

CONTACT PERSON TO APPEAR IN COMMISSIONER'S COURT

NAME: Blake Dillard - MQI Land Surveying (Project Manager)

ADDRESS: P.O. Box 1265 Mason, Tx 76856

TELEPHONE NUMBER: (325) 805-3013

STATEMENT OF CONFORMANCE OR LIST OF VARIANCES ATTACHED (Approval required prior to plat approval): Yes No
No variances required

ITEMS TO BE INCLUDED WITH REPLAT SUBMITTAL (Please check items attached)

- FINAL COMPLETE PLAT
- PRELIMINARY PLAT SHOWING EXISTING IMPROVEMENTS AND OTHER INFRASTRUCTURE
- EXISTING DEED RESTRICTIONS
- EXISTING PLAT
- PROOF OF OWNERSHIP
- IS THERE AN ACTIVE POA / HOA? YES NO
- POA / HOA PRESIDENT LETTER ATTACHED
- NO ACTIVE POA / HOA; CERTIFIED MAIL RECEIPT FROM ALL PROPERTY OWNERS WITHIN 200' ATTACHED
- LOCATION MAP
- VACINITY MAP INCLUDED
- ENGINEERED DRAINAGE PLAN N/A
- STATEMENT OF CONFORMANCE / LIST OF VARIANCES ATTACHED
- OWNER CERTIFICATION OF CONFORMANCE
- RESTRICTIVE COVENANT
- ROAD DESIGN (TxDOT APPROVAL REQUIRED) (NO ROAD MODIFICATION INVOLVED)
- FLOODPLAIN INFORMATION
- PLAT NOTE; REASON:
To adjust the lot line between Lot 13 & Lot 14

UTILITY LETTERS:

- WATER
 - PUBLIC WATER SUPPLY
 - PRIVATE WATER WELL – GROUNDWATER AVAILABILITY INFORMATION ATTACHED
- WASTEWATER
 - PUBLIC SEWER SERVICE
 - PRIVATE SEPTIC SYSTEM EXISTING (Permit # _____)
 - SEWER Dev. #28716 / Septic #28784
 - ELECTRIC Dev. #2118-99 / Septic #2152-99
 - GAS
 - PHONE
 - OTHER

APPLICANT'S ACKNOWLEDGEMENT:

Incomplete applications or a lack of planning materials required will delay the scheduling of hearings for development property. It is the applicant's responsibility to assure all required conditions are met prior to scheduling any plat hearings. Llano County will have 31 days to review all applications and supplied planning materials and must be granted access to proposed development property to ensure adequate review of materials. Any request for additional planning materials or material not supplied in the original submittal will be done by certified mail and the review period of 31 days will begin again when the requested material is received by the proper county official.

APPLICANT'S SIGNATURE: *Bob Dillard* DATE: 12/19/2025
OWNER'S SIGNATURE: *Alvin Wayne Elliott* DATE: 22/12/25
Alvin Wayne Elliott (Dec 22, 2025 10:22:48 CST)

REPLAT REVIEW COUNTY SIGNATURES

DEVELOPMENT SERVICES SIGNATURE: *Cristy Rogers Vaught*
NAME: Cristy Rogers Vaught TITLE: Dev Services Administrator DATE: 1/13/2026

9-1-1 COORDINATOR SIGNATURE: *Tracie Davidson*
NAME: Tracie Davidson DATE: 1/13/2026

COUNTY SURVEYOR: *J.A.*
NAME: JOHN A. ABLES DATE: 01/13/2026

COUNTY ENGINEER (IF APPLICABLE):
NAME: _____ DATE: _____

COUNTY COMMISSIONER: *Jerry Darr Moss*
NAME: Jerry Darr Moss DATE: 1-15-26

ROAD AND BRIDGE COMMISSIONER SIGNATURE:
NAME: _____ DATE: _____


Subdivision Replat Application_Final

Final Audit Report

2025-12-23

Created:	2025-12-22
By:	Blake Dillard (bdillard@mqitx.com)
Status:	Signed
Transaction ID:	CBJCHBCAABA AVR9i_biMEH9W6teYAZSwL9ltrHne2Ana

"Subdivision Replat Application_Final" History

-  Document created by Blake Dillard (bdillard@mqitx.com)
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-  Document e-signed by Allen Wayne Elliott (awetexas@gmail.com)
Signature Date: 2025-12-23 - 2:32:48 AM GMT - Time Source: server
-  Agreement completed.
2025-12-23 - 2:32:48 AM GMT

STATE OF TEXAS
COUNTY OF LLANO

HEREINA, ALLEN WAYNE ELLIOTT & PATRICIA GAYLE ELLIOTT, BEING THE OWNERS OF LOTS 13 & 14, FLAG CREEK OAKS, UNIT III, PER PLAT RECORDED IN VOLUME 10, PAGE 35, PLAT RECORDS OF LLANO COUNTY, TEXAS, AND DESCRIBED IN VOLUME 1437, PAGE 482, AND VOLUME 1460, PAGE 163, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, DO HEREBY REPEAT SAME AS SHOWN HEREON AND DