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SANDIA RIDGE AT THE LEGENDS P.O.A.  
C/O HIGHLAND MANAGEMENT  
P.O. BOX 8606  
HORSESHOE BAY, TEXAS 78657

March 3, 2022

To whom it may concern,

Ref: Doug & Tracy Jones request for replat of Sandia Ridge at the Legends lots 9079 & 9080

The board of directors for The Sandia Ridge at the Legends Property Owners Association received, discussed and approved to consent to the abandonment of setback and easement restrictions that were platted on lots 9079 & 9080 Sandia Loop where they adjoin, for the purpose of creating one building lot. The existing perimeter setbacks will remain unaffected by the combination of the two lots for building purposes and will be applied when determining compliance with our building requirements.

The combination will not remove the obligation for two lot assessments as per the deed restrictions on file with Burnet County.

The attached document provides further survey information of the lots.

Sincerely,



Cheryl Roberts  
Sandia Ridge at the Legends Property Owner Association

Sent via email to the following addresses:

[boisedoug@icloud.com](mailto:boisedoug@icloud.com)

[rachel@pbdesignngroup.com](mailto:rachel@pbdesignngroup.com)

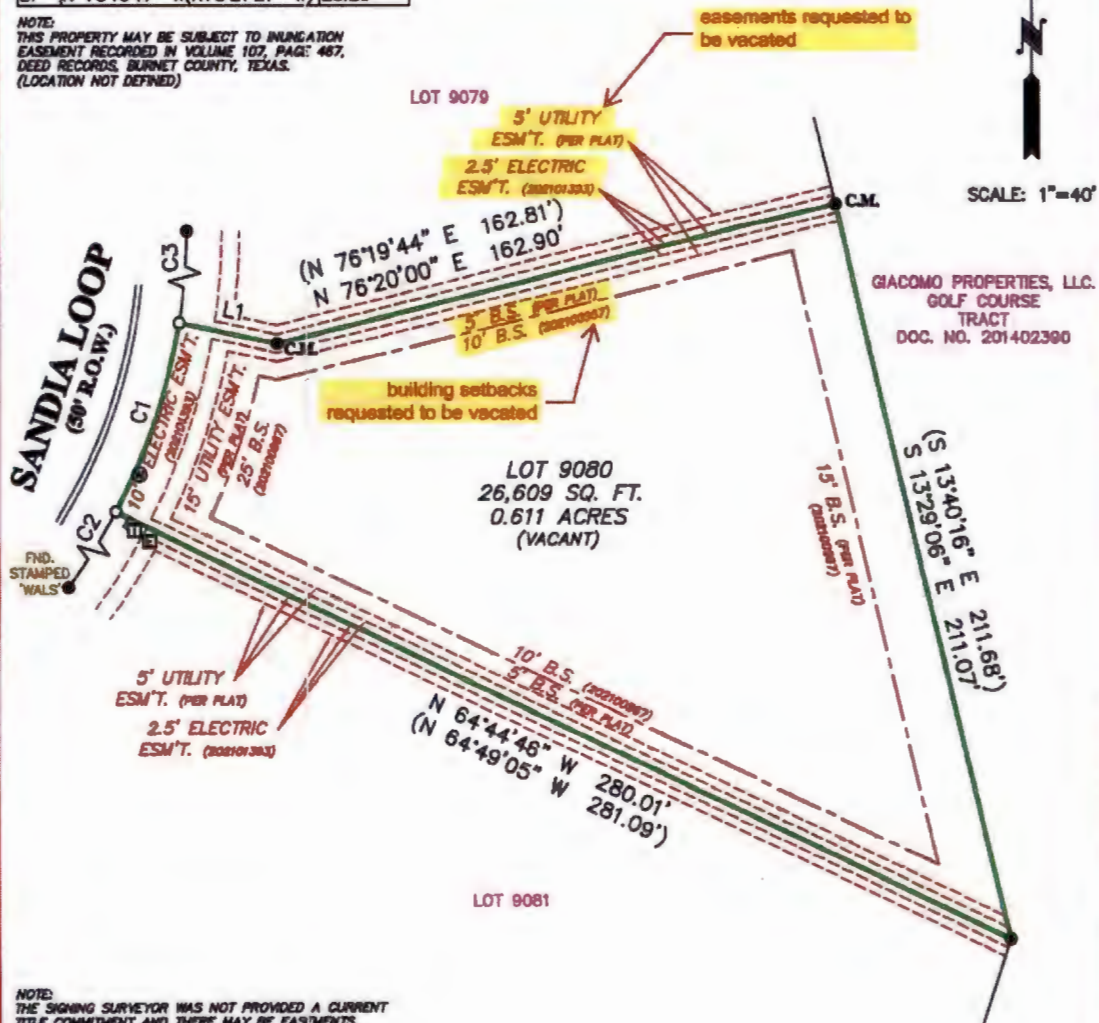
[highmgmt@gmail.com](mailto:highmgmt@gmail.com)

