

STATE OF TEXAS: COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: That F & J DEVELOPMENT, LLC, a limited liability company organized and existing under the laws of the State of Texas, acting herein by and through its duly authorized President, Fred D. George, being the owner of that certain 83.09 acre tract of land recorded in Volume 1478, Page 106 of the Official Public Records of Burnet County, Texas, do hereby subdivide same as shown hereon and do hereby adopt this plat to be known as "THE ESTATES ON THE RIVER" as the official plat of same.

WITNESS MY HAND this 30 day of June 2008.

F & J DEVELOPMENT, LLC
By: Fred D. George, President

STATE OF TEXAS: COUNTY OF BURNET:

Before me, in and for said County and State, on this day personally appeared Fred D. George, 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 30 day of June 2008.

Frances Glzy-Capo
Notary Public in and for the State of Texas



STATE OF TEXAS: COUNTY OF BURNET:

Subdivided plat of a portion of the the Smith Bailey Survey No. 100, Abstract No. 55, and being all of that certain 83.09 acre tract of land conveyed to F & J Development, LLC in Volume 1478, Page 106 of the Official Public Records of Burnet County, Texas, known as "THE ESTATES ON THE RIVER" was found to comply with the Statutes and Laws of the State of Texas and was approved for filing thereof in the Plat Records of Burnet County, Texas.

TO CERTIFY WHICH, the undersigned as County Judge of Burnet County, Texas, this 1 day of July 2008.

D. Kloeger
Donna-Kloeger, County Judge, Burnet County, Texas

ATTEST:
Janet Parker, County Clerk, Burnet County, Texas

STATE OF TEXAS: COUNTY OF BURNET:

I, Janet Parker, 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 1 day of July 2008, at 9:50 o'clock A.M. and was duly recorded this 1 day of July 2008 at 9:50 o'clock A.M. in Cabinet 4, Slide J160-1170 of the Burnet County Plat Records.

WITNESS MY HAND AND OFFICIAL SEAL this 1 day of July 2008.

Janet Parker, County Clerk, Burnet County, Texas

STATE OF TEXAS: COUNTY OF BURNET:

The attached plat of "THE ESTATES ON THE RIVER" was found to comply with the Subdivision Regulations of Burnet County, Texas and was approved for filing thereof in the Plat Records of Burnet County, Texas.

TO CERTIFY WHICH, the undersigned as County Commissioner Precinct 1 of Burnet County, Texas, this 1 day of July 2008.

Bill Neve, Commissioner Precinct 1, Burnet County, Texas

Waterway Buffer Zone Plat Note:

The Waterway Buffer Zone Easement is for the protection of the environment by improving the quality of stormwater runoff from developed lands. The native land or management practices within the Easement are to help maintain clean water in creeks, rivers and lakes. No structure or improvements, other than native plant enhancement or maintenance of the area in accordance with LCRA rules, may be placed or performed within the Easement without specific prior authorization and approval in writing from the LCRA, its successors or assigns, or other governmental entity with authority to permit such improvement for the protection of the environment. The Easement shall be maintained by each lot owner by preserving and restoring native vegetation. The Easement may not be amended except by express written agreement of the LCRA, its successors or assigns, or other governmental entity with proper authority.

Ench. J. Hume
Lower Colorado River Authority Date 6-30-08

STATE OF TEXAS: COUNTY OF BURNET:

I, Charles Calhoun, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat of "THE ESTATES ON THE RIVER" was prepared from an actual survey made on the ground under my direction and supervision, and that said plat is a true and correct representation of same as it located its component parts on the ground.

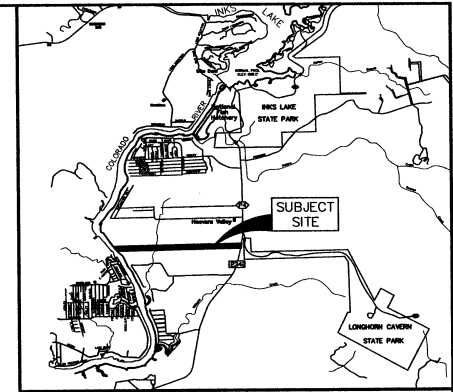
WITNESS MY HAND AND OFFICIAL SEAL this 30 day of June 2008.

