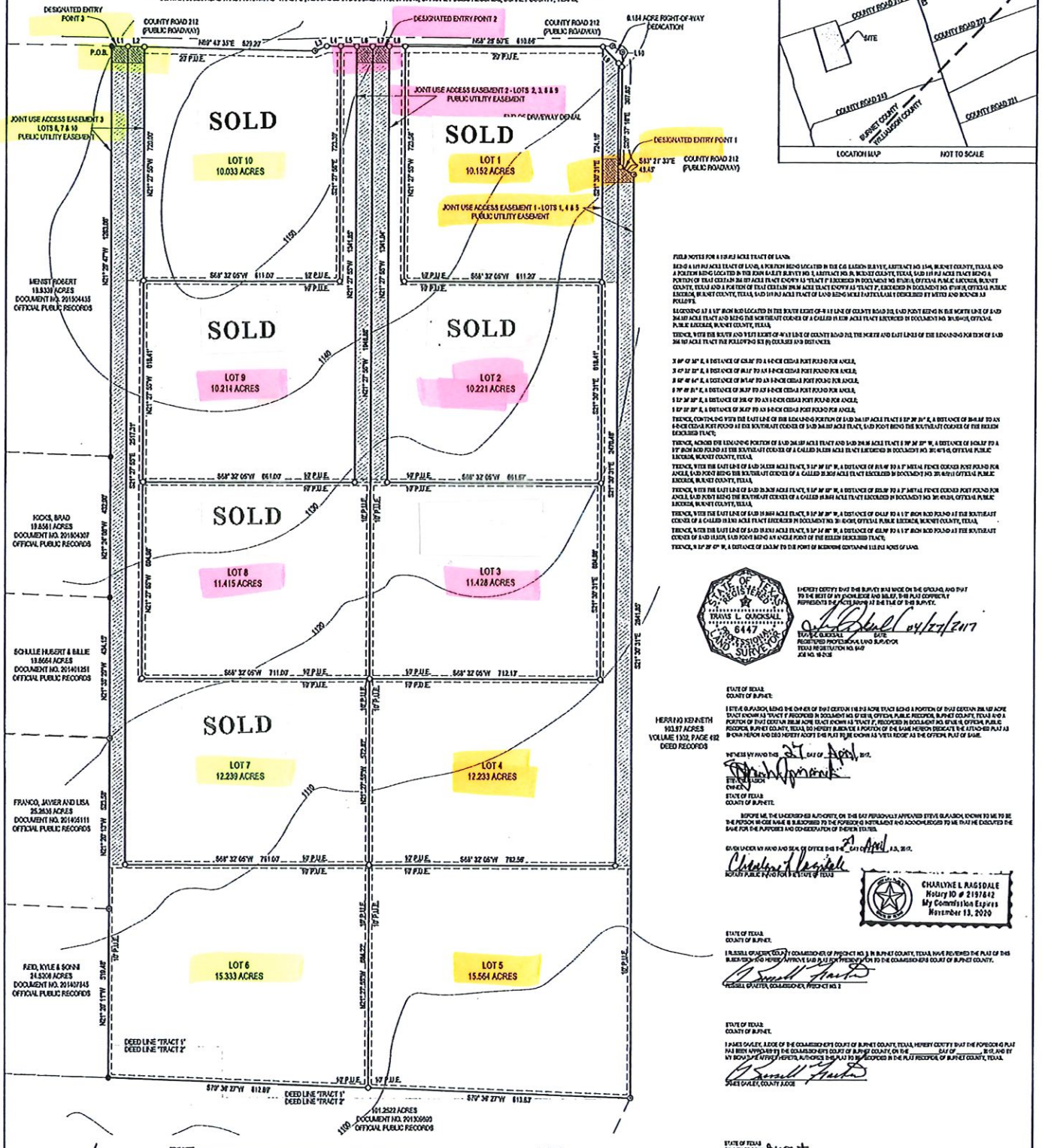
4 pgs 201705077
PLAT

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Janet Parker
Janet Parker, County Clerk
Burnet County Texas
5/25/2017 11:16:05 AM
FEE: $50.00 201705077
PLAT

FINAL PLAT
VISTA RIDGE

BEING A 119.815 ACRE TRACT OF LAND, A PORTION BEING LOCATED IN THE C.G. EASON SURVEY, ABSTRACT NO. 1548, BURNET COUNTY, TEXAS, AND A PORTION BEING LOCATED IN THE JOHN BAILEY SURVEY NO. 7, ABSTRACT NO. 51, BURNET COUNTY, TEXAS, SAID 119.815 ACRE TRACT BEING A PORTION OF THAT CERTAIN 259.187 ACRE TRACT KNOWN AS "TRACT 1" RECORDED IN DOCUMENT NO. 671618, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 290.84 ACRE TRACT KNOWN AS "TRACT 2", RECORDED IN DOCUMENT NO. 671618, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS;



