

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS:

THAT, 1700 GREGG, LLC., BEING THE OWNER OF A PORTION OF LOT 17 AND LOTS 18,19,20 AND 21, THE OAKS AT SPICEWOOD , CONVEYED IN DOCUMENT NO. 202113384, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, DO HEREBY REPLAT SAME AND ADOPT THIS PLAT TO BE KNOWN AS "A REPLAT OF A PORTION OF LOT 17 AND ALL OF LOTS 18,19,20 AND 21, BLOCK "A" , THE OAKS AT SPICEWOOD, BURNET COUNTY, TEXAS" AS THE OFFICIAL PLAT OF SAME.

EXECUTED THIS _____ DAY OF _____, 2022.

BY:
1700 GREGG LLC. BY: DOUG BAILEY, MANAGING MEMBER
5818 BEVERLY HILL STREET,
HOUSTON, TEXAS, 77057

STATE OF TEXAS:
COUNTY OF BURNET:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

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 "A REPLAT OF A PORTION OF LOT 17 AND ALL OF LOTS 18,19,20 AND 21, BLOCK "A" , THE OAKS AT SPICEWOOD, 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. ALL 1/2" REBARS FOUND ARE MONUMENTS OF RECORD DIGNITY FOR THIS SURVEY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

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

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED OF "A REPLAT OF A PORTION OF LOT 17 AND ALL OF LOTS 18,19,20 AND 21, BLOCK "A" , THE OAKS AT SPICEWOOD, 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 _____ 2022.

APPROVED BY
JOE DON DOCKERY, COMMISSIONER, PRECINCT 4
COUNTY, TEXAS

JAMES OAKLEY, COUNTY JUDGE, BURNET

NOTES:
1. THIS PLAT HEREBY DELETES AND TAKES THE PLACE OF A POTION OF LOT 17 AND LOTS 18,19,20 AND 21 BLOCK "A", THE OAKS AT SPICEWOOD.
2. THE PROPERTY SHOWN HEREON IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A 0.2% ANNUAL CHANCE OF FLOOD, AS RECORDED IN BURNET COUNTY "FIRM" MAP NO. 48053C 0685F DATED MARCH 15, 2012.
3. LCRA 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.
4. SEWAGE IS PROVIDED BY INDIVIDUAL ON SITE SEWER FACILITIES.
5. WATER IS PROVIDED BY INDIVIDUAL ON SITE WATER WELLS. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
6. GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
7. IN APPROVAL OF THIS PLAT 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.
8. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS DATED JANUARY 28, 2002.
9. THERE ARE NO NEW ROADS.
10. BEARINGS ARE BASED ON TEXAS STATE PLAIN GRID, CENTRAL ZONE, NAD 83.
11. BURNET COUNTY IS NOT OBLIGATED TO ISSUE BUILDING OR OTHER ON-SITE PERMITS FOR ANY RESIDENTIAL DWELLING CONSTRUCTED OR PLACED IN THIS SUBDIVISION UNTIL A T.E.C.Q. CERTIFIED POTABLE WATER TREATMENT PLANT WITH SUFFICIENT CAPACITY TO MEET THE DEMANDS OF THIS THE SUBDIVISION IS IN PLACE, OPERABLE AND APPROVED BY T.C.E.Q. FOR THE PROVISION OF POTABLE WATER DELIVERY.
12. PRIOR TO DRILLING OF A WELL IN THIS SUBDIVISION, THE LOT OWNER MUST CONTACT THE CENTRAL TEXAS GROUNDWATER CONSERVATION DISTRICT AT (512) 756-4900
13. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.
14. ELECTRICAL SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOP.

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

LOT 22
THOMAS M. PAULA S.
SUMNERS
VOLUME 650, PAGE 58, O.P.R.B.C.T.

N00°41'03"W
N00°36'37"W 155.40'

N85°14'28"E 941.52'

LOT 21A
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2.95 AC.

LOT 20
2.07 AC.

LOT 21
3.02 AC.

LOT 22
THOMAS M. PAULA S.
SUMNERS
VOLUME 650, PAGE 58, O.P.R.B.C.T.

N00°41'03"W
N00°36'37"W 155.40'

N85°14'28"E 941.52'

LOT 21A
4.00

LOT 21B
4.03 AC.

LOT 21
3.02 AC.

LOT 20B
2.48 AC.

