

# FINAL PLAT OF THE WOODLANDS, SECTION ONE

STATE OF TEXAS:  
COUNTY OF BURNET:

Being a 10.41 acre tract of land out of the John Hamilton Survey No. 1, Abstract No. 405, in Burnet County, Texas, and being all of that same tract of land, described as "Tract I", a 10.00 acre tract, and a portion of that same tract of land, described as "Tract II", a 20.00 acre tract, both in a Warranty Deed dated April 17, 1995, from Brenda Key to Baptist Memorials Geriatric Center, of record in Volume 644, Page 190, Official Public Records of Burnet County, Texas, said 10.41 acre tract being more particularly described herein by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found, in the Eastern Right of Way line of Janet Drive, at the Northwest corner of Heritage Valley Subdivision, Section One, plat filed on February 27, 2007, of record in Cab. 4, Slid. 29-D, Plat Records of Burnet County, Texas, and the Southwest corner hereof;

THENCE N 6°07'55" E, with the Eastern Right of Way line of Janet Drive, a distance of 16.40 feet, to a 3/4" iron pipe found for angle point hereof;

THENCE N 10°07'09" E, with the Eastern Right of Way line of Janet Drive, a distance of 287.68 feet, to a 1/2" iron rod set with plastic cap stamped "DJS-5602" for a re-entrant corner hereof;

THENCE N 80°00'09" W, crossing Janet Drive, a distance of 59.96 feet, to a 1/2" iron rod set with plastic cap stamped "DJS-5602", in the Eastern boundary line of Lot 102, Green Grove Addition, Section Two, plat filed on April 28, 1981, of record in Cabinet 1, Slide 151-A, Plat Records of Burnet County, Texas, in the Western Right of Way line of Janet Drive, for an angle point hereof;

THENCE N 13°25'12" W, with the Eastern boundary line of Green Grove Addition, a distance of 521.25 feet, to a 1/2" iron rod set with plastic cap stamped "DJS-5602", at the Northeast corner of Lot 96, Green Grove Addition, in the Southern boundary line of a tract of land, described as 20.00 acres, in a Warranty Deed with Vendor's Lien dated September 15, 1987, from Harvey A. Smith and wife, Janet Smith, to the Burnet Consolidated Independent School District, of record in Volume 410, Page 417, Real Property Records of Burnet County, Texas, for the Northwest corner hereof;

THENCE N 76°33'02" E, with the Southern boundary line of said 20.00 acre B.C.I.S.D. tract, a distance of 294.08 feet, to a 1/2" iron rod found for angle point hereof;

THENCE S 74°34'56" E, continuing with the Southern boundary line of said 20.00 acre B.C.I.S.D. tract, at 299.38 feet, a 3/4" iron rod found at the Northeast corner of said 10.00 acre Baptist Memorials tract, and the Northwest corner of said 20.00 acre Baptist Memorials tract, in all a distance of 339.36 feet, to a 1/2" iron rod set with plastic cap stamped "DJS-5602", for the Northeast corner hereof;

THENCE S 10°39'36" E, crossing said 20.00 acre Baptist Memorials tract, a distance of 661.68 feet, to a 1/2" iron rod set with plastic cap stamped "DJS-5602", in the Northern boundary line of said Heritage Valley Subdivision, for the Southeast corner hereof;

THENCE S 76°35'30" W, with the Northern boundary line of said Heritage Valley Subdivision, a distance of 624.88 feet to the POINT OF BEGINNING and calculated to contain 10.41 acres.

State of Texas  
County of Burnet

Know all men by these presents that I, the undersigned, hereby acknowledge that I am the owner of all the land and/or lots or portions of lots embraced by the plat known as The Woodlands Subdivision, a copy of which is attached hereto, approved by the City of Burnet on August 7, 1996, and recorded in Cabinet 2, Slide 81-D, Burnet County Plat Records.

