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THE COUNTY OF BURNET

BURNET, TEXAS 78611

SUBDIVISION CASH BOND RELEASE FOR SLM RANCH SUBDIVISION, BY THE BURNET COUNTY COMMISSIONERS COURT

On this, the 28th day of June, 2024 the Burnet County Commissioners Court approves the release of the maintenance portion Subdivision Cash Bond #CB-21-9-28, SLM Ranch Subdivision, in the amount of \$29,000. Commissioner Luther has reviewed the improvements and found them to be compliant with Burnet County requirements.

A handwritten signature in cursive script, appearing to read "J. Oakley", written over a horizontal line.

James Oakley, County Judge

A handwritten signature in cursive script, appearing to read "Jim Luther", written over a horizontal line.

Jim Luther, Precinct 1, Commissioner

Correction of a typo on the amount.

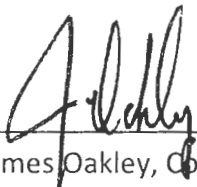


THE COUNTY OF BURNET

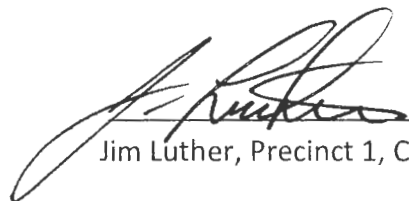
BURNET, TEXAS 78611

SUBDIVISION CASH BOND RELEASE FOR SLM RANCH SUBDIVISION, BY THE BURNET COUNTY COMMISSIONERS COURT

On this, the 28th day of June, 2024 the Burnet County Commissioners Court approves the release of the maintenance portion Subdivision Cash Bond #CB-21-9-28, SLM Ranch Subdivision, in the amount of \$28,928.42. Commissioner Luther has reviewed the improvements and found them to be compliant with Burnet County requirements.



James Oakley, County Judge



Jim Luther, Precinct 1, Commissioner



THE COUNTY OF BURNET

BURNET, TEXAS 78611

Burnet County Commissioners Court Order for the Cancellation of a 0.0367 acre portion of lot 33, Burnet Oaks Estates Subdivision

On this day the Commissioners Court of Burnet County, Texas, considered and approved a request by Three Land Bros, LLC for the cancellation of a 0.0367 acre portion of lot 33, (described in the attached metes and bounds description) Burnet Oaks Estates, a subdivision located in Burnet County, Texas, as it is recorded in Document #202202425 of the Official Public Records of Burnet County, Texas.

Three Land Bros, LLC, as owner(s) of lot 33, Burnet Oaks Estates Subdivision located in Burnet County, Texas, are authorized to file this order in the Official Public Records of Burnet County, Texas, and such order when filed and recorded shall cancel the 0.0367 acre portion of lot 33, Burnet Oaks Estates Subdivision and cause the Chief Appraiser to assess the property as if it had never been subdivided.

The Burnet County Clerk is authorized to mark "cancelled" on the submitted Boundary Exhibit Plat, to be recorded in the Official Public Records of Burnet County, Texas.

Approved this the 28th day of June, 2024.

James Oakley, Burnet County Judge

Attest:

Vicenta Stafford, Burnet County Clerk

BEING A 0.0367 ACRE TRACT OF LAND OUT OF LOT 33, BURNET OAKS ESTATES, A SUBDIVISION IN BURNET COUNTY, TEXAS, OF RECORD IN DOCUMENT NO. 202202425, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 0.0367 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a 1/2" iron pin found in the Western boundary line of a tract of land called 97.470 acres in a Warranty Deed with Vendor's Lien to Clinton S. Rountree and Brandi L. Rountree, of record in Volume 683, Page 431, Real Property Records of Burnet County, Texas, for the Southeast corner of said Lot 33 and the Southernmost corner hereof, **WHENCE** a 1/2" iron pin found for reference at an angle point in the Southern boundary line of said Lot 33 bears [L2] S 67°23'27" W, a distance of 36.49 feet;

THENCE N 25°57'15" W, over and across said Lot 33 distance of 875.40 feet to a 1/2" iron pin found at a pipe fence corner post in the Southern boundary line of Lot 32 of said Burnet Oaks Estates and the Northern boundary line of said Lot 33, for the Northwest corner of said Rountree tract and the Northwest corner hereof;

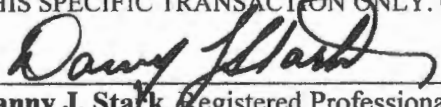
THENCE [L1] N 55°41'22" E, with the Southern boundary line of said Lot 32 and the Northern boundary line of said Lot 33, a distance of 3.69 feet to a 1/2" iron pin with plastic cap stamped "CUPLIN" found for the Northeast corner hereof;

THENCE S 25°42'55" E, with the Eastern boundary line of said Lot 33, a distance of 875.95 feet to the **POINT OF BEGINNING** and calculated to contain 0.0367 acres.

NOTE:

A Plat of Survey of even date was prepared and is intended to accompany the above described tract of land. Bearings are based on North American Datum of 1983, Texas Central Zone.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2024, CUPLIN & ASSOCIATES, INC. ©.

 Dated: 6/6/2024 - Rev. 6/28/2024
Danny J. Stark, Registered Professional Land Surveyor No. 5602





LOT 32
A FINAL PLAT OF
BURNET OAKS ESTATES
DOC. NO. 202202425
O.P.R.B.C.T.

CALLED 23.44 ACRES
THOMAS D. HANKEY AND
WIFE, DEBORAH S. HANKEY
VOL. 799, PG. 551
O.P.R.B.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
1	N55°41'22"E	3.69'
2	S67°23'27"W	38.49'



LEGEND:

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED CUPLIN
- 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED CUPLIN
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- D.R.B.C.T. DEED RECORDS BURNET COUNTY TEXAS
- R.P.R.B.C.T. REAL PROPERTY RECORDS BURNET COUNTY TEXAS
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BURNET COUNTY TEXAS
- () RECORD INFORMATION

NOTES:

- 1) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 2) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.

0.0367 ACRES
THIS AREA OF LOT 33
PER PLAT RECORDED IN DOC.
NO. 202202425, O.P.R.B.C.
ABANDONED BY ORDER OF
THE COMMISSIONERS COURT
DATED 6/28/2024

CALLED 97.470 ACRES
CLINTON S. ROUNTREE AND
WIFE, BRANDI L. ROUNTREE
VOL. 683, PG. 431
R.P.R.B.C.T.

REMNANT OF
LOT NO. 33
A FINAL PLAT OF
BURNET OAKS ESTATES
DOC. NO. 202202425
O.P.R.B.C.T.

BOUNDARY EXHIBIT

LEGAL DESCRIPTION: BEING A 0.0367 ACRE TRACT OF LAND OUT OF LOT 33, BURNET OAKS ESTATES, A SUBDIVISION IN BURNET COUNTY, TEXAS, OF RECORD IN DOCUMENT NO. 202202425, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 0.0367 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION ON SUBSEQUENT PAGE ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2024, CUPLIN & ASSOCIATES, INC. ©.



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

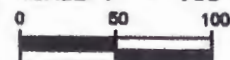
DATED 06/06/2024

1 OF 2
SHEET

PROJ. NO. 24165
PREPARED FOR:
TECH: T. ALSTON
APPROVED: D. STARK
COPYRIGHT: 2024
PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH. 325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 100'



DATE	NO.	DESCRIPTION
	2	
	1	
REVISIONS		