FIELD NOTES FOR A 119.815 ACRE TRACT OF LAND:

BEING A 119.815 ACRE TRACT OF LAND, A PORTION BEING LOCATED IN THE C.G. EASON SURVEY, ABSTRACT NO. 1548, BURNET COUNTY, TEXAS, AND A PORTION BEING LOCATED IN THE JOHN BAILEY SURVEY NO. 7, ABSTRACT NO. 51, BURNET COUNTY, TEXAS, SAID 119.815 ACRE TRACT BEING A PORTION OF THAT CERTAIN 259.187 ACRE TRACT KNOWN AS "TRACT 1" RECORDED IN DOCUMENT NO. 671618, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 290.84 ACRE TRACT KNOWN AS "TRACT 2", RECORDED IN DOCUMENT NO. 671618, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, SAID 119.815 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD LOCATED IN THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 212, SAID POINT BEING IN THE NORTH LINE OF SAID 266.187 ACRE TRACT AND BEING THE NORTHEAST CORNER OF A CALLED 10.000 ACRE TRACT RECORDED IN DOCUMENT NO. 201405111, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS;

THENCE, WITH THE SOUTH AND WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 212, THE NORTH AND EAST LINES OF THE REMAINING PORTION OF SAID 266.187 ACRE TRACT THE FOLLOWING SIX (6) COURSES AND DISTANCES:

S 89° 47' 35" E, A DISTANCE OF 629.27 TO A 5/8-INCH CEDAR POST FOUND FOR ANGLE;
S 87° 51' 23" E, A DISTANCE OF 81.17 TO AN 5/8-INCH CEDAR POST FOUND FOR ANGLE;
S 89° 48' 04" E, A DISTANCE OF 397.60 TO AN 5/8-INCH CEDAR POST FOUND FOR ANGLE;
S 89° 28' 06" E, A DISTANCE OF 30.07 TO AN 5/8-INCH CEDAR POST FOUND FOR ANGLE;
S 89° 28' 06" E, A DISTANCE OF 258.42 TO AN 5/8-INCH CEDAR POST FOUND FOR ANGLE;
S 89° 28' 06" E, A DISTANCE OF 30.07 TO AN 5/8-INCH CEDAR POST FOUND FOR ANGLE;

THENCE, CONTINUING WITH THE EAST LINE OF THE REMAINING PORTION OF SAID 266.187 ACRE TRACT S 00° 29' 35" E, A DISTANCE OF 1846.48' TO AN 5/8-INCH CEDAR POST FOUND AT THE SOUTHEAST CORNER OF SAID 266.187 ACRE TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ACROSS THE REMAINING PORTION OF SAID 266.187 ACRE TRACT AND SAID 290.84 ACRE TRACT S 89° 30' 55" W, A DISTANCE OF 1638.10' TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF A CALLED 10.0000 ACRE TRACT RECORDED IN DOCUMENT NO. 201407145, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS;

THENCE, WITH THE EAST LINE OF SAID 10.0000 ACRE TRACT, N 00° 30' 05" W, A DISTANCE OF 1846.10' TO A 1/2" METAL FENCE CORNER POST FOUND FOR ANGLE, SAID POINT BEING THE SOUTHEAST CORNER OF A CALLED 10.8561 ACRE TRACT RECORDED IN DOCUMENT NO. 201604307, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS;

THENCE, WITH THE EAST LINE OF SAID 10.8561 ACRE TRACT, N 00° 30' 05" W, A DISTANCE OF 656.00' TO A 1/2" METAL FENCE CORNER POST FOUND FOR ANGLE, SAID POINT BEING THE SOUTHEAST CORNER OF A CALLED 10.8664 ACRE TRACT RECORDED IN DOCUMENT NO. 201401251, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS;

THENCE, WITH THE EAST LINE OF SAID 10.8664 ACRE TRACT, N 00° 30' 05" W, A DISTANCE OF 656.00' TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF A CALLED 10.000 ACRE TRACT RECORDED IN DOCUMENT NO. 201405111, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS;

THENCE, WITH THE EAST LINE OF SAID 10.000 ACRE TRACT, N 00° 30' 05" W, A DISTANCE OF 656.00' TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 10.0000, SAID POINT BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 00° 30' 07" W, A DISTANCE OF 1313.84' TO THE POINT OF BEGINNING CONTAINING 119.815 ACRES OF LAND.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

TRAVIS L. GRASSELL
6447
REGISTERED PROFESSIONAL LAND SURVEYOR
5/24/2017
TRAVIS GRASSELL
DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 16-208

STATE OF TEXAS
COUNTY OF BURNET:

I STEVE GURASICH, BEING THE OWNER OF THAT CERTAIN 119.815 ACRE TRACT BEING A PORTION OF THAT CERTAIN 259.187 ACRE TRACT KNOWN AS "TRACT 1" RECORDED IN DOCUMENT NO. 671618, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 290.84 ACRE TRACT KNOWN AS "TRACT 2", RECORDED IN DOCUMENT NO. 671618, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, DO HEREBY DESIGNATE A PORTION OF THE SAME HEREON DESCRIBED TO BE SUBDIVIDED AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT TRUE KNOWN AS "VISTA RIDGE" AS THE OFFICIAL PLAT OF SAME.

