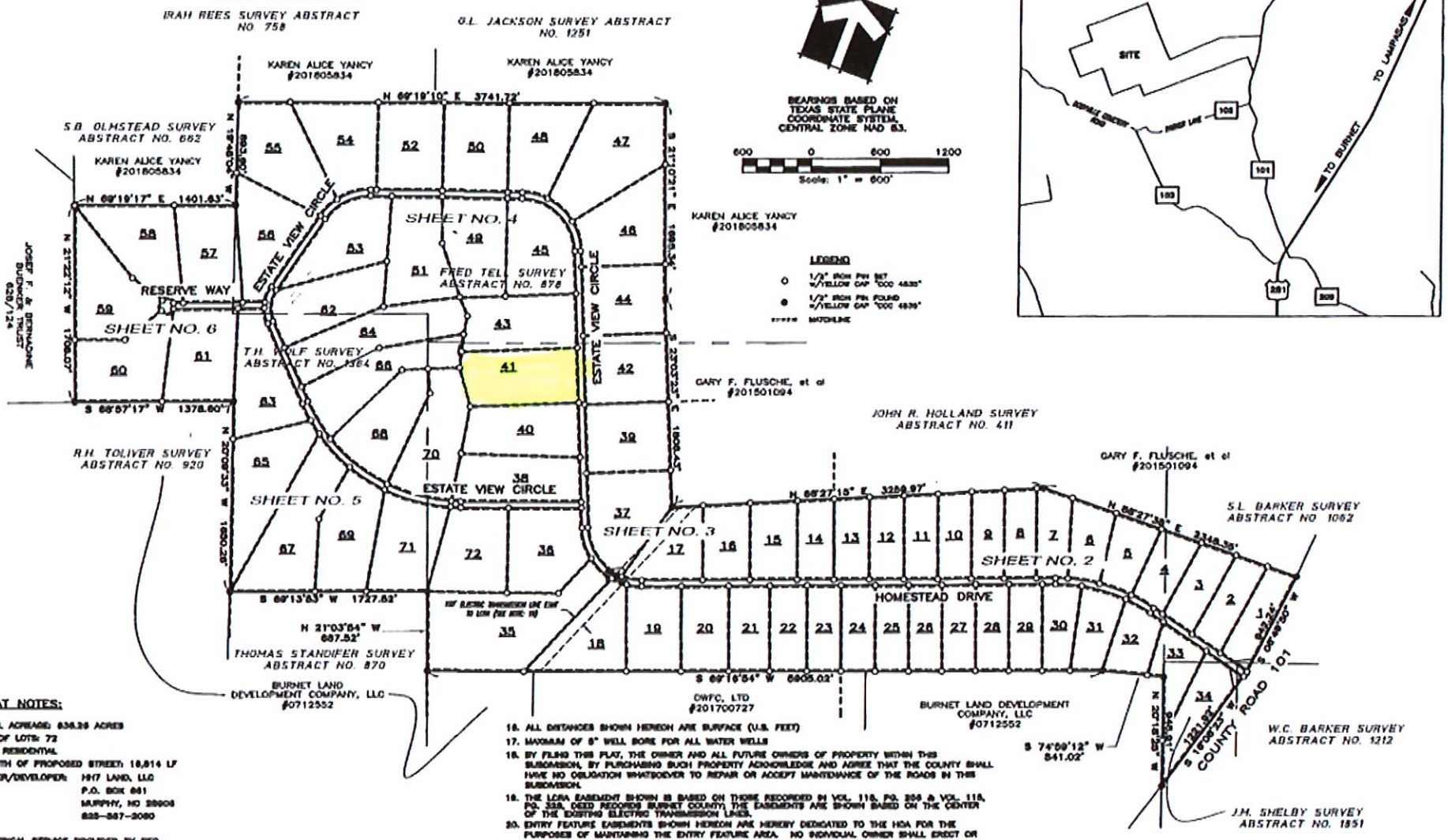
FINAL PLAT OF

HOMESTEAD HILLS

636.26 ACRES OUT OF THE JOHN R. HOLLAND SURVEY ABSTRACT NO. 411, THE FRED TELL SURVEY, ABSTRACT NO. 878, THE T.H. WOLF SURVEY, ABSTRACT NO. 1364, THE L.S. BARKER SURVEY, ABSTRACT NO. 1062, THE J.M. SHELBY SURVEY, ABSTRACT NO. 1851 AND THE W.C. BARKER SURVEY, ABSTRACT NO. 1212 BURNET COUNTY, TEXAS



PLAT NOTES:

