDS OF BURNET COUNTY, TEXAS TO BE KNOWN AS "LOT 236A, WHITEWATER SPRINGS, SECTION TWO" TO BE HEARD AT THE REGULARLY SCHEDULED COMMISSIONERS MEETING HELD ON JULY 23RD, 2019.	THERE WILL BE A PUBLIC HEARING CONCERNING THE REPLAT OF LOTS 33 & 34, MILL CREEK RANCH, SECTION ONE, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 61A, PLAT RECORDS OF BURNET COUNTY, TEXAS AND A 0.64 ACRE TRACT OUT OF LOT 33, MILL CREEK RANCH, SECTION ONE, AS DESCRIBED IN DOCUMENT NO. 201802108, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS TO BE KNOWN AS "LOTS 33A & 34A, MILL CREEK RANCH, SECTION ONE" TO BE HEARD AT THE REGULARLY SCHEDULED BURNET COUNTY COMMISSIONERS MEETING HELD ON JULY 23RD, 2019.	One Man's Trash.. Well you know the rest! Advertise your garage sale here! 830-693-4367		

PUBLIC NOTICE

NOTICE OF REQUEST FOR PROPOSALS

Notice is hereby given that the City of Granite Shoals is now calling for sealed proposals for the following item: Residential, commercial, and industrial solid waste collection and disposal. Specifications may be obtained from the City Hall Offices at 2221 N. Phillips Ranch Road, Granite Shoals, Texas 78654. All proposals must be sealed and addressed to:

City of Granite Shoals
Attn: Jeff Looney, City Manager
2221 N. Phillips Ranch Road
Granite Shoals, Texas 78654

The bid envelope must be clearly marked "Solid Waste Collection and Disposal" and returned to the City Manager's office prior to August 16th, 2019, at 2:00 p.m., CDT, at which time the proposals will be publicly opened and read.

The City of Granite Shoals reserves the right to reject any and all proposals and to waive themselves. In case of a tie, the City of Granite Shoals reserves the right to consider the most advantageous service thereof or to reject the proposal. Unreasonable or unbalanced unit prices will be considered sufficient cause for rejection of any proposal.

POSTED THIS 12th day of July, 2019 in the City of Granite Shoals, Texas at 2221 N. Phillips Ranch Road, Granite Shoals, Texas 78654.

TIME: 2:00 P.M.
Elaine Simpson
City Secretary

Notice of Public Hearings

Notice is hereby given that the City of Marble Falls City Council will conduct public hearings for the below items on Tuesday, July 30, 2019, at 9:00 a.m. The hearings will take place in the City Council Chambers of City Hall, 800 Third Street, Marble Falls, Texas 78654, giving all interested person(s) the right to appear and be heard.

Public Hearing regarding the annexation into the City Limit of 317.31 acres of land, more or less, described as a portion of a 315.389 acre tract out of the Guadalupe Flores Survey No. 7, Abstract No. 304, Burnet County, Texas, and 1,928 acres out of the C. and M. RR Co. Survey No. 3, Patent No. 297, Burnet County, Texas, located along the west side of U.S. Highway 281, north of State Highway 71 and south of Rocky Road. The hearings will take place in the City Council Chambers of City Hall, 800 Third Street, Marble Falls, Texas 78654. Comments and/or questions may be directed to Valerie Kreger, Director of Development Services, 830-798-7095 or by e-mail to vkreger@marblefallstx.gov.

TEXAS STATEWIDE CLASSIFIED ADVERTISING NETWORK

TexSCAN Week of July 14, 2019

ACREAGE
Looking for hunting/recreational/retirement property. We have some of the best in Texas, from the Hill Country to South Texas. Large acreage or small, 30 year fixed rate owner financing, only 5% down. www.ranchenterprisesld.com. 800-476-9720.

ARROWHEADS
Indian Arrowheads Wanted, Point types: Clovis, Firstview, Eden, Midland, Yuma, Cody, all nice Alibates Points. Must be authentic, unbroken. Top \$\$\$ paid. Call 979-218-3351 or text photos.

CHARITY
Donate a boat or car today to Boat Angel. 2-Night Free Vacation. Sponsored by Boat Angel Outreach Centers to stop crimes against children. 800-700-BOAT, www.boatangel.com.

