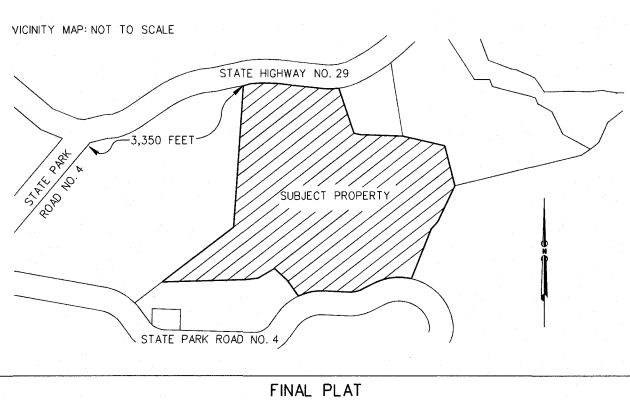
	5 pgs 202110426 PLAT					
STATE OF TEXAS: COUNTY OF BURNET:						
KNOW ALL MEN BY THESE PRESENTS: THAT GRANITE PARTNERS, LLC, BEING THE OWNER OF THAT CERTAIN 2397.14 ACRE TR, COUNTY, TEXAS (THE "PROPERTY"), DO HEREBY SUBDIVIDE A PORTION OF SAME AS SHOWN HEREON AND DO HEREBY ADOPT PLAT FOR THE PROPERTY, AND DO HEREBY DEDICATE THE STREETS AND EASEMENTS DESCRIBED HEREIN TO THE OWNERS.						
WITNESS MY HAND THIS DAY OF	REED RANCH ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY BY: GRANITE PARTNERS, LLC, A TEXAS CORPORATION, MANAGER					
STATE OF TEXAS: COUNTY OF BURNET:	BY: Muhalf. Macdargell MICHAEL G. MACDOUGALL, AUTHORIZED AGENT					
BEFORE ME, AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MICHAEL G. MACDOUGALL, KNOWN TO M THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN.	E TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED					
STATE OF TEXAS:  COUNTY OF BURNET:  BRENNA STUELER  Notary Public, State of Texas  Comm. Expires 08-06-2022  Notary ID 131670477	NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS					
THE ATTACHED PLAT "REED RANCH ESTATES, PHASE ONE" BEING A PORTION OF THAT CERTAIN 2397.14 ACRE TRACT OF LAN COUNTY, TEXAS WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FO						
TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS, THISDAY OF	ve, 2021. July					
STATE OF TEXAS: COUNTY OF BURNET:	JAMES OAKLAY, COUNTY JUDGE, BURNET COUNTY, TEXAS					
THE ATTACHED PLAT "REED RANCH ESTATES, PHASE ONE" WAS FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF AND WAS APPROVED FOR FILING THEREOF IN THE OFFICIAL RECORDS OF BURNET COUNTY, TEXAS.	BURNET COUNTY, TEXAS					
TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY COMMISSIONER PRECINCT XXX OF BURNET COUNTY, TEXAS,  THIS DAY OF, 2021.						
Jun Luther, JR. COMMISSIONER PRECINCT 1, BURNE	ET COUNTY, TEXAS					
STATE OF TEXAS:  COUNTY OF BURNET:	LOT 1					
I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT RANCH ESTATES, PHASE ONE" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND S THAT SAID PLAT IS TRUE AND CORRECT REPRESENTATION OF SAME AS ILOCATED ITS COMPONENT PARTS ON THE GROUND.						
WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF	AC LO					
RANDALL H. HAMBRIGHT, R.P.L.S. 5263	SUS					
WATERWAY BUFFER ZONE PLAT NOTE:						
THE WATER QUALITY BUFFER ZONE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THE EASEMENT ARE TO HELP MAINTAIN CLEAR RIVERS AND LAKES. NO STRUCTURES OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE WITH LCRA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APP	N WATER IN CREEKS, AREA IN ACCORDANCE					
THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT OF THE ENVIRONMENT. THE EASEMENT SHALL BE MAINTAINED BY EACH LOT OWNER BY PRESERVING AND RESTORING NATIVE WAY NOT BE AMENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER G	FOR THE PROTECTION  /EGETATION. THE EASEMENT  OVERNMENTAL ENTITY WITH  29.65 ACRES					
PROPER AUTHORITY.	/24/2021 LOT 4					

LOWER COLORADO RIVER AUTHORITY DATE EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED WITHIN THE LCRA OSSF PROGRAM JURISDICTION WITHIN THIS SUBDIVISION MUST BE PERMITTED, INSPECTED AND APPROVED FOR OPERATION UNDER THOSE TERMS, STANDARDS AND REUIREMENTS 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 PROFESSIIONALLY DESIGNED WASTEWATER DISPOSAL SYSTEMS DUE TO TOPOGRAPHICAL, GEOLOGICAL

AND WATER WELL CONSIDERATIONS.