1. TOTAL ACREAGE: 636.26 ACRES
2. NO. OF LOTS: 72
3. USE: RESIDENTIAL
4. LENGTH OF PROPOSED STREET: 18,814 LF
5. OWNER/DEVELOPER: HH7 LAND, LLC
   P.O. BOX 661
   MURPHY, NC 28906
   828-557-2060
6. ELECTRICAL SERVICE PROVIDED BY PEC
7. WATER PROVIDED BY ON-SITE WELLS
8. SEWER SERVICE PROVIDED BY O.S.S.F.
9. THIS AREA IS SHOWN TO LIE WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) No. 48053001757 DATED MARCH 18, 2013 & No. 48053C0200D DATED NOVEMBER 1, 2019.
10. NO LOTS LIE WITHIN THE E.T.J. OF A MUNICIPALITY
11. THIS PRELIMINARY PLAT SUBSTANTIALLY CONFORMS TO THE BURNET COUNTY SUBDIVISION REGULATIONS
12. THIS SUBDIVISION WILL BE CONSIDERED A PRIVATE SUBDIVISION
13. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE
14. TOPOGRAPHICAL INFORMATION BASED ON THIRS GIS DATA
15. HORIZONTAL (RPO 4203 TX C) & VERTICAL CONTROL (NAVD 88) ARE BASED ON GPS FIELD OBSERVATIONS AND A NGS OPUS SOLUTION (372821110.30o OP1580060606261) USING THE FOLLOWING BASE STATIONS: DM4159 TXSH HAMILTON CORS ARP, DO9385 TXBL GOLDTHWAITE CORS ARP & DO9789 TXTA TAYLOR CORS ARP; COMBINED SCALE FACTOR (CSF) = 0.99981619
16. ALL DISTANCES SHOWN HEREON ARE SURFACE (U.S. FEET)
17. MAXIMUM OF 5" WELL BORE FOR ALL WATER WELLS
18. BY FILING THIS PLAT, THE OWNER AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY ACKNOWLEDGE AND AGREE THAT THE COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS IN THIS SUBDIVISION.
19. THE LCRA EASEMENT SHOWN IS BASED ON THOSE RECORDED IN VOL. 116, PG. 268 & VOL. 118, PG. 328, DEED RECORDS BURNET COUNTY; THE EASEMENTS ARE SHOWN BASED ON THE CENTER OF THE EXISTING ELECTRIC TRANSMISSION LINES.
20. ENTRY FEATURE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE HOA FOR THE PURPOSES OF MAINTAINING THE ENTRY FEATURE AREA. NO INDIVIDUAL OWNER SHALL ERECT OR CAUSE TO BE ERECTED ANY VERTICAL IMPROVEMENTS WITHIN THIS EASEMENT.
21. DRAINAGE EASEMENTS SHOWN HEREON ARE INTENDED TO DEPICT THE PRESENCE OF AN EXISTING DRAINAGE PATH FROM DRAINAGE AREAS 60 ACRES AND LARGER, BASED ON LIDAR CONTOURS. THE FULL SPREAD OF THE STORMWATER MAY OR MAY NOT BE FULLY CONTAINED WITHIN THE EASEMENT. THE EASEMENT ALLOWS FOR MAINTENANCE OF THE DRAINAGE PATHS, IF REQUIRED. ANY CHANGES TO OR ALONG THE NATURAL DRAINAGE PATHS (I.E. CHANGES TO GRADE OR CHARACTER OF WATER FLOW) MUST BE DESIGNED BY A PROFESSIONAL ENGINEER.
22. ENGINEERING: ECKERMANN ENGINEERING, INC. (F-10468)
    P.O. BOX 389
    202 SPRING HO AVENUE
    LAMPASAS, TEXAS 76550
    512-556-6180
23. DESIGNER: CIVIL DESIGN TEAM, LLC
    3442 McAMIS ROAD
    GREER, SC 29651
    864-907-0203
24. SURVEYING: TRIPLE C SURVEYING CO. (10193918)
    P.O. BOX 544
    LAMPASAS, TEXAS 76550
    512-846-5440
25. DATE OF SURVEY: SEPTEMBER 2020
26. DATE OF PLAT PREPARATION: SEPTEMBER 2020
27. PLAT PREPARED BY: CLYDE C. CASTLEBERRY, JR.
    REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4838

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Janet Parker, County Clerk
Burnet County Texas
10/13/2020 9:27:35 AM
FEE: $540.00 202013106
PLAT

TRIPLE C SURVEYING Co.
P.O. BOX 544 – Lampasas, Texas 76550
(512) 846-5440
email: admin@tripleesurveying.com
www.tripleesurveying.com Firm No. 10193918

JOB No.: 200724-F
DRAWN: ADN
SHEET: 1 OF 7