MISC. FOR SALE
KILL SCORPIONS! Harris Scorpion Spray/Non-Staining. Effective results begin after spray dries. Available: Hardware Stores, The Home Depot, homedepot.com.

OIL AND GAS RIGHTS
We buy oil, gas & mineral rights. Both non-producing and producing including non-participating Royalty Interest (NPRI). Provide us your desired price for an offer evaluation. 806-620-1422, LoboMinerals.LLC@gmail.com. Lobo Minerals, LLC, PO Box 1800, Lubbock, TX 79408-1800.

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NOTICE: While most advertisers are reputable, we cannot guarantee products or services advertised. We urge readers to use caution and when in doubt, contact the Texas Attorney General at 800-621-0508 or the Federal Trade Commission at 877-FTC-HELP. The FTC web site is www.ftc.gov/bizop.

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Access the single most comprehensive resource for garage and estate sale listings in our area, in print and online!

The Highlander

RATES start at just \$20

To advertise your garage sale, call **830-693-4367**

www.highlandernews.com

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LIVESTOCK	RENTALS	RENTALS	PUBLIC NOTICE	PUBLIC NOTICE	PUBLIC NOTICE
Pets Parade Shampoo kitties & ticks on dogs & cats, elim- inates doggy odor & restores glossy coat. HILL COUN- TRY FEED/HAY. 512- 766-7674 (www.ken- nelvax.com.)	Duplexes for Rent 3BR/2BA, Open floor plan, duplex, 6th & Sharrard, Burnet. \$1300/mo. \$1300/ dep. W/D hook-ups, and covered parking. 512-755-2558. House for Rent For Rent: 119 Marion, Meadowlakes, 3/2/2; gated community w/ large kitchen with split master and fenced back yard; small pets considered; available 7/22; \$1,800 rent; \$1,500 sec. deposit. Call 512-755-0915	mo + deposit, Granite Shoals. 512-755-0611. OK. With Deposit. KINGSLAND. (off Skyline) 2BR/2BA. \$850/Mo., \$850/Dep. Pete OK. With Deposit. Call 830-637-0119 Several homes avail- able for rent. Call Ber- vally for information. 512-755-2092. Mobile Homes for Rent 3BR/2BA. On three acres. Call 830-789-3880.	corner lots, \$850/ Mo. \$850/Dep. Pets OK. With Deposit. KINGSLAND. Call 830-637-0119. REAL ESTATE Townhomes, Condos Horseshoe Bay Con- do for Sale, 3/2, Car- port and near 7-11. Call for more info. 830-789-3880.	The City of Horseshoe Bay is seeking applications from citizens who are interested in serving on the Long Range Planning Advisory Committee, which will kick off their first meeting in September. Members will be appointed at the August 27th regular City Council meeting. The purpose of this committee is to ensure future long term challenges for the City of Horseshoe Bay's citizens are identified. The committee will develop a document that will act as a blue print for the future planning of Horseshoe Bay for the next 3-5 years. Information derived from various sources, such as the city's elected leaders and staff, citizens, and other stakeholders, will help guide the development of a long range plan that will pro-actively address the needs of the community. Interested applicants must submit to the City Secretary a completed Application to Serve no later than August 20th by 5:00pm, which can be found on the city's website at www. horseshoe-bay-tx.gov under the Search bar on the homepage. Preference will be given to graduates of the City's Citizens' Academy. For questions, please contact City Manager Stan Farmer at 830-598-5940 or sfarmer@horseshoe-bay-tx.gov.	Today! The best way to stay up to date with all the local news is with your Highlander newspaper. The Highlander newspaper gives you a glimpse into the lives of the people in our community. It's a place where you can find out what's going on in our community and how it affects you. Check us out in hard copy or on digital platforms! Start today with a new subscription. The Highlander Call 830-693-4367 • highlandernews.com marie@highlandernews.com

PUBLIC NOTICE	PUBLIC NOTICE	PUBLIC NOTICE
THERE WILL BE A PUBLIC HEARING CONCERNING THE REPLAT OF LOTS 33 & 34, MILL CREEK RANCH, SECTION ONE, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 81A, PLAT RECORDS OF BURNET COUNTY, TEXAS AND A 0.64 ACRE TRACT OUT OF LOT 33, MILL CREEK RANCH, SECTION ONE, AS DESCRIBED IN DOCUMENT NO. 201912109, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS TO BE KNOWN AS "LOTS 33A & 34, MILL CREEK RANCH, SECTION ONE" TO BE HEARD AT THE REGULARLY SCHEDULED BURNET COUNTY COMMISSIONERS MEETING HELD ON JULY 23TH, 2019.	THERE WILL BE A PUBLIC HEARING CONCERNING THE REPLAT LOTS 236 & 237, WHITEWATER SPRINGS, SECTION TWO, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 1200, PLAT RECORDS OF BURNET COUNTY, TEXAS TO BE KNOWN AS "LOT 236A, WHITEWATER SPRINGS, SECTION TWO" TO BE HEARD AT THE REGULARLY SCHEDULED COMMISSIONERS MEETING HELD ON JULY 23RD, 2019.	The City of Horseshoe Bay is seeking applications from citizens who are interested in serving on the Long Range Planning Advisory Committee, which will kick off their first meeting in September. Members will be appointed at the August 27th regular City Council meeting. The purpose of this committee is to ensure future long term challenges for the City of Horseshoe Bay's citizens are identified. The committee will develop a document that will act as a blue print for the future planning of Horseshoe Bay for the next 3-5 years. Information derived from various sources, such as the city's elected leaders and staff, citizens, and other stakeholders, will help guide the development of a long range plan that will pro-actively address the needs of the community. Interested applicants must submit to the City Secretary a completed Application to Serve no later than August 20th by 5:00pm, which can be found on the city's website at www.horseshoe-bay-tx.gov under the Search bar on the homepage. Preference will be given to graduates of the City's Citizens' Academy. For questions, please contact City Manager Stan Farmer at 830-598-5940 or sfarmer@horseshoe-bay-tx.gov.

HEAD START	HEAD START	TEXAS STATEWIDE CLASSIFIED ADVERTISING NETWORK
HEAD START TAKING APPLICATIONS!! (No Transportation Provided) Kingsland Head Start is now accepting applications for the 2018-2019 school year. Head Start is a pre-school offering excellent educational opportunities along with medical, dental, developmental and nutritional benefits at no cost. The Head Start approach of individualized care and guidance is well suited to helping children with disabilities. Children between the ages of 3 and 5 may be eligible. There is no charge for participation in Head Start. Pick up your application now at the Head Start Center at 1008 Venus Street. For more information, call your local center at 325/388-9326 or Hill Country Community Action Association at 325/372-5167.	HEAD START ESTA ACEPTANDO APLICACIONES!! (Ningun Transporte Proporcionalado) Kingsland Head Start esta aceptando aplicaciones para el año 2018-2019. Head Start es una escuela para niños de edad 3-5 años que califican. Head Start ofrece oportunidades excelentes para educación y también beneficios de médico, dental, desarrollo, y de alimento. Head Start ofrece mucha ayuda para niños y familias. No cuesta nada para que su niño asista al programa de Head Start. Puede usted recoger ahora una aplicación para solicitar un puesto en Head Start. Para más información llame a la Head Start, 1008 Venus Street, 4 del teléfono: 325/388-9326 o Hill Country Community Action Association at 325/372-5167.	TEXAS STATEWIDE CLASSIFIED ADVERTISING NETWORK TexSCAN Week of July 14, 2019 ACREAGE Looking for hunting/recreational/retirement property. We have some of the best in Texas, from the Hill Country to South Texas. Large acreage or small, 30 year fixed rate owner financing, only 5% down. www.manchesterpresshills.com. 800-876-9720. ARROWHEADS Indian Arrowheads Wanted, Point types: Clovis, Firstview, Eden, Midland, Yuma. Cody, all nice Alibates Points. Must be authentic, unbroken. Top \$5 paid. Call 979-218-3351 or text photos. CHARITY Donate a boat or car today to Boat Angel. 2-Night Free Vacation. Sponsored by Boat Angel Outreach Centers to stop crimes against children. 800-700-BOAT, www.boatangel.com. MISC. FOR SALE KILL SCORPIONS! Harris Scorpion Spray/Non-Staining. Effective results begin after spray dries. Available: Hardware Stores, The Home Depot, homedepot.com. OIL AND GAS RIGHTS We buy oil, gas & mineral rights. Both non-producing and producing including non-Participating Royalty Interest (NPRI). Provide us your desired price for an offer evaluation. 806-429-1422, LobosMineralsLLC@gmail.com. Lobos Minerals, LLC, PO Box 1800, Lubbock, TX 79408-1800. Texas Press Statewide Classified Network 273 Participating Texas Newspapers • Regional Ads Start At \$260 • Email ads@texaspress.com NOTICE: While most advertisers are reputable, we cannot guarantee products or services advertised. We urge readers to use caution and when in doubt, contact the Texas Attorney General at 800-621-0508 or the Federal Trade Commission at 877-FTC-HELP. The FTC web site is www.ftc.gov/bizop.