5/24/2021 DATE

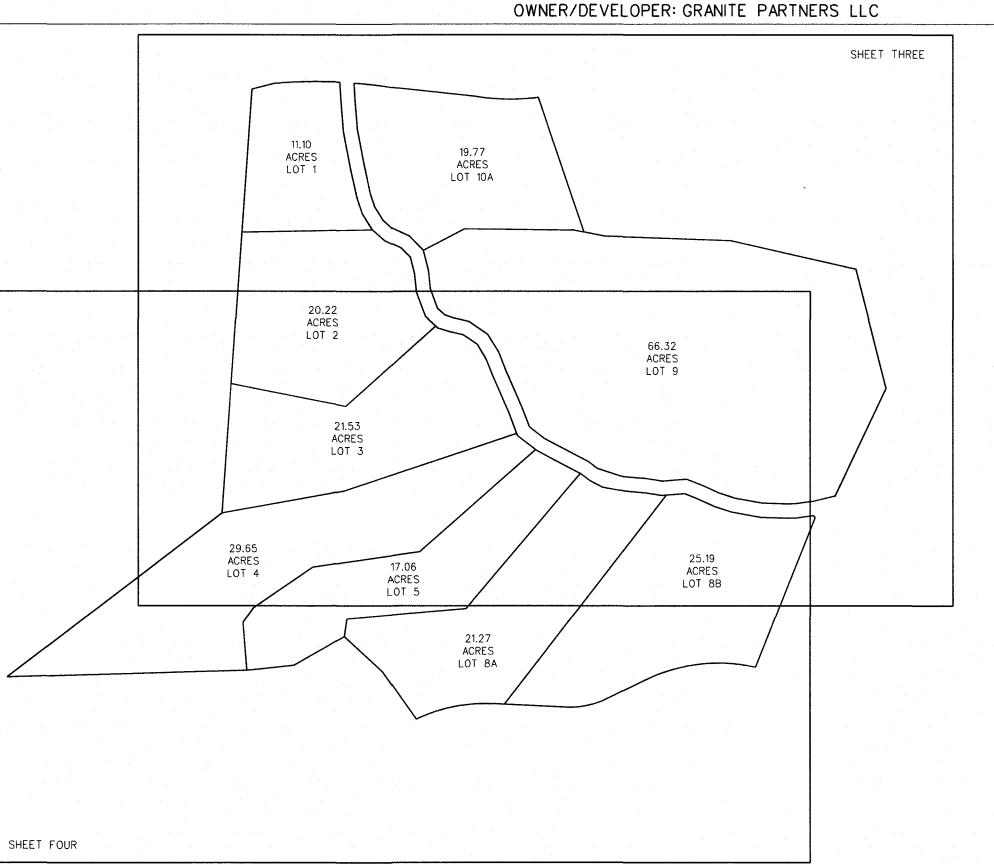


REED RANCH ESTATES SUBDIVISION PHASE ONE 239.77 ACRES - A.G. ATKINSON SURVEY NO. 2, ABSTRACT NO. 1714 AND THE ABRAHAM LARGE LEAGUE AND LABOR SURVEY NO. 32, ABSTRACT NO. 532 IN BURNET COUNTY, TEXAS CONTAINING 9 LOTS, SINGLE FAMILY RESIDENTIAL APRIL, 2021 OWNER/DEVELOPER: GRANITE PARTNERS LLC

SURVEYING

HAMBRIGHT LAND

P.O. BOX 1226 JOHNSON CITY, TEXAS 78636 PHONE (830) 868-2574 TEXAS FIRM ND. 100587-00 EMAIL: HAMBRIGHTSURVEY@GMAI



## LEGAL DESCRIPTION

FIELD NOTES TO ACCOMPANY A SURVEY PLAT OF A 239.77 ACRE TRACT OF LAND OUT OF THE A.G. ATKINSON SURVEY NO. 2, ABSTRACT NO. 1714, AND THE ABRAHAM LARGE LEAGUE AND LABOR SURVEY NO. 32, ABSTRACT NO. 532 IN BURNET COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 2397.14

ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 202005998 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS. THE DESCRIPTION OF WHICH IS AS FOLLOWS:

BEGINNING AT A1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 239.77 ACRES, BEING IN THE NORTH LINE OF SAID 2397.14 ACRES, BEING THE NORTHEAST CORNER OF THAT CERTAIN 200.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 202007549 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 29;