Charles Calhoun, R.P.L.S. No. 4452

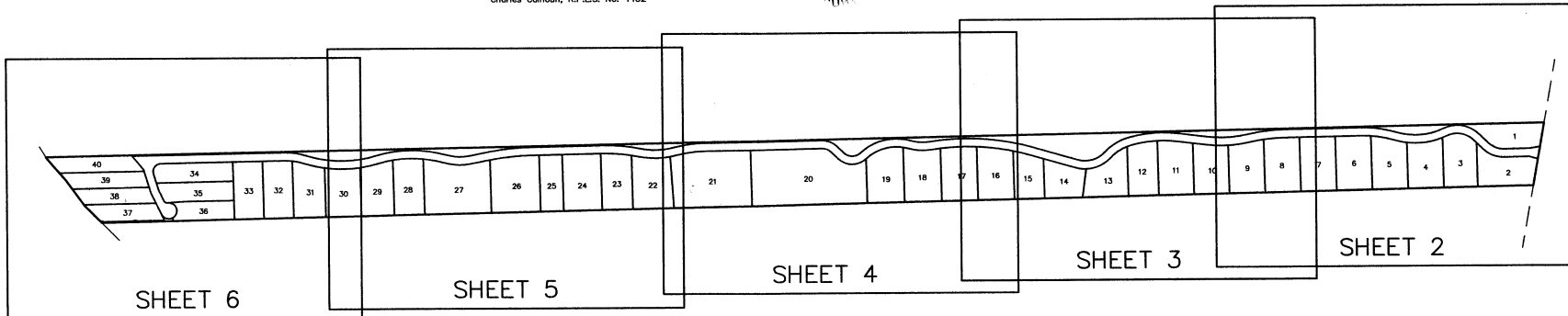


NOTES:

- 1. A PORTION OF THE PROPERTY SHOWN HEREON DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN, ZONE AE, WHICH IS 848.0' A.M.S.L. AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 4805300220 C, DATED NOVEMBER 16, 1990.
- 2. 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.
- 3. EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, BURNET COUNTY AND L.C.R.A.
- 4. WATER IS PROVIDED BY PRIVATE WATER WELLS.
- 5. 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 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 COUNTY, TEXAS.
- 8. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS DATED JANUARY 28, 2002.
- 9. ELECTRICAL SERVICE IS PROVIDED BY PEDERNALES ELECTRIC COOP.
- 10. TELEPHONE SERVICE IS PROVIDED BY VERIZON TELEPHONE COMPANY.
- 11. THERE IS 9,161 LINEAR FEET OF NEW ROADS.
- 12. THERE IS 10.54 ACRES OF NEW ROADS.
- 13. BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD83.



VICINITY MAP





SCALE: 1" = 100'

LEGEND:

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED RPLS 4452
- △ COMPUTED POINT
- E OVERHEAD ELECTRIC LINE
- U.E. UTILITY EASEMENT
- B.S. BUILDING SETBACK
- () RECORD INFORMATION