LOT 20
2.07 AC.

LOT 19B
2.07 AC.

LOT 19A
2.95 AC.

LOT 18B
3.50 AC.

LOT 18
3.50 AC.

LOT 17A
3.77 AC.

LOT 17
3.50 AC.

LOT 18
3.50 AC.

LOT 19
2.95 AC.

LOT 20
2.07 AC.

LOT 21
3.02 AC.

LOT 22
THOMAS M. PAULA S.
SUMNERS
VOLUME 650, PAGE 58, O.P.R.B.C.T.

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N00°36'37"W 155.40'

N85°14'28"E 941.52'

LOT 21A
4.00

LOT 21B
4.03 AC.

LOT 21
3.02 AC.

LOT 20B
2.48 AC.

LOT 20
2.07 AC.

LOT 19B
2.07 AC.

LOT 19A
2.95 AC.

LOT 18B
3.50 AC.

LOT 18
3.50 AC.

LOT 17A
3.77 AC.

LOT 17
3.50 AC.

LOT 18
3.50 AC.

LOT 19
2.95 AC.

LOT 20
2.07 AC.

LOT 21
3.02 AC.

LOT 22
THOMAS M. PAULA S.
SUMNERS
VOLUME 650, PAGE 58, O.P.R.B.C.T.

N00°41'03"W
N00°36'37"W 155.40'

N85°14'28"E 941.52'

LOT 21A
4.00

LOT 21B
4.03 AC.

LOT 21
3.02 AC.

LOT 20B
2.48 AC.

LOT 20
2.07 AC.

LOT 19B
2.07 AC.

LOT 19A
2.95 AC.

LOT 18B
3.50 AC.

LOT 18
3.50 AC.

LOT 17A
3.77 AC.

LOT 17
3.50 AC.

LOT 18
3.50 AC.

LOT 19
2.95 AC.

LOT 20
2.07 AC.

LOT 21
3.02 AC.

LOT 22
THOMAS M. PAULA S.
SUMNERS
VOLUME 650, PAGE 58, O.P.R.B.C.T.

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N00°36'37"W 155.40'

N85°14'28"E 941.52'

LOT 21A
4.00

LOT 21B
4.03 AC.

LOT 21
3.02 AC.

LOT 20B
2.48 AC.

LOT 20
2.07 AC.

LOT 19B
2.07 AC.

LOT 19A
2.95 AC.

LOT 18B
3.50 AC.

LOT 18
3.50 AC.

LOT 17A
3.77 AC.

LOT 17
3.50 AC.

LOT 18
3.50 AC.

LOT 19
2.95 AC.

LOT 20
2.07 AC.

LOT 21
3.02 AC.

LOT 22
THOMAS M. PAULA S.
SUMNERS
VOLUME 650, PAGE 58, O.P.R.B.C.T.

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N85°14'28"E 941.52'

LOT 21A
4.00

LOT 21B
4.03 AC.

LOT 21
3.02 AC.

LOT 20B
2.48 AC.

LOT 20
2.07 AC.

LOT 19B
2.07 AC.

LOT 19A
2.95 AC.

LOT 18B
3.50 AC.

LOT 18
3.50 AC.

LOT 17A
3.77 AC.

LOT 17
3.50 AC.

LOT 18
3.50 AC.

LOT 19
2.95 AC.

LOT 20
2.07 AC.

LOT 21
3.02 AC.

LOT 22
THOMAS M. PAULA S.
SUMNERS
VOLUME 650, PAGE 58, O.P.R.B.C.T.

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LOT 21A
4.00

LOT 21B
4.03 AC.

LOT 21
3.02 AC.

LOT 20B
2.48 AC.

LOT 20
2.07 AC.

LOT 19B
2.07 AC.

LOT 19A
2.95 AC.

LOT 18B
3.50 AC.

LOT 18
3.50 AC.

LOT 17A
3.77 AC.

LOT 17
3.50 AC.

LOT 18
3.50 AC.

LOT 19
2.95 AC.

LOT 20
2.07 AC.

LOT 21
3.02 AC.

LOT 22
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LOT 21A
4.00

LOT 21B
4.03 AC.

LOT 21
3.02 AC.

LOT 20B
2.48 AC.

LOT 20
2.07 AC.

LOT 19B
2.07 AC.

LOT 19A
2.95 AC.