In accordance with Vernon's Texas Codes Annotated, Local Government Code Section 212.013 and the City of Burnet Code of Ordinances, Chapter 98, Subdivisions, the undersigned hereby declare(s) such plat, or portion of such plat as described herein, known as The Woodlands Subdivision to be vacated.

It is the intent of the undersigned to nullify the force and effect of the recordation of the above referenced plat by filling this vacation instrument in the Burnet County Deed and Plat Records to cause the Burnet County Clerk to write the word "Vacated" in plain legible letters across the portion of the plat so vacated.

BAPTIST MEMORIALS MINISTRIES, a Texas non-profit corporation, as successor-by-merger to Baptist Memorials Geriatric Center, a Texas non-profit corporation, being the owners of the land described and shown hereon, (being designated as THE WOODLANDS, SECTION ONE, a Subdivision within the City Limits of the City of Burnet, Texas), and whose names are subscribed hereto, do hereby in all things approve and adopt the Revised Development Plan as shown hereon.

\_\_\_\_\_  
President, Baptist Memorials Ministries Printed Name

Before me, the undersigned authority, personally appeared \_\_\_\_\_, known to be the person whose name is scribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and in the capacity therein stated.

Given under my hand and seal this the \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas

State of Texas  
County of Burnet

We, First Financial Bank, N.A., owners and holders of a lien against the property described in the plat known as The Woodlands, Section One, said lien being evidenced by instruments of record in the Clerk's File No. 201600702 of the Official Public Records of Burnet County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and WE hereby confirm that WE are the present owners of said lien and have not assigned the same nor any part thereof.

By \_\_\_\_\_  
Name  
Title

State of Texas  
County of \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of First Financial Bank, N.A., known to me to be the person whose name is scribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and considerations therein expressed, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

The Permanent Water Quality Best Management Practice (BMP) Easement is for the purpose of protecting the environment by improving the quality of stormwater runoff from developed lands. No structure or other improvement may be constructed or maintained within a Water Quality BMP Easement area unless specifically authorized and approved in writing in advance by the Lower Colorado River Authority (LCRA).

The Water Quality BMP Easement may be enforced by the Lower Colorado River Authority or any other governmental entity with the authority to protect the environment for the benefit of the public, by injunction or other action in a court of appropriate jurisdiction.

\_\_\_\_\_  
Lower Colorado River Authority Date

State of Texas  
County of Burnet

I, Danny J. Stark, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat of THE WOODLANDS, SECTION ONE, 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 I located its component parts on the ground.

WITNESS MY HAND AND OFFICIAL SEAL this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Danny J. Stark, R.P.L.S. No. 5602

This subdivision is subject to all general notes and restrictions appearing in the Official Public Records of Burnet County, Texas, and is subject to the Subdivision ordinance of the City of Burnet, recorded in the Official Public Records of Burnet County, Texas, as amended and approved by the Planning and Zoning Committee and the Burnet City Council.

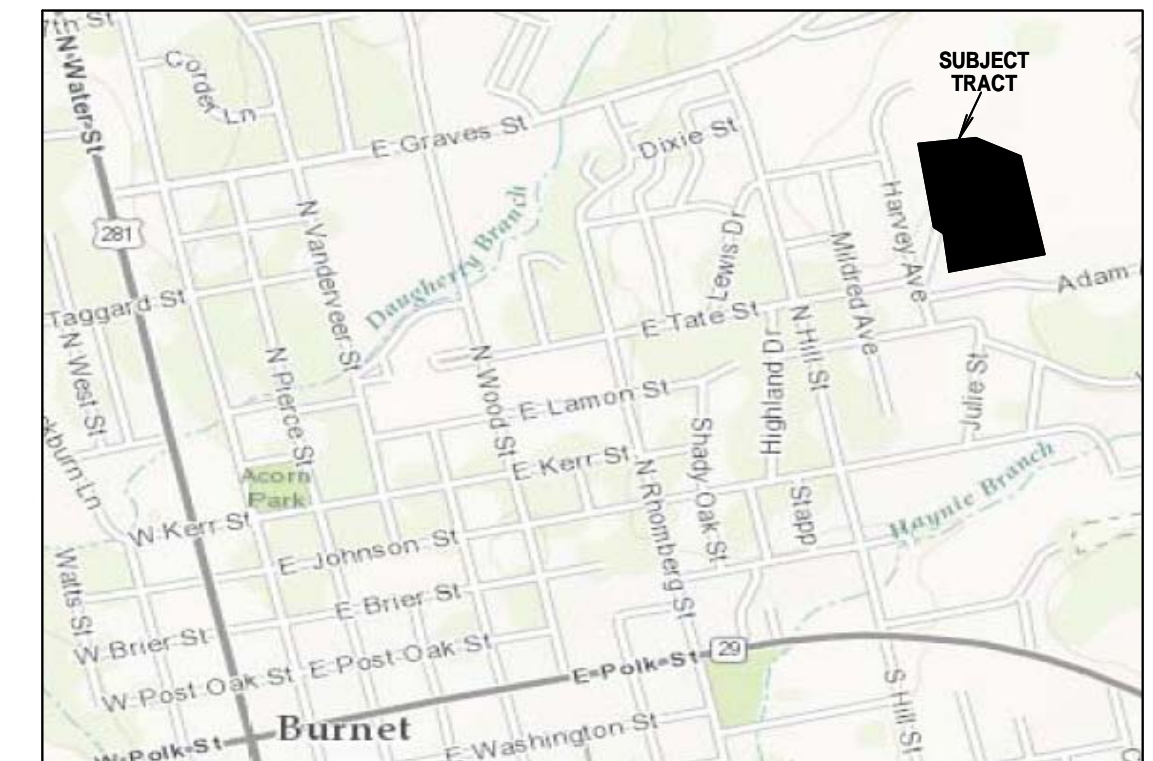
This Survey plat has been submitted to and considered by the Planning and Zoning Committee of the City of Burnet, Texas at its Meeting on the \_\_\_\_ day of \_\_\_\_\_, 2016, and is hereby recommended to the City Council for its approval.

\_\_\_\_\_  
Chairman, Planning and Zoning

This plat has been submitted to the City Council of the City of Burnet, Texas, at its meeting on the \_\_\_\_ day of \_\_\_\_\_, 2016, and was duly considered and found to comply with the laws and statutes of the State of Texas and the City Ordinances of the City of Burnet, Texas, as amended and approved herein.

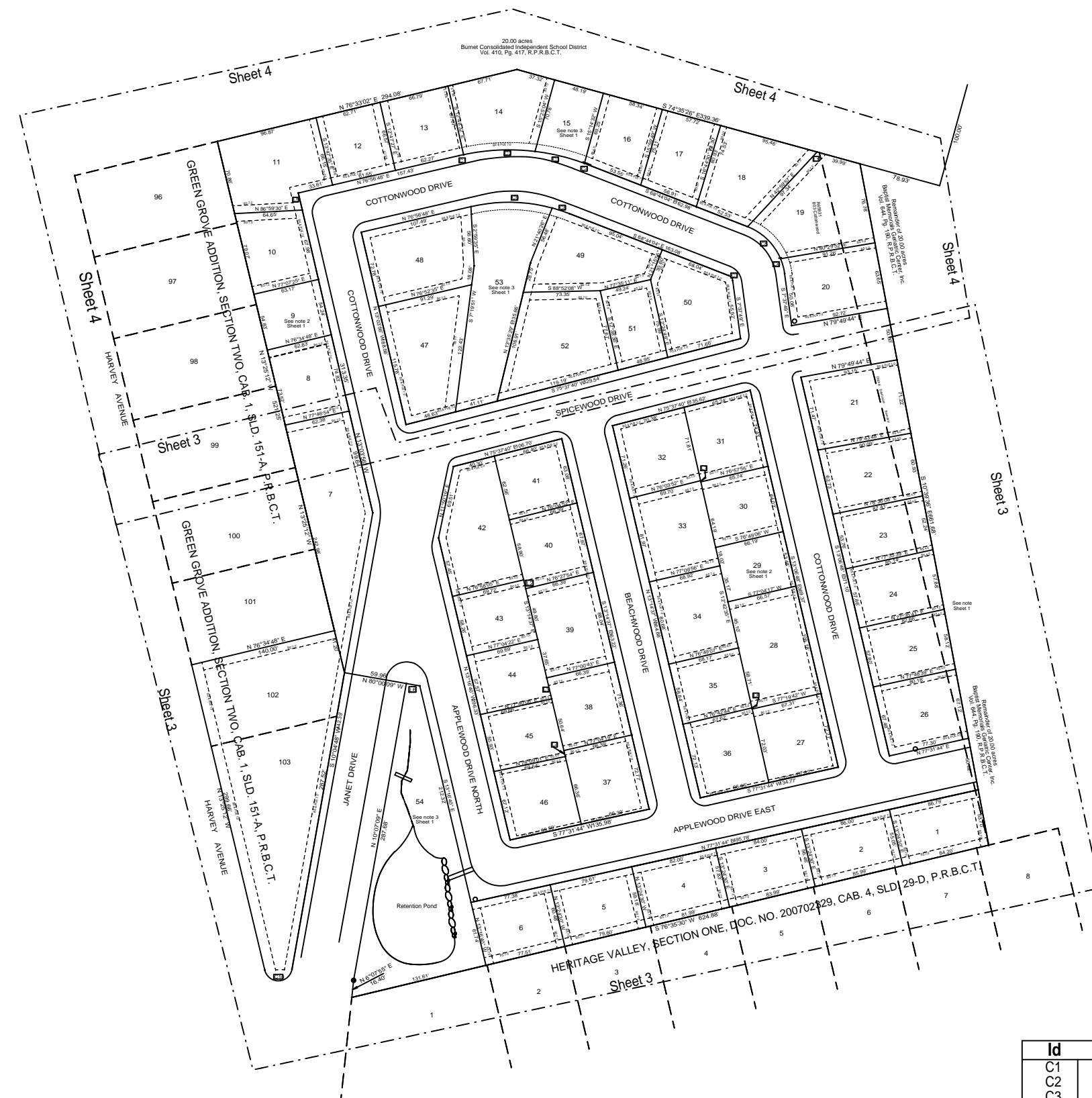
\_\_\_\_\_  
Gary Wideman, Mayor City Secretary (attest)

VICINITY MAP  
(not to scale)



## NOTES:

- This is a Planned Use Development Community. The yards and lots have been designed to minimize landscape management requirements for geriatric occupants.
- Lot 9 and Lot 29 may use a zero lot line setback provided fire codes are observed. Opposite side setback shall be 7.5 feet.
- Residential use development IS PROHIBITED on Lot 15, Lot 53 and Lot 54.
- As set forth in the Ordinance establishing this Planned Use Development, building setback lines for each lot shall be as shown hereon.
- As set forth in the Ordinance establishing this Planned Use Development, the minimum lot area, minimum lot depth and minimum lot width for each lot shall be as shown hereon.
- Lot 102 and 103, Green Grove Addition are NOT included as a part of this Subdivision.
- All property herein is subject to the Lower Colorado River Authority 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.
- Lots 15, 53 and 54 are hereby designated as Water Quality BMP Easement areas.
- Except as noted hereon, all Right of Ways are 50 feet wide.
- BENCHMARKS are 1/2" rebar, 12" long with red cap stamped "DJS CONTROL".



## Line Table

Id	Bearing	Distance
L1	S 74°35'26" E	2.35'
L2	S 13°14'37" E	8.58'
L3	S 13°14'37" E	20.65'
L4	S 13°14'37" E	5.88'
L5	N 13°03'56" W	16.66'
L6	S 80°00'09" E	12.97'
L7	S 12°42'35" E	1.10'
L8	S 12°42'35" E	1.06'

## Curve Table

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	1°14'58"	208.06'	4.54'	4.54'	N 77°25'12" E
C2	18°52'06"	208.06'	68.52'	68.21'	N 87°28'44" E
C3	13°21'56"	208.06'	48.53'	48.42'	S 76°24'14" E
C4	1°08'02"	208.07'	4.12'	4.12'	S 69°09'14" E
C5	46°01'32"	56.06'	45.03'	43.83'	S 45°45'28" E
C6	15°06'48"	56.06'	14.79'	14.74'	S 15°11'14" E
C7	61°12'59"	6.06'	6.47'	6.17'	S 38°14'19" E
C8	6°14'33"	158.06'	17.22'	17.21'	S 71°41'11" E
C9	28°25'07"	158.06'	78.40'	77.60'	S 89°01'03" E
C10	156°50'15"	13.21'	36.16'	25.88'	S 88°12'00" W

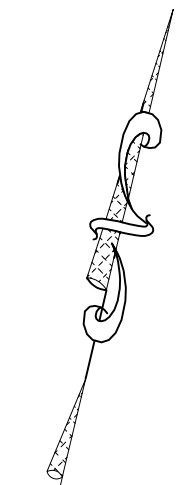
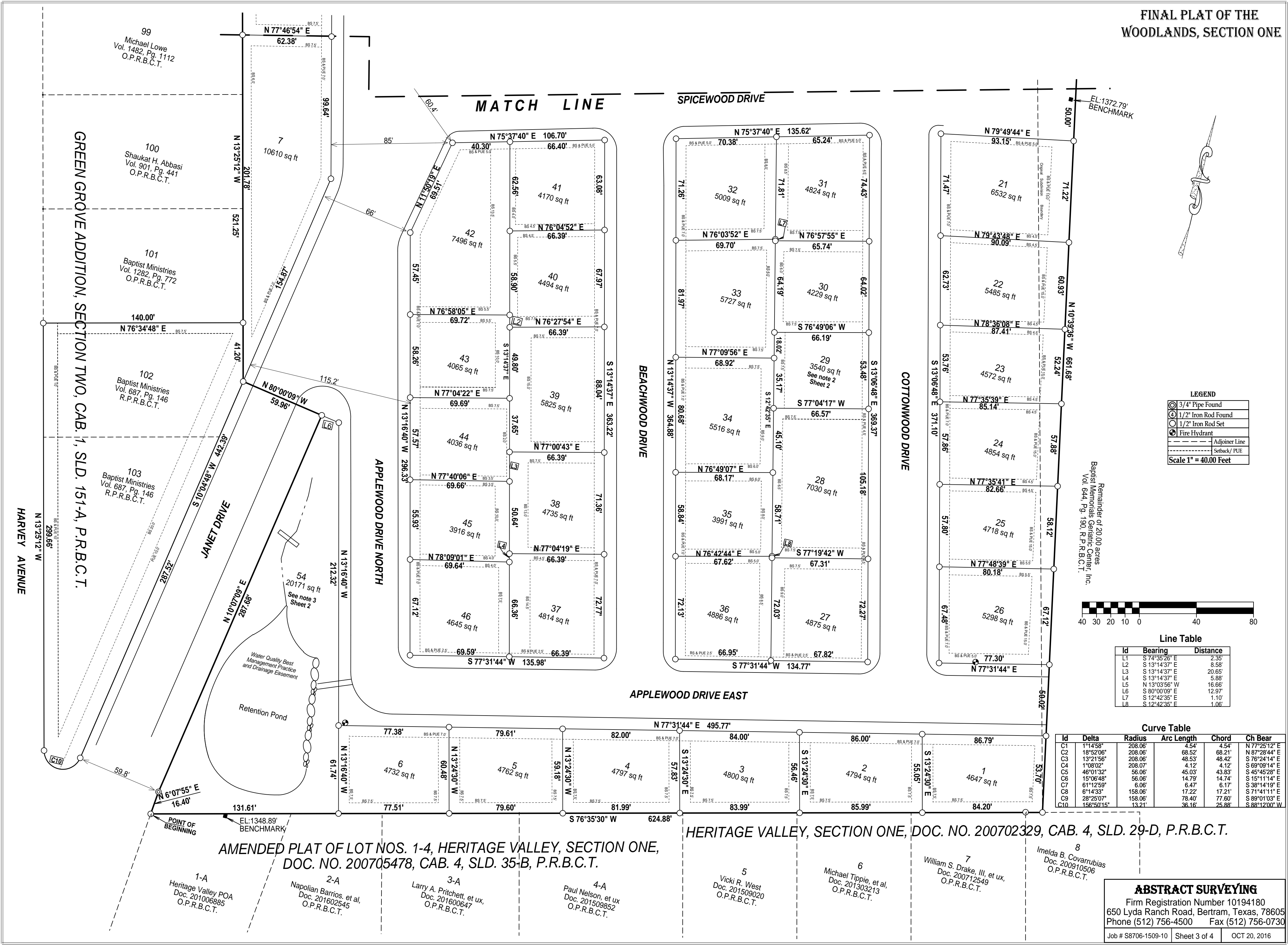
County Seal and Filing Information

## ABSTRACT SURVEYING

Firm Registration Number 10194180  
650 Lyda Ranch Road, Bertram, Texas, 78605  
Phone (512) 756-4500 Fax (512) 756-0730  
Job # S8706-1509-10 Sheet 2 of 4 OCT 20, 2016

DEVELOPERS:  
BAPTIST MEMORIAL GERIATRIC CENTER  
902 N MAIN ST  
SAN ANGELO, TX 76903-4077

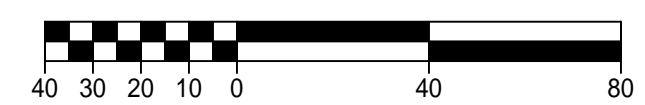
FINAL PLAT OF THE  
WOODLANDS, SECTION ONE



**LEGEND**

- ⊙ 3/4" Pipe Found
- ⊕ 1/2" Iron Rod Found
- ⊖ 1/2" Iron Rod Set
- ⊗ Fire Hydrant
- Adjoiner Line
- - - - - Setback/ PUE

Scale 1" = 40.00 Feet



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C9	28°25'07"	158.06'	78.40'	77.60'	S89°01'03" E
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AMENDED PLAT OF LOT NOS. 1-4, HERITAGE VALLEY, SECTION ONE,  
DOC. NO. 200705478, CAB. 4, SLD. 35-B, P.R.B.C.T.

HERITAGE VALLEY, SECTION ONE, DOC. NO. 200702329, CAB. 4, SLD. 29-D, P.R.B.C.T.

1-A  
Heritage Valley POA  
Doc. 201006885  
O.P.R.B.C.T.

2-A  
Napolian Barrios, et al,  
Doc. 201602545  
O.P.R.B.C.T.

3-A  
Larry A. Pritchett, et ux,  
Doc. 201600647  
O.P.R.B.C.T.

4-A  
Paul Nelson, et ux  
Doc. 201509020  
O.P.R.B.C.T.

5  
Vicki R. West  
Doc. 201509020  
O.P.R.B.C.T.

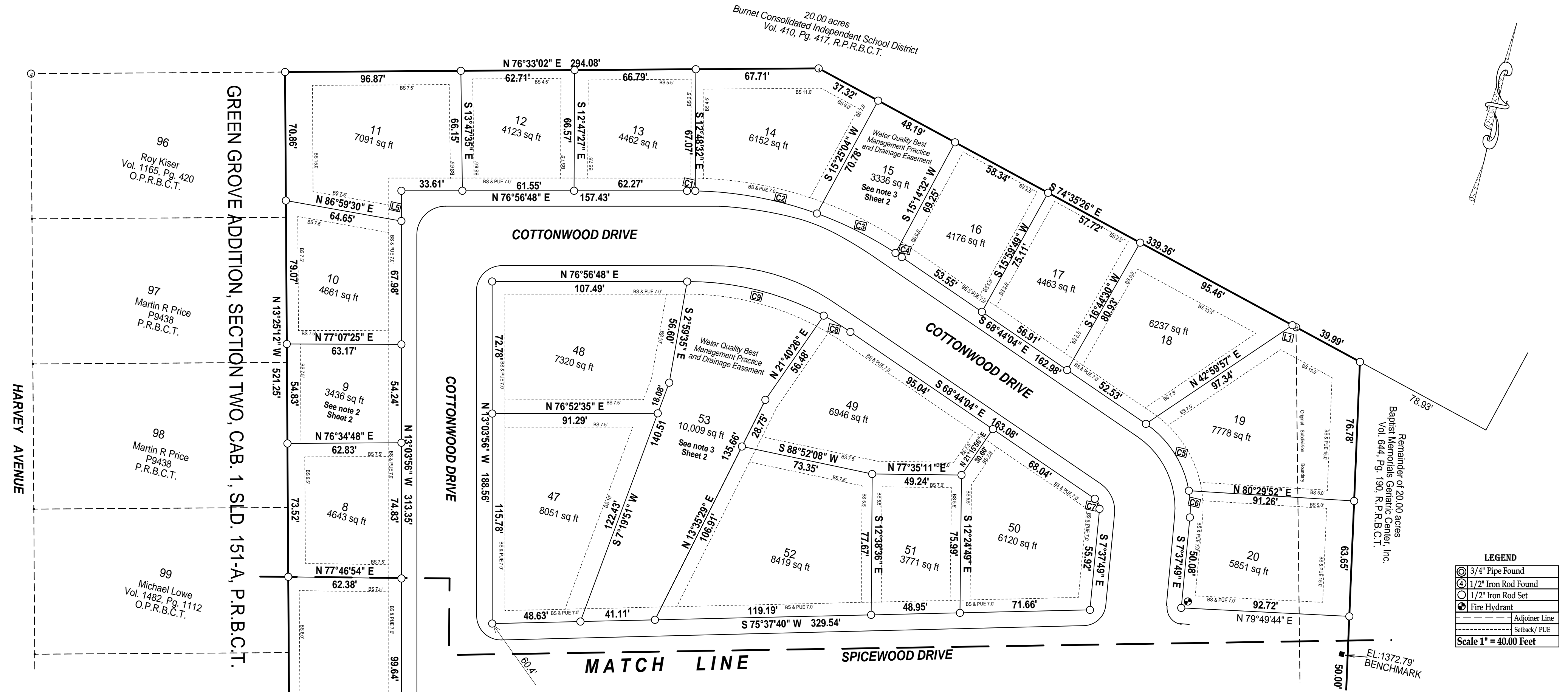
6  
Michael Tippie, et al,  
Doc. 201303213  
O.P.R.B.C.T.

7  
William S. Drake, III, et ux,  
Doc. 200712549  
O.P.R.B.C.T.

8  
Imelda B. Covarrubias  
Doc. 200910506  
O.P.R.B.C.T.

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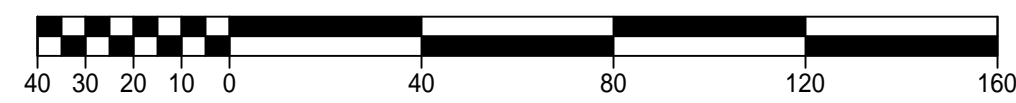


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