

STATE OF TEXAS:
COUNTY OF LLANO:

KNOW ALL MEN BY THESE PRESENTS: That Horseshoe Bay Resort, Ltd., Declarant, acting herein by and through its duly authorized Vice Chairman Ron Lynn Mitchell and LAKE LYNDON B. JOHNSON IMPROVEMENT CORPORATION, a corporation originating and existing under the laws of the State of Texas, acting herein by and through its duly authorized President, Sam Tarbet, do hereby join with Keith Larue in the dedication of the attached plat of HORSESHOE BAY PLAT NO. 25.1, a Replat of Lot No. 25001, Horseshoe Bay Plat No. 25.1, being all of that certain Lot No. 25001, as shown on the plat of Horseshoe Bay Plat No. 25.1, recorded in Volume 2, Page 75, Llano County Plat Records, Llano County, Texas.

IN WITNESS WHEREOF, HORSESHOE BAY RESORT, LTD, Declarant, has caused the presents to be signed by Ron Lynn Mitchell, its said Vice Chairman on this 22nd day of January, 2019, and said LAKE LYNDON B. JOHNSON IMPROVEMENT CORPORATION, has caused the presents to be signed by Sam Tarbet, its said President on this 22nd day of January, 2019.

HORSESHOE BAY RESORT, LTD, DECLARANT
LAKE LYNDON B. JOHNSON IMPROVEMENT CORPORATION
Ron Lynn Mitchell, Vice Chairman
Sam Tarbet, President

STATE OF TEXAS:
COUNTY OF LLANO:
Before me, in and for said County and State, personally appeared Ron Lynn Mitchell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was for the act of said Corporation and 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 the 22nd day of January, 2019.

Notary Public in and for the State of Texas
CHERYL ZOELLER
Notary Public, State of Texas
Notary ID# 1088623-5
My Commission Expires
JUNE 11, 2021

Before me, in and for said County and State, on this day personally appeared Sam Tarbet, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that the same was for the act of said Corporation and 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 the 22nd day of January, 2019.

Notary Public in and for the State of Texas
CHERYL ZOELLER
Notary Public, State of Texas
Notary ID# 1088623-5
My Commission Expires
JUNE 11, 2021

KNOW ALL MEN BY THESE PRESENTS: That Keith Larue, being the owner of that certain Lot No. 25001, as shown on the plat of Horseshoe Bay, Plat No. W25.1, of record in Volume 2 Page 75, Llano County Plat Records, does hereby join in the dedication of the attached Replat as shown hereon and does hereby adopt this plat to be known as HORSESHOE BAY PLAT NO. 25.1, a Replat of Lot 25001, Horseshoe Bay Plat No. 25.1, as the official plat of same.

WITNESS MY HAND this the 25 day of Jan, 2019.

Keith Larue - Owner
STATE OF TEXAS:
COUNTY OF LLANO:
Before me, in and for said County and State, on this day personally appeared Keith Larue, 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 this 25 day of January, 2019.
Notary Public in and for the State of Texas
SANDY MCQUAIDE
COM. EXPIRES 10-10-2022
NOTARY ID 12485080-5

I, John A. Ables, A Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat of HORSESHOE BAY PLAT NO. 25.1, a Replat of Lot 25001, Horseshoe Bay Plat No. 25.1, was prepared from an 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.

WITNESS MY HAND AND OFFICIAL SEAL this 15th day of February, 2019.



John A. Ables, R.P.L.S. No. 6102
STATE OF TEXAS:
COUNTY OF LLANO:
This Plat has been submitted to the City Council of the City of Horseshoe Bay, Texas, at its meeting on the 15th day of January, 2019, and is duly considered and found to comply with the laws and statutes of the State of Texas and the City Ordinances of the City of Horseshoe Bay.