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[judgejamesoakley@gmail.com](mailto:judgejamesoakley@gmail.com)

| CURVE        | RADIUS  | ARC LENGTH                  | CHORD LENGTH   | CHORD BEARING                | DELTA ANGLE          |
|--------------|---------|-----------------------------|----------------|------------------------------|----------------------|
| C1           | 166.31' | 56.37'(56.77')              | 56.10'(56.50') | N 18°52'31" E(N 19°09'28" E) | 19°25'09"(19°33'33") |
| C2           | 166.31' | 75.44'                      | 74.79'         | N 41°50'59" E                | 25°58'24"            |
| C3           | 166.31' | 67.08'                      | 66.63'(66.52') | N 02°13'16" W(N 02°08'03" W) | 23°06'37"(23°04'21") |
| LINE BEARING |         | DISTANCE                    |                |                              |                      |
| L1           |         | N 78°10'17" W(N78°21'27" W) |                | 28.20'                       |                      |

NOTE:  
THIS PROPERTY MAY BE SUBJECT TO INUNDATION  
EASEMENT RECORDED IN VOLUME 107, PAGE 467,  
DEED RECORDS, BURNET COUNTY, TEXAS.  
(LOCATION NOT DEFINED)



NOTE:  
THE SIGHTING SURVEYOR WAS NOT PROVIDED A CURRENT  
TITLE COMMITMENT AND THERE MAY BE EASEMENTS,  
RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD  
WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT  
SHOWN ON THE FACE OF THIS SURVEY.

NOTE:  
Bearings shown hereon are based on actual GPS Observations, Texas State Plane  
Coordinates, Central Zone, Grid.

NOTE:  
THIS PROPERTY IS SUBJECT TO RESTRICTIVE  
COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS  
FOLLOWS: VOLUME 890, PAGE 844, VOLUME 1222, PAGE 222, CLERK'S FILE  
NO. 202006577, CLERK'S FILE NO. 202013318, CLERK'S FILE NO. 202100067 AND  
CLERK'S FILE NO. 202101814, OFFICIAL PUBLIC RECORDS, AND  
CABINET 3, SLIDE 127-D, PLAT RECORDS OF BURNET COUNTY, TEXAS.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE  
AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey  
appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480530, Panel No. 0450 E, which is Dated 05/15/2012. By coding from this FIRM, it  
appears that all or a portion of the property may be in Flood Zone A. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the  
surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD  
ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special  
Flood Hazard Areas and Zones may be found at <http://www.fema.gov/pertils>.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:



Property Address:  
(LOT 9080) SANDIA LOOP  
Property Description:

BEING LOT NO. 9080, SANDIA RIDGE AT THE LEGENDS, A  
PRIVATE SUBDIVISION IN BURNET COUNTY, TEXAS, AS  
SHOWN BY PLAT NO. 9.1 RECORDED IN CABINET 3, SLIDE  
127-D, PLAT RECORDS OF BURNET COUNTY, TEXAS.

Owner:  
TBD

FIRM REGISTRATION NO.  
1011700

**Westar**  
**Alamo**

LAND SURVEYORS, LLC.  
P.O. BOX 1645 BOERNE, TEXAS 78006  
PHONE (210) 372-8900 FAX (210) 372-8989

- LEGEND**
- SET 1/2" IRON ROD CAPPED "W"
  - FND. 1/2" IRON ROD
  - RECORD INFORMATION
  - BUILDING SETBACK
  - CONTROLLING MONUMENT
  - WATER METER
  - ELECTRIC BOX
  - ELECTRIC TRANSFORMER



I, DAVID L. ELZY, Registered Professional  
Land Surveyor, State of Texas, do hereby  
certify that the above plat represents an  
actual survey made on the ground under my  
supervision, and there are no discrepancies,  
conflicts, shortages in area or boundary  
lines, or any encroachment or overlapping of  
improvements, to the best of my knowledge  
and belief, except as shown herein.

DAVID L. ELZY  
Registered Professional Land Surveyor  
Texas Registration No. 4675

G.F. NO. N/A JOB NO. 107415 TITLE COMPANY: N/A DATE: 06/12/2021