Be Your Own Boss	LEGAL ASSISTANCE
★★★★ Be Your Own Boss ★★★★★ Choose Your Own Routes! Looking for CDL drivers to deliver new trucks all over the country, starting in Laredo, TX. Experience preferred. Must have DOT physical and be willing to keep logs. No DUIs in last 10 years, clean MVR. Quality Drive-Away Apply Online at www.qualitydriveaway.com or call 574-642-2023	LEGAL ASSISTANCE Disinformed With Non-Hodgkin's Lymphoma after exposure to Roundup herbicide? You may be entitled to compensation. Call: 800-801-2870. Law Offices of Foster & Houston PLLC, Principal Office: Austin, TX. Co-counsel may be associated. 18-Wheeler Wrecks - It's easy to blame the driver when a big rig is involved in a wreck, but the truth is usually much more complex. When trucking company management cuts corners in training, equipment and maintenance, the rest of us pay the price. If you or someone you love has been killed or injured in a truck wreck, call 800-460-0666 for professional insight or visit www.YourCarWreck.com. Need help with your retirement plan? If you have questions about your pension, 401(k) or profit sharing plan, call the South Central Pension Rights Project at 800-443-2528 to get free legal advice. Funded by the U.S. Administration on Aging, SCPRP staff provides free legal assistance to anyone with a question about their retirement plan. 800-443-2528. TRUCK DRIVERS Be Your Own Boss! Get Paid to See the Country! Quality Drive-Away is looking for CDL Drivers to Deliver Trucks! www.qualitydriveaway.com. 574-642-2023. WANTED 1 Bay RVs & Mobile Homes - Travel Trailers, 5th Wheels, Goose-necks, Bumper Pulls. In Any Area. Any Condition - Old/New, Dirty or Clean! I PAY CASH. No Title - No Problem, we can apply for one. ANR Enterprises, 956-466-7001.

Lower Colorado River Authority

Post Office Box 220 Austin, Texas 78767 • (512) 473-3200 • Fax (512) 473-3379

LCRA File #: SUB468
Date: July 19, 2019
Subdivision Name: Swiss Village -Replat of Tract 6B
Owner: Dan Bishop
Lake on Which Subdivision is Located: Burnet

We have reviewed the subdivision planning materials for the above referenced tract of land. This review was made to determine compliance with the Rules of the Lower Colorado River Authority for On-Site Sewage Facilities (OSSFs), Section 10.06 and State of Texas Administrative Code Title 30, Ch. 285.4(c).

The following is reported:

1. All of the proposed lots are within the LCRA OSSF program zones of jurisdiction.
2. The proposed lots meet the minimum lot size requirement of 1 acre for lots served not by a public water supply.
3. A dwelling served by LCRA OSSF # 23164 is located on proposed Lot 6D. The OSSF is approved for use by the current owner.
4. Proposed Lot 6E contains steep slopes, shallow soils and slopes where seeps may occur. These and other site conditions are unfavorable for OSSF installation and may limit the size of the dwelling to the available sewage disposal areas and/or require extensive land modification to develop suitable sewage disposal areas.

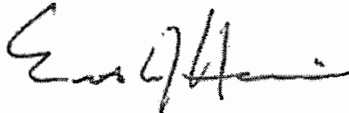
Items required for approval:

1. On the plat: Please call out distance and bearing for the line between lot 6D & 6E.
2. On the plat: Replace note 12 with the following LCRA OSSF note:

Each and every On-Site Sewage Facility installed within this subdivision must be permitted, inspected and approved for operation under those terms, standards and requirements of the Texas Commission on Environmental Quality and Lower Colorado River Authority as are in effect at the time such applications for permits are made. These lots may require professionally designed wastewater disposal systems due to topographical, geological and water well considerations.