THENCE ALONG THE WEST LINE OF SAID 239.77 ACRES, CROSSING SAID 2397.14 ACRES, BEING THE EAST LINE OF SAID 200.00 ACRES, S04 03'44"W, 2382.02 FEET TO A1/2" IRON ROD FOUND, AND THEN, S52 52'41"W, 1522.13 FEET TO A PUNCH HOLE SET FOR THE SOUTHWEST CORNER OF SAID 239.77 ACRES; THENCE ALONG THE UPPER SOUTH LINE OF SAID 239.77 ACRES, CONTINUING TO CROSS SAID 2397.14 ACRES, THE FOLLOWING FIVE (5) COURSES: 1. N88 24'52"E, 1355.94 FEET TO A1/2" IRON ROD SET;

2. N83 43'23"E, 267.68 FEET TO A/2" IRON ROD SET;

3. N60 27'40"E, 327.05 FEET TO A1/2" IRON ROD SET;

4. S47 29'05"E, 292.47 FEET TO A1/2" IRON ROD SET;

5. S35 27'09"E, 325.67 FEET TO  $AV_2$ " IRON ROD SET FOR THE LOWER SOUTHWEST CORNER OF SAID 239.77 ACRES, BEING IN THE SOUTH LINE OF SAID 2397.14 ACRES AND BEING IN THE NORTH LINE OF STATE PARK ROAD NO. 4;

THENCE ALONG THE MOST SOUTH LINE OF SAID 239.77 ACRES, BEING THE SOUTH LINE OF SAID 2397.14 ACRES AND BEING THE NORTH LINE OF STATE PARK ROAD NO. 4, THE FOLLOWING FIVE (5) COURSES:

1. A DISTANCE OF 440.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 910.24 FEET, A DELTA ANGLE OF 27 45'25" AND A CHORD WHICH BEARS N78 43'16"E, 436.66 FEET TO  $AV_2$ " IRON ROD FOUND;

2. S87 21'34"E, 421.10 FEET TO  $A^{1}/_{2}$ " IRON ROD FOUND;

3. A DISTANCE OF 234.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 476.18 FEET, A DELTA ANGLE OF 28 16'10" AND A CHORD WHICH BEARS N77 57'22"E, 232.57 FEET TO  $AV_2$ " IRON ROD FOUND;

4. N64 11'02"E, 242.13 FEET TO A1/2" IRON ROD FOUND;

5. A DISTANCE OF 637.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 949.86 FEET, A DELTA ANGLE OF 38 26'55" AND A CHORD WHICH BEARS N83 30'11"E, 625.52 FEET TO A1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID 239.77 ACRES;

THENCE ALONG THE EAST LINE OF SAID 239.77 ACRES, CROSSING SAID 2397.14 ACRES, THE FOLLOWING FOUR (4) COURSES:

1. N21 50'30"E, 901.94 FEET TO A1/2" IRON ROD SET;

2. N42 48'53"E, 166.42 FEET TO A1/2" IRON ROD SET;

3. N25 32'03"E, 666.48 FEET TO  $A^{1}/_{2}$ " IRON ROD SET;

4. N14 10'57"W, 690.48 FEET TO A1/2" IRON ROD SET FOR THE LOWER NORTHEAST CORNER OF SAID 239.77 ACRES;

THENCE ALONG THE NORTHEAST LINE OF SAID 239.77 ACRES, CONTINUING TO CROSS SAID 2397.14 ACRES, THE FOLLOWING FOUR (4) COURSES:

1. N77 16'50"W, 727.02 FEET TO A'/2" IRON ROD SET;

2. N87 56'24"W, 713.33 FEET TO A1/2" IRON ROD SET;

3. N79 20'11"W, 117.60 FEET TO A1/2" IRON ROD SET;

4. N18 47'39"W, 798.76 FEET TO A1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 239.77 ACRES, BEING IN THE NORTH LINE OF SAID 2397.14 ACRES AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 29;

THENCE ALONG THE NORTH LINE OF SAID 239.77 ACRES, BEING THE NORTH LINE OF SAID 2397.14 ACRES AND BEING THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 29, THE FOLLOWING FOUR (4) COURSES:

1. A DISTANCE OF 351.36 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1195.92 FEET, A DELTA ANGLE OF 16 50'01" AND A CHORD WHICH BEARS N89 18'16"W, 350.10 FEET TO A TXDOT CONCRETE HIGHWAY MONUMENT FOUND;

2. N83 55'00"W, 453.71 FEET TO A TXDOT CONCRETE HIGHWAY MONUMENT FOUND;

3. A DISTANCE OF 690.22 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2789.79 FEET, A DELTA ANGLE OF 14 10'32" AND

A CHORD WHICH BEARS N87 53'29"W, 688.46 FEET TO A TXDOT CONCRETE HIGHWAY MONUMENT FOUND;

4. S75 33'27"W, 130.62 FEET TO THE POINT OF BEGINNING, CONTAINING 239.77 ACRES OF LAND, MORE OR LESS.

## PLAT NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YEAR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0325G, EFFECTIVE 11/01/2019. AND FEMA F.I.R.M. MAP NO. 48053C0455G, EFFECTIVE 11/01/2019.

2. EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATION AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND BURNET COUNTY.

3. WATER IS PROVIDED BY THE CITY OF BURNET.

4. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.

5. GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.

6. IN APPROVAL OF THIS PLAT BY 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 AND WILL NEVER BE ACCEPTED AS COUNTY ROADS BY THE COMMISSIONER'S COURT OF BURNET

7. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS DATED JANUARY 11, 2011.

8. ELECTRICAL SERVICE IS PROVIDED BY PEDERNALES ELECTRIC COOP.

9. THERE IS 7.66 ACRES OF NEW ROAD RIGHT OF WAY.

10. THERE IS 4,500 LINEAR FEET OF NEW ROAD.

11. THERE ARE 9 NEW LOTS WITHIN THIS SUBDIVISION.

12. BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, GRID NORTH, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.

13. ALL DISTANCES ARE SURFACE AND BASED ON A COMBINATION SCALE FACTOR OF 1.000182478994104.

14. NO LOTS WITHIN THIS SUBDIVISION SHALL BE RESUBDIVIDED INTO SMALLER TRACTS.
15. 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.

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	371.06	07° 37'15''	2789.79	N88° 49'52''E	370.79
C2	238.57	04° 53'59''	2789.79	S83° 15'12''E	238.49
C3	351.36	16° 50'01''	1195.92	N89° 18'16''W	350.10
C4	440.96	27° 45'25''	910.24	N78° 43'16''E	436.66
C5	234.95	28° 16'10''	476.18	S77° 57'22''W	232.57
C6	637.41	38° 26'55''	949.86	N83° 30'11''E	625.52

LINE	DIRECTION	DISTANCE
L12345678910112314567890123345678901233456789012567890123456789012567890100000000000000000000000000000000000	\$03° 16'45"E \$04° 34'41"E \$11° 01'40"E \$12° 14'12"E \$13° 10'140"E \$13° 14'12"E \$18° 45'03"E \$32° 22'26"E \$49° 10'52"E \$549° 10'52"E \$540° 15'55"E \$540° 54'47"E \$520° 15'55"E \$540° 54'40"E \$520° 41'07"E \$520° 41'51"E \$520° 55'29"E \$520° 55'29"E \$520° 55'29"E \$520° 55'29"E \$520° 41'51"E \$520° 41'5	94.48 167.68 204.08 164.40 79.63 85.42 70.18 101.62 111.40 1.59 157.56 48.56 130.00 118.68 107.43 225.44 118.75 152.80 161.80 137.75 152.90 86.13 51.56 96.92 105.68 87.33 158.07 54.97 47.69 166.42 15.94 91.82 54.72 57.53 109.81 153.97 97.03 108.10 76.99 93.41 153.97 94.72 57.73 108.10 97.03 108.09 97.03 108.09 109.36 97.03 109.36 97.03 109.36 97.38 109.38

LINE DIRECTION

DISTANCE

DATE:	04/15/2021
PROJECT NO	):
REEDRANCHP	HASEONECORRECT
FILENAME:	
REEDRANCHF	PHASEONECORRECT
SHEET NO:	TWO OF FOUR

## FINAL PLAT

REED RANCH ESTATES SUBDIVISION, PHASE ONE
239.77 ACRES - A.G. ATKINSON SURVEY NO. 2, ABSTRACT
NO. 1714 AND THE ABRAHAM LARGE LEAGUE AND LABOR
SURVEY NO. 32, ABSTRACT NO. 532 IN BURNET COUNTY, TEXAS.
CONTAINING 9 LOTS, SINGLE FAMILY RESIDENTIAL
APRIL, 2021. OWNER/DEVELOPER: GRANITE PARTNERS LLC

## HAMBRIGHT LAND SURVEYING

P.O. BOX 1226 JOHNSON CITY, TEXAS 78636 PHONE (830) 868-2574 TEXAS FIRM NO. 100587-00 EMAIL: HAMBRIGHTSURVEY@GMAIL.COM

					-		
DRN							
DES							
CHK				-			
APP							
		NO	REVISIONS		DRN	CHK	DATE