WITNESS MY HAND this the 15th day of January, 2019.
By: Stephen T. Jordan, Mayor
Attest: Kerri Craig, City Secretary

STATE OF TEXAS:
COUNTY OF LLANO:
I Marci Hadeler, County Clerk of County Court of said County, do hereby certify that the foregoing instrument with its Certificate of Authentication was filed for record on this 19 day of Feb, 2019, at 9:02 o'clock A.M. and was duly recorded this 19 day of Feb, 2019 at 9:02 o'clock A.M. in Volume 26 Page 7 of the Llano County Plat Records.

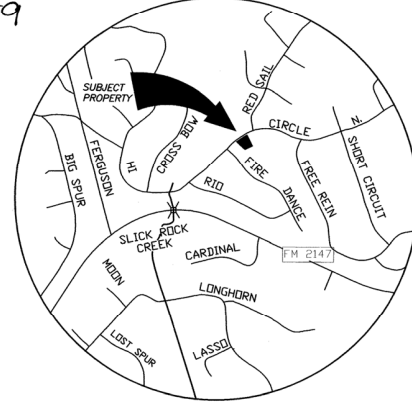
By: Marci Hadeler
Marci Hadeler, County Clerk, Llano County, Texas
By: Cecilia McClintock
Deputy Clerk

This plat was filed under and pursuant to that certain Declaration ("Declaration") dated July 5, 1971, recorded in Volume 177, Pages 279 et. seq. of the Deed Records of Llano County, Texas, and recorded in Volume 189, Pages 637 et. seq. of the Deed Records of Burnet County, Texas, and those certain supplemental and Amended Declaration of Reservations recorded respectively in Volume 180, Pages 725 et. seq., Volume 194, Pages 422 et. seq., Volume 207, Pages 50 et. seq. of the Deed Records of Llano County, Texas, Volume 399, Page 272 et. seq., Volume 398, page 278 et. seq., and Volume 401, Page 249 et. seq. of the Official Public Records of Real Property, Llano County, Texas, and recorded respectively in Volume 193, Page 643 et. seq., Volume 210, Page 240 et. seq., and Volume 223, Page 771 et. seq. of the Deed records of Burnet County, Texas, Volume 508, Page 287 et. seq., and Volume 508, Page 825 et. seq. of the Real Property Records of Burnet County, Texas, and all land included and covered by this plat is hereby committed to the Declaration and all amendments thereon, which is incorporated herein and made a part hereof for all purposes.

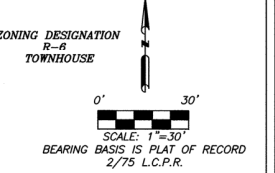
Notes:
This Plat hereby deletes and takes the place of that certain Lot No. 25001, Horseshoe Bay Plat No. 25.1, recorded in Volume 2, Page 75, Llano County Plat Records.
The property shown hereon does lie within Zone "X" determined to be outside of the 100 year Flood Plain as shown on the Llano County Flood Insurance Rate Map No. 482990550C, for Llano County dated May 2, 2012.
Each Lot shown hereon shall be obligated to pay the normal per-lot Assessment Fee to Horseshoe Bay Maintenance Fund.
The owners of the property shown hereon shall be responsible for the relocation of the water/sewer service and/or hold the City harmless for any maintenance of same.
All written 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.
Only One (1) single residence is allowed on each lot.
There are no new roads.

19-00959

VICINITY MAP
NOT TO SCALE



Fred L. Thompson & Associates
111 W. Main St.
P.O. Box 74
Llano, TX 78643
P: (325) 247-4510
F: (325) 247-1043
llanosurvey.com
FIRM Registration #: 100502-00



LEGEND
● 1/2" IRON ROD FOUND
○ 1/2" IRON ROD SET W/
RED CAP, "FLT ASSCD"
■ CONC. ROW MONUMENT
() RECORD INFORMATION
- - - B.S.L. BUILDING SETBACK LINE
- - - U.E. UTILITY EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	370.28'	61.35"	61.28'	N59°50'43"E	9°29'33"