3. After the above note is replaced, contact me for signature on the LCRA OSSF Note.

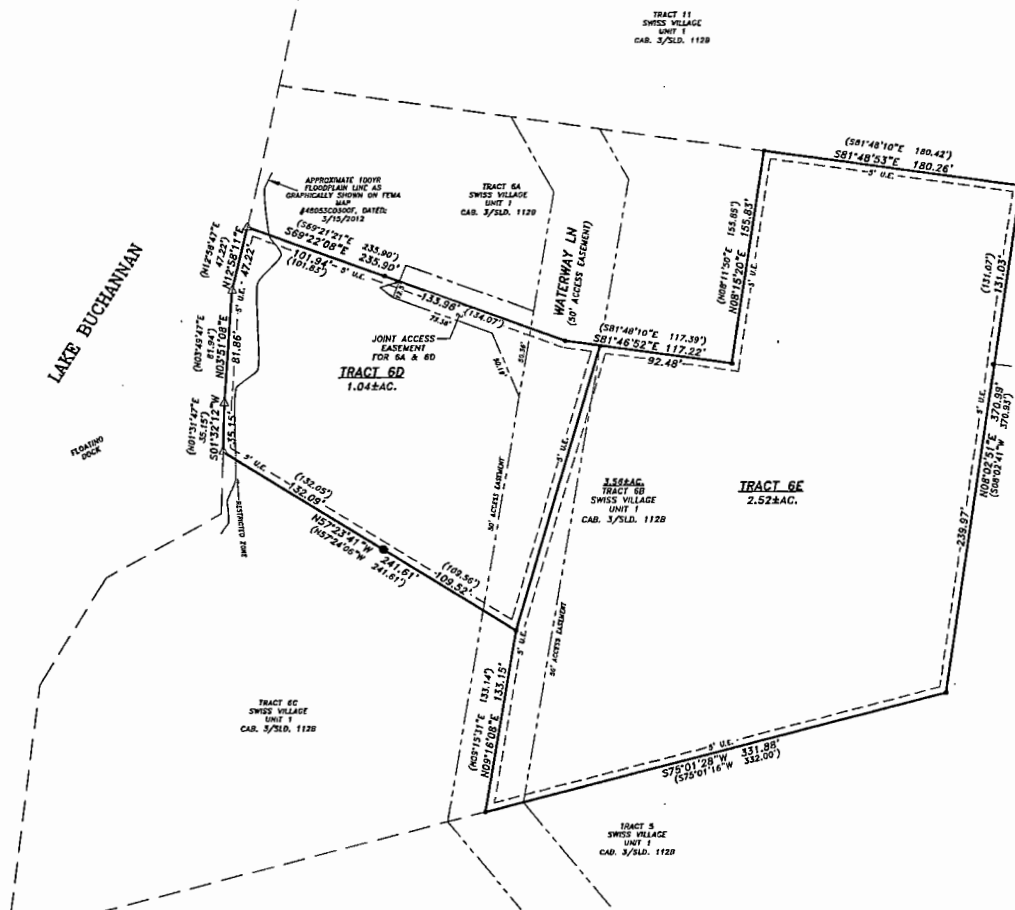
Sincerely,



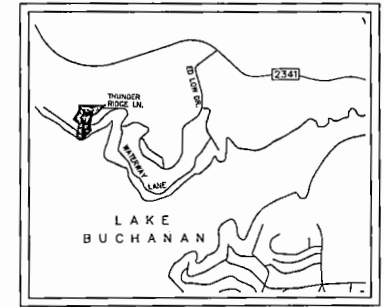
Erik J. Harris, P.E., DR OS0030050
LCRA Water Quality Protection

copy: Burnet County

D-711-5



LEGEND	
●	3/8" IRON PIN FOUND
●	1/2" IRON PIN FOUND
●	SET MARK NAIL
○	SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
○	COTTON SPINLE SET
—	VOLUME/PAGE
O.P.R.C.	OFFICIAL PUBLIC RECORDS
P.R.C.	PLAT RECORDS BURNET CO.
()	RECORD INFO/PLAT
[]	RECORD INFO/REED
—	BLDG. SETBACK LINE
—	BLDG. UTILITY EASEMENT
○	SANITARY
○	WELL
□	OVERHANG/COVERED AREA
□	RESTRICTED ZONE