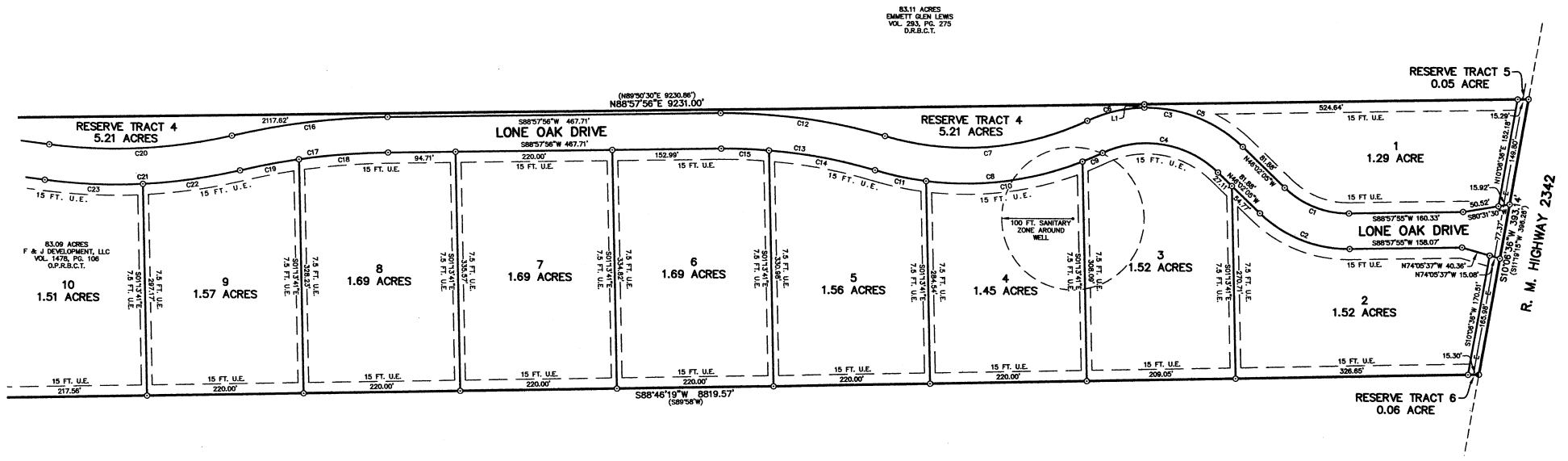
BUILDING SETBACKS:

LOT NOS. 1-36
 STREET SETBACK = 25 FT.
 SIDE YARD SETBACK = 7.5 FT.
 REAR YARD SETBACK = 25 FT.

LOT NOS. 37-40
 STREET SETBACK = 25 FT.
 SIDE YARD SETBACK = 7.5 FT.

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	44°59'59"	126.94'	99.69'	N88°32'04"W	97.15'
C2	45°00'00"	176.94'	138.96'	N88°32'05"W	135.42'
C3	69°27'20"	194.11'	235.31'	N80°45'45"W	221.17'
C4	69°27'20"	144.11'	174.70'	N80°45'45"W	164.20'
C5	44°59'59"	194.11'	152.46'	N88°32'04"W	148.57'
C6	24°27'21"	194.11'	82.85'	S76°44'16"W	82.23'
C7	41°44'47"	400.00'	291.44'	S85°22'59"W	285.04'
C8	41°44'47"	450.00'	327.88'	S85°22'59"W	320.67'
C9	03°55'09"	450.00'	30.78'	S66°28'10"W	30.78'
C10	28°27'47"	450.00'	223.55'	S82°39'38"W	221.26'
C11	09°21'51"	450.00'	73.55'	N78°25'33"W	73.46'
C12	17°17'26"	775.00'	233.88'	N82°23'21"W	232.99'
C13	17°17'26"	725.00'	218.79'	N82°23'21"W	217.96'
C14	11°58'12"	725.00'	151.67'	N79°44'14"W	151.40'
C15	05°18'14"	725.00'	67.11'	N88°22'57"W	67.09'
C16	12°20'18"	1025.00'	220.73'	S82°47'47"W	220.30'
C17	12°20'18"	975.00'	209.96'	S82°47'47"W	209.56'
C18	07°22'53"	975.00'	125.61'	S85°16'30"W	125.52'
C19	04°57'26"	975.00'	84.36'	S79°06'21"W	84.33'
C20	20°25'05"	725.00'	258.36'	S86°50'10"W	257.00'
C21	20°25'05"	775.00'	276.18'	S86°50'10"W	274.72'
C22	10°12'32"	775.00'	138.09'	S81°43'54"W	137.91'
C23	10°12'32"	775.00'	138.09'	N88°03'33"W	137.91'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°02'04"W	4.79'



CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C16	12°20'18"	1025.00'	220.73'	S82°47'47"W	220.30'
C17	12°20'18"	975.00'	209.96'	S82°47'47"W	209.56'
C18	07°22'53"	975.00'	125.81'	S85°16'30"W	125.52'
C19	04°57'26"	975.00'	84.36'	S79°06'21"W	84.33'
C20	20°25'05"	725.00'	258.36'	S86°50'10"W	257.00'
C21	20°25'05"	775.00'	276.18'	S86°50'10"W	274.72'
C22	10°12'32"	775.00'	138.09'	S81°43'54"W	137.91'
C23	10°12'32"	775.00'	138.09'	N88°03'33"W	137.91'
C24	22°55'29"	775.00'	310.09'	S85°34'58"W	308.02'
C25	22°55'29"	725.00'	290.08'	S85°34'58"W	288.15'
C26	09°49'50"	725.00'	124.39'	N87°52'12"W	124.24'
C27	13°05'39"	725.00'	165.69'	S80°40'03"W	165.33'
C28	30°51'15"	325.00'	175.01'	S58°41'37"W	172.91'
C29	30°51'15"	275.00'	148.09'	S58°41'37"W	146.31'
C30	05°05'17"	275.00'	24.42'	S71°34'35"W	24.41'
C31	25°48'57"	275.00'	123.67'	S56°08'58"W	122.63'
C32	62°40'32"	165.00'	180.49'	S74°36'16"W	171.63'
C33	62°40'32"	215.00'	235.19'	S74°36'16"W	223.64'
C34	45°09'35"	215.00'	169.46'	S65°50'47"W	165.11'
C35	17°30'58"	215.00'	65.73'	N82°48'57"W	65.47'
C36	24°57'10"	1475.00'	642.37'	N86°32'03"W	637.31'
C37	24°57'10"	1425.00'	620.60'	N86°32'03"W	615.70'
C38	04°32'32"	1425.00'	112.97'	N76°19'44"W	112.94'
C39	09°04'57"	1425.00'	225.89'	N83°08'28"W	225.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N82°48'39"W	52.15'
L3	N76°05'28"W	61.01'
L4	N71°15'35"W	73.88'
L5	N47°51'32"W	8.10'



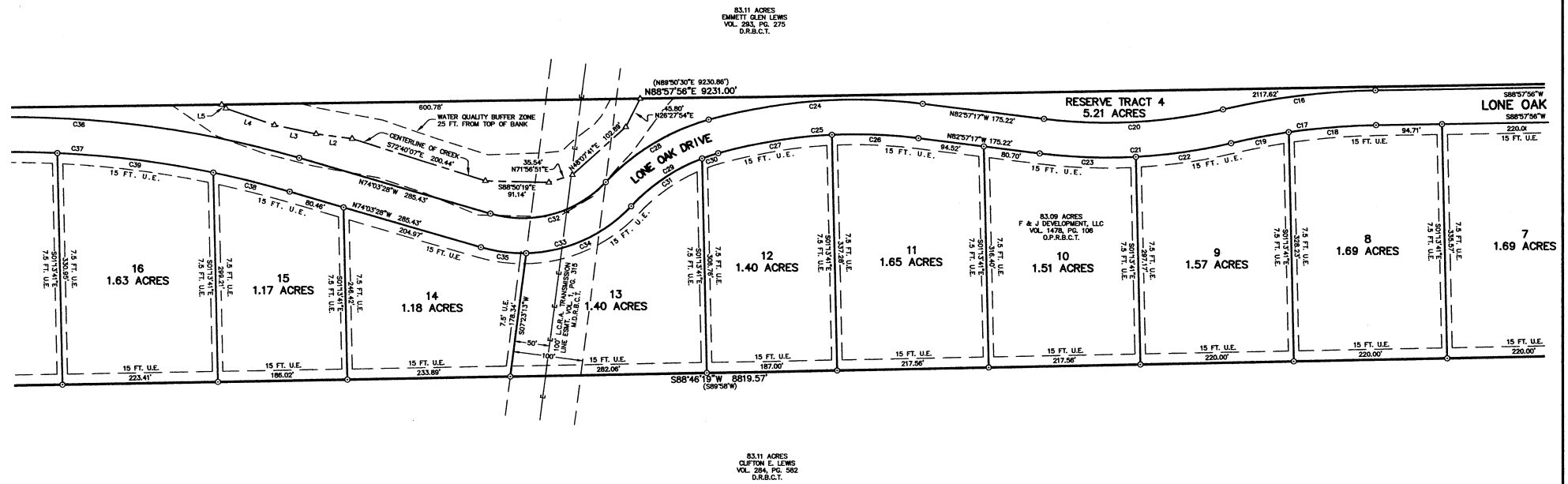
SCALE: 1" = 100'

- LEGEND:
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED RPLS 4452
 - △ COMPILED POINT
 - OVERHEAD ELECTRIC LINE
 - U.E. UTILITY EASEMENT
 - B.S. BUILDING SETBACK
 - () RECORD INFORMATION

BUILDING SETBACKS:

LOT NOS. 1-36
STREET SETBACK = 25 FT.
SIDE YARD SETBACK = 7.5 FT.
REAR YARD SETBACK = 25 FT.