WITNESS MY HAND THIS 27 DAY OF April, 2017.

STEVE GURASICH
OWNER

STATE OF TEXAS
COUNTY OF BURNET:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE GURASICH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION OF THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF April A.D., 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CHARLYNE L RAGSDALE
Notary ID # 2197642
My Commission Expires
November 13, 2020

STATE OF TEXAS
COUNTY OF BURNET:

I, RUSSELL GRAEBER, COMMISSIONER OF PRECINCT NO. 3 IN BURNET COUNTY, TEXAS, HAVE REVIEWED THE PLAT OF THIS SUBDIVISION AND HEREBY APPROVE SAID PLAT FOR PRESENTATION TO THE COMMISSIONERS COURT OF BURNET COUNTY.

RUSSELL GRAEBER, COMMISSIONER, PRECINCT NO. 3

STATE OF TEXAS
COUNTY OF BURNET:

I, JAMES OAKLEY, JUDGE OF THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN APPROVED BY THE COMMISSIONER'S COURT OF BURNET COUNTY, ON THE ____ DAY OF _____, 20__, AND BY MY SIGNATURE HEREIN, AUTHORIZES SAID PLAT TO BE RECORDED IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

JAMES OAKLEY, COUNTY JUDGE

STATE OF TEXAS
COUNTY OF BURNET

I, JANET PARKER, CLERK OF THE COUNTY COURT OF BURNET COUNTY, TEXAS, HAVE THIS DAY CAUSED THIS PLAT TO BE RECORDED IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS, IN PLAT CAB. EY _____, SLIDE _____ AT 11 O'CLOCK A.M.

WITNESS MY HAND THIS 25th DAY OF May, 2017.

JANET PARKER, COUNTY CLERK

SCALE: 1"=300'
0 150' 300' 450' 600'

FEMA NOTE:
1. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BURNET COUNTY, TEXAS, MAP NUMBER 48053C0160F, EFFECTIVE DATE 09/26/08, THE PROPERTY LIES IN ZONE X, WHICH IS DEFINED AS AREAS DETERMINED TO BE AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THE FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURE LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BUILDING NOTES:
1. THE COUNTY OF BURNET SHALL NOT BE RESPONSIBLE FOR THE QUALITY OR QUANTITY OF A PRIVATE WATER SOURCE.
2. THE TRACTS SHOWN HEREON SHALL COMPLY WITH THE CURRENT REQUIREMENTS OF THE BURNET COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, DATED JANUARY 28, 2003, OF RECORD IN VOLUME 1043, PAGE 89, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS.
3. THIS SUBDIVISION DOES NOT CREATE ANY NEW ROADS OR OTHER PUBLIC AREAS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89° 47' 35"E	81.17'
L2	N89° 48' 04"E	397.60'
L3	N89° 28' 06"E	30.07'
L4	N89° 28' 06"E	258.42'
L5	N89° 28' 06"E	30.07'
L6	N89° 28' 06"E	30.00'
L7	N89° 28' 06"E	30.00'
L8	N89° 28' 06"E	30.00'
L9	N89° 28' 06"E	30.00'
L10	N89° 28' 06"E	30.00'

LEGEND
P.O.B. POINT OF BEGINNING
● SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP
◎ FOUND FENCE POST
● FOUND 1/2" IRON ROD
LIMITS OF JOINT USE ACCESS AND PUBLIC UTILITY EASEMENTS

UTILITY EASEMENTS
- 20' ALONG ANY LINE FRONTING A PUBLIC RIGHT-OF-WAY
- 10' SIDES AND REAR.

BUILDING SETBACKS
- 30' ALONG ANY LINE FRONTING A PUBLIC RIGHT-OF-WAY.
- 20' ALONG ALL OTHER PROPERTY LINES.

OWNER
STEVEN GURASICH
826 W. 6TH STREET
AUSTIN, TEXAS 78703

QUICK INC. LAND SURVEYING
FIRM NUMBER: 10124104 PHONE: 512-515-4558
OFFICE: 1202 SHELL ROAD, SUITE 4, GEORGETOWN, TX 78626

DATE: MARCH 07, 2017
JOB NO. 16-208
SHEET 1 OF 1