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: THAT, BISHOP REAL ESTATE HOLDING, BEING THE OWNER OF TRACT 6B, REPLAT OF TRACT 6 OF REPLAT OF SWISS VILLAGE UNIT I, AS SHOWN ON PLAT RECORDED IN CABINET 3, SLIDE 112B OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND RECORDED IN DOCUMENT NO. 201705581, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS DO HEREBY REPEAT THE SAME AS SHOWN HEREON AND DO HEREBY ADMIT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "LOTS 6D & 6E, UNIT I, SWISS VILLAGE" AS THE OFFICIAL PLAT OF SAME.

DAN BISHOP - OWNER
BISHOP REAL ESTATE HOLDING

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAN BISHOP OF BISHOP REAL ESTATE HOLDING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED REPLAT OF TRACTS 6B, REPLAT OF TRACT 6 OF SWISS VILLAGE REPLAT UNIT I, AS SHOWN ON PLAT RECORDED IN CABINET 3, SLIDE 112B OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 20080844 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "TRACT 6D & 6E, UNIT I, SWISS VILLAGE REPLAT", 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 _____, 2019.

ATTEST:

JIM LUTHER, COMMISSIONER PRECINCT 1

JAMES OAKLEY, COUNTY JUDGE, BURNET COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

I, DANNY J. STARK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY PLAT OF "TRACT 6D & 6E, UNIT I, SWISS VILLAGE REPLAT", 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.

WITH MY HAND AND SEAL THIS _____ DAY OF _____, 2019.

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

BEING A REPLAT OF TRACT 6B, REPLAT OF TRACT 6 OF SWISS VILLAGE REPLAT UNIT I, AS SHOWN ON PLAT RECORDED IN CABINET 3, SLIDE 112B OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS,
TO BE KNOWN AS

TRACTS 6D & 6E, UNIT I, SWISS VILLAGE REPLAT

PROJ. NO. 1974S
PREPARED FOR: D. BISHOP
TECH: M. CANALES
APPROVED: D. STARK
FIELDWORK PERFORMED ON: 5/17/19
COPYRIGHT: 2019

1500 OLLIE LANE
MARBLE FALLS, TX 78654
PH: 254-388-3300 (303-693-8815)
WWW.CU/LINASSOCIATES.COM

SCALE 1" = 60'

0	30	60
DATE	NO.	DESCRIPTION

REVISIONS

1 OF 1
SHEET

PRELIMINARY

PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 683.18c, THIS DOCUMENT IS "PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

NOTES:

- THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY, TEXAS CURRENT SUBDIVISION REGULATIONS.
- THIS PLAT HEREBY DELETES AND TAKES PLACE OF TRACT 6B OF SWISS VILLAGE REPLAT UNIT I, AS SHOWN ON PLAT RECORDED IN CABINET 3, SLIDE 112B OF THE PLAT RECORDS OF 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. 48055C0300, EFFECTIVE 3/19/2012.
- SUBJECT TO ALL CURRENT LAND USE ORDINANCES AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.
- BASES 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 1.001688 FEET.

NOTES:

- PEDERNALES ELECTRIC COOP. IS THE ELECTRIC FACILITY PROVIDER OF THIS PROPERTY.
- OSF IS THE WASTEWATER PROVIDER OF THIS PROPERTY.
- WATER IS PROVIDED BY A WELL.
- 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 LOUI WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2824 FOR MORE INFORMATION.
- EACH DWELLING CONSTRUCTED OR PLACED ON THIS SUBDIVISION SHALL BE CONNECTED TO A SEWAGE AND WASTEWATER DISPOSAL FACILITY MEETING THE SPECIFICATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- TITLE PASSES TO 1020 FOOT MEAN SEA LEVEL CONTOUR LINE.
- SUBJECT TO 5 FOOT UTILITY EASEMENT ON ALL PROPERTY LINES.