LOT NOS. 37-40
STREET SETBACK = 25 FT.
SIDE YARD SETBACK = 7.5 FT.



MARBLE FALLS SURVEYING & MAPPING
1500 Ollie Lane
Marble Falls, Texas 78654
(830) 693-8915 Fax (830) 693-8915

JOB NO: 6142 DRAWN BY: B. BURTON

THE ESTATES ON THE RIVER
A PRIVATE SUBDIVISION
83.10 ACRES
OUT OF THE
SMITH BAILEY SURVEY NO. 100
ABSTRACT NO. 55
BURNET COUNTY, TEXAS
SHEET 3 OF 6



SCALE: 1" = 100'

LEGEND:

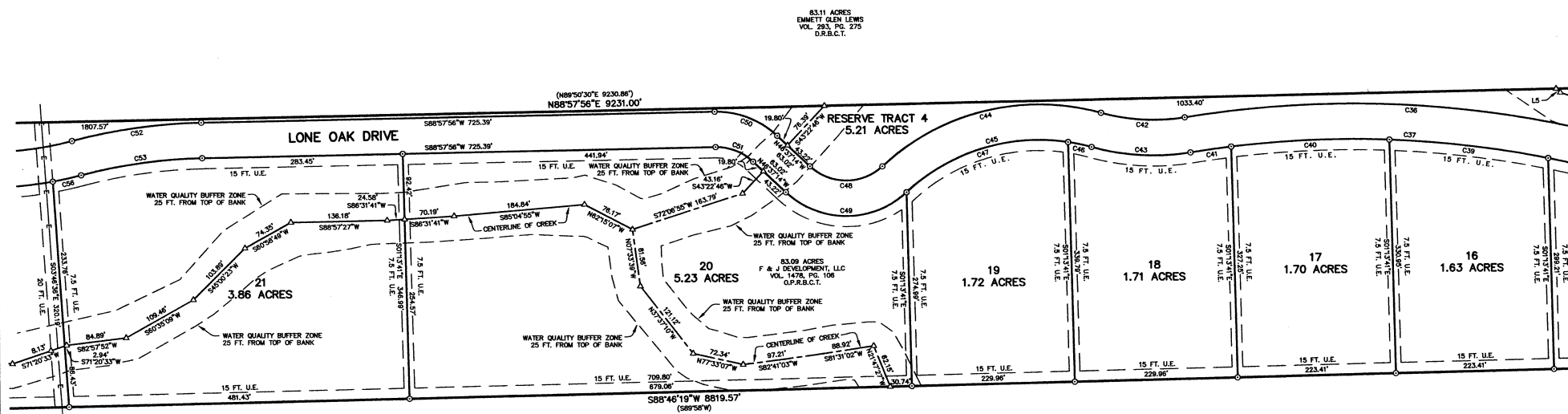
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CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C36	24°57'10"	1475.00'	642.37'	N86°32'03"W	637.31'
C37	24°57'10"	1425.00'	620.60'	N86°32'03"W	615.70'
C38	04°32'32"	1425.00'	112.97'	N76°19'44"W	112.94'
C39	09°04'57"	1425.00'	225.89'	N83°08'28"W	225.65'
C40	08°59'36"	1425.00'	223.67'	S87°49'15"W	223.44'
C41	02°20'05"	1425.00'	58.07'	S82°09'25"W	58.06'
C42	24°50'51"	275.00'	119.26'	N86°35'13"W	118.33'
C43	24°50'51"	325.00'	140.94'	N86°35'13"W	139.84'
C44	58°32'56"	325.00'	332.11'	S76°33'45"W	317.85'
C45	58°32'56"	275.00'	281.01'	S76°33'45"W	268.95'
C46	07°03'18"	275.00'	33.86'	N77°41'26"W	33.84'
C47	51°29'38"	275.00'	247.15'	S73°02'06"W	238.92'
C48	86°05'29"	75.00'	112.69'	N89°39'59"W	102.39'
C49	86°05'29"	125.00'	187.82'	N89°39'59"W	170.65'
C50	44°24'49"	125.00'	96.90'	N68°49'39"W	94.49'
C51	44°24'49"	75.00'	58.14'	N68°49'39"W	56.59'
C52	13°41'18"	775.00'	185.15'	S82°07'17"W	184.71'
C53	13°41'18"	725.00'	173.21'	S82°07'17"W	172.80'
C54	26°10'45"	475.00'	217.03'	S88°22'01"W	215.15'
C55	26°10'45"	525.00'	239.88'	S88°22'01"W	237.80'
C56	04°31'02"	525.00'	41.39'	S77°32'09"W	41.38'

BUILDING SETBACKS:

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 STREET SETBACK = 25 FT.
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 REAR YARD SETBACK = 25 FT.

LOT NOS. 37-40
 STREET SETBACK = 25 FT.
 SIDE YARD SETBACK = 7.5 FT.



THE ESTATES ON THE RIVER
 A PRIVATE SUBDIVISION
 83.10 ACRES
 OUT OF THE
 SMITH BAILEY SURVEY NO. 100
 ABSTRACT NO. 55
 BURNET COUNTY, TEXAS
 SHEET 4 OF 6

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C54	26°10'45"	475.00'	217.03'	S88°22'01"W	215.15'
C55	26°10'45"	525.00'	239.88'	S88°22'01"W	237.80'
C56	04°31'02"	525.00'	41.39'	S77°32'09"W	41.38'
C57	21°39'44"	525.00'	198.49'	N89°22'28"W	197.31'
C58	12°29'27"	1025.00'	223.46'	N84°47'20"W	223.01'
C59	12°29'27"	975.00'	212.56'	N84°47'20"W	212.13'
C60	02°28'32"	975.00'	42.12'	N79°46'52"W	42.12'
C61	10°00'55"	975.00'	170.43'	N86°01'36"W	170.21'
C62	10°02'10"	1525.00'	268.13'	S83°56'51"W	266.78'
C63	10°02'10"	1475.00'	258.37'	S83°56'51"W	258.04'
C64	23°29'31"	275.00'	112.75'	N89°19'28"W	111.96'
C65	23°29'31"	325.00'	133.25'	N89°19'28"W	132.32'
C66	29°06'08"	775.00'	393.64'	S87°52'13"W	389.43'
C67	29°06'08"	725.00'	368.25'	S87°52'13"W	364.30'
C68	06°41'45"	725.00'	84.73'	N80°55'35"W	84.68'
C69	14°53'17"	725.00'	188.39'	S77°04'43"W	187.86'
C70	07°31'06"	725.00'	95.14'	S77°04'43"W	95.07'
C71	34°08'50"	725.00'	432.09'	N89°36'26"W	425.72'
C72	34°08'50"	775.00'	461.88'	N89°36'26"W	455.08'
C73	08°16'29"	775.00'	111.93'	S77°27'24"W	111.83'
C74	16°14'50"	775.00'	219.77'	S89°43'03"W	219.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L6	S36°22'50"W	28.27'
L7	S88°50'36"W	33.37'
L8	S89°33'17"W	18.17'
L9	S32°23'56"W	22.91'



SCALE: 1" = 100'

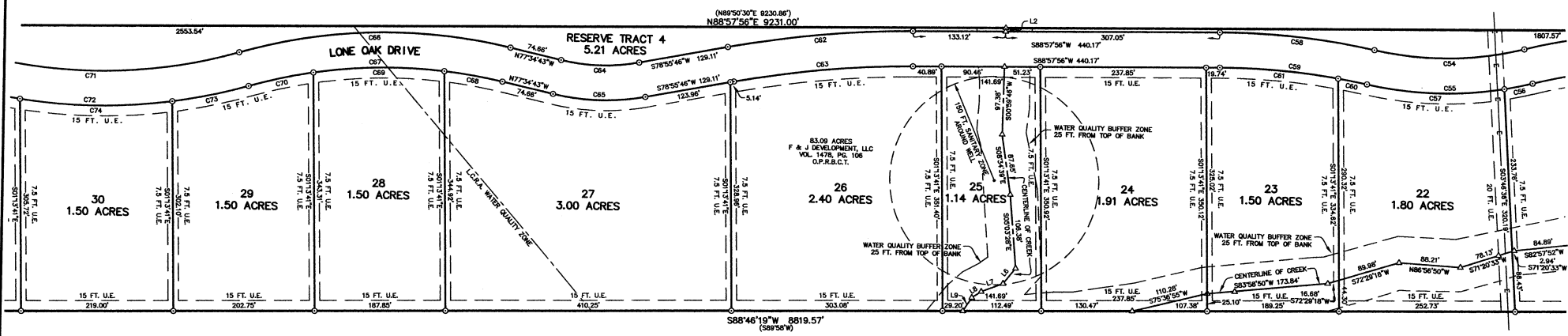
LEGEND:

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED RPLS 4452
- △ COMPUTED POINT
- E- OVERHEAD ELECTRIC LINE
- U.E. UTILITY EASEMENT
- B.S. BUILDING SETBACK
- () RECORD INFORMATION

BUILDING SETBACKS:

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LOT NOS. 37-40
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83.11 ACRES
 EMMETT GLEN LEWIS
 VOL. 293, PG. 275
 D.R.B.C.T.

83.09 ACRES
 F & J DEVELOPMENT, LLC
 VOL. 1478, PG. 106
 O.P.R.B.C.T.

83.11 ACRES
 CLIFTON E. LEWIS
 VOL. 254, PG. 562
 D.R.B.C.T.

MARBLE FALLS SURVEYING & MAPPING
 1500 Ollie Lane
 Marble Falls, Texas 78654
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THE ESTATES ON THE RIVER
 A PRIVATE SUBDIVISION
 83.10 ACRES
 OUT OF THE
 SMITH BAILEY SURVEY NO. 100
 ABSTRACT NO. 55
 BURNET COUNTY, TEXAS
 SHEET 5 OF 6



SCALE: 1" = 100'

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 - () RECORD INFORMATION

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C71	34°08'50"	725.00'	432.09'	N89°36'26" W	425.72'
C72	34°08'50"	775.00'	461.88'	N89°36'26" W	455.08'
C73	08°16'29"	775.00'	111.93'	S77°27'24" W	111.83'
C74	16°14'50"	775.00'	219.77'	S89°43'03" W	219.03'
C75	08°37'31"	775.00'	130.19'	N77°20'46" W	130.04'
C76	18°30'03"	425.00'	137.23'	N81°47'02" W	136.64'
C77	18°30'03"	375.00'	121.09'	N81°47'02" W	120.56'
C78	11°21'00"	375.00'	74.29'	N78°12'31" W	74.16'
C79	07°09'02"	375.00'	46.80'	N87°27'32" W	46.77'
C80	106°07'36"	50.00'	92.61'	S35°54'08" W	79.93'
C81	70°31'44"	25.00'	30.77'	S60°52'13" E	28.87'
C82	250°31'48"	50.00'	218.63'	S29°07'49" W	81.65'
C83	106°23'20"	50.00'	92.84'	S42°56'25" E	80.07'
C84	49°05'50"	50.00'	42.85'	S34°48'10" W	41.55'
C85	155°29'10"	50.00'	135.69'	S18°23'30" E	97.72'
C86	95°02'38"	50.00'	82.94'	N73°07'36" W	73.75'
C87	23°04'28"	25.00'	10.07'	N78°41'28" W	10.00'
C88	46°08'52"	25.00'	20.14'	S88°46'19" W	19.60'
C89	23°04'28"	25.00'	10.07'	S77°14'06" W	10.00'

BUILDING SETBACKS:
 LOT NOS. 1-36
 STREET SETBACK = 25 FT.
 SIDE YARD SETBACK = 7.5 FT.
 REAR YARD SETBACK = 25 FT.
 LOT NOS. 37-40
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