			-
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		NORTHERN PORTION OF LOT 17	À
LOT 17 AND ALL OF LOTS 18,19,20 AND 21, BLOCK "A", THE OAKS AT SPICEWOOD, BURNET COUNTY, TEXAS"		RONALD R. AND SUSAN K. CLARE DOC. NO. 200402897, O.P.R.B.C.T.	<i>!</i>
THOMAS M. FACELLE.		102897, O.P.R.B.C.T.	
EXECUTED THIS DAY OF, 2022.		0 150'	30
$\frac{1}{2}$	(N00°41'03"W) N00°36'37"W 155.40'-	1.172.04 CCCAT TO AN . 1.504	
BY: 1700 GREGG LLC. BY: DOUG BAILEY, MANAGING MEMBER		LOT 17A	
5818 BEVERLY HILL STREET, HOUSTON, TEXAS, 77057		3.77 AC. PORTION	
N85°14'28"E 941.52' STATE OF TEXAS: N85°14'28"E 941.52'	C.E.	$\frac{N83^{\circ}31'30''W95944'}{55} = \frac{10'}{10'} \frac{0}{UF} = \frac{0}{10'} \frac{15'}{UF} = \frac{15'}{10'} \frac{15'}{10'}$	
COUNTY OF BURNET: LOT 21A	B.S.	AL=122.45' R=234.32' CB=S46°10'2 CD=121.06'	
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 LOT 21 4.00	20.	3.50 AC. LOT 18 SC CD=121.06' (CB=S47°21'11")	
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.		N86°57'31"W 829 47'	
SEAL OF OFFICE THIS		25'B.S. AL=160.29' R=275.52'	
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS LOT 21B	<u>50'8.S.</u> U.E.	CB=S44°28'39"W CD=158.04' CD=S45°39'23"W) CD=S45°39'23"W)	
STATE OF TEXAS: LOT 21B 4.03 AC.	LOT 21	3.30 AC.	
COUNTY OF BURNET:	<u></u>	(S28°59'25"W) 	
I, DONALD SHERMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE "A REPLAT OF A PORTION OF LOTATION OF LO	— <u>10' U.E.</u> 315.43' — — — —	245.15'0' U.E.	
HEREBY CERTIFY THAT THIS "A REPLAT OF A PORTION OF LOT 17 AND ALL OF LOTS 18,19,20 AND 21, BLOCK CB=N32°59′05″W "A", THE OAKS AT SPICEWOOD, BURNET COUNTY, TEXAS", WAS PREPARED FROM AN ACTUAL ON THE CD=136.08' "A" OF COUNTY OF THE COUNTY O	30' B.S.	LOT 19 00 B.S	
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 REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND. ALL 1/2" REBARS	25.78	AL=124.79' R=169.62'	
FOUND ARE MONUMENTS OF RECORD DIGNITY FOR THIS SURVEY. WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF . 2022.	LOT 20B	LOT 19B	
WITNESS MY HAND AND OFFICIAL SEAL THISDAY OF, 2022.	2.48 AC.	2.07 AC. 15 ST ST GREGO (CB=S50°03'54"W)	
WITNESS MY HAND AND OFFICIAL SEAL THISDAY OF, 2022. DONALD SHERMAN, R.P.L.S. NO. 1877	5:05:05	AL=209.26'	
STATE OF TEXAS:	LOT 20	R=269.43' CB=S47°42'42"W	
COUNTY OF BURNET: THE ATTACHED OF HARPEN AT OF A PORTION OF LOTATAND ALL OF LOTS 18 10 20 AND 21 PLOCK HAIL THE	$-\frac{1}{1}\left[\frac{1}{1}\right] - \frac{75'B.S.}{1} - \frac{1}{1}$	CD=204.04' (CB=S48°53'26"W)	
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		E 10'UE 10'UE 18'S	
OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.	S85°06'14"W 403.36'	S85°06'14"W 90.00' N78°15'16"W 189.17'	
TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS THISDAY OFDAY AL=40.57' R=57.75'	LIVE	EOAK	
OF2022. CB=N25°01'44"W CD=39.74'		R=366.87' CB=N86°34'30"W	
APPROVED BY		CD=106.18' (CB=N85°29'49"W)	
JOE DON DOCKERY, COMMISSIONER, PRECINCT 4 JAMES OAKLEY, COUNTY JUDGE, BURNET COUNTY, TEXAS			
	CR 408		
		LEGEND	٦
NOTES		1/2" REBAR FOUND	-
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.		O 1 1/2" PIPE FOUND	_
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 LORA WATERSHED MAN ACEMENT AT L. 200 77% 5272. EVITENSION 2224 FOR MORE INFORMATION.		O 1/2" REBAR FOUND WITH CAP STAMPED "WILLIS"	
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 COLUMN SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OF A RELIABLE WATER SOURCE.		10' U.E. UTILITY EASEMENT	
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 DUAL THE COUNTERS COUNTY OF PURISHED COUNTY TEXAS IT IS UNDERSTOOD THAT BUILDING AND MADITEN ANGE OF ALL STREETS BOADS AND OTHER		30'B.S. FRONT BUILDING SETBACK	
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 OF THE TRACE OF LAND COVERED BY THIS		25' B.S. SIDE BUILDING SETBACK	
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.		50'B.S. REAR BUILDING SETBACK	-
9. THERE ARE NO NEW ROADS. 10. BEARINGS ARE BASED ON TEXAS STATE PLAIN GRID, CENTRAL ZONE, NAD 83.		75' B.S. FRONT BUILDING SETBACK	
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	SITE	E () RECORD INFORMATION	
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.		A REPLAT OF	
	- I was	PORTION OF LOT 17 AND)
	The Cak Lane	ALL OF LOTS 18,19,20 AND	
Willia - Thorman Associator Inc		BLOCK "A"	

Willis - Sherman Associates, Inc.
LAND SURVEYORS AND PLANNERS



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

OFFICE:C. FLORES FIELD:T.MARTINKA JOB #: 16065

THE OAKS AT SPICEWOOD BURNET COUNTY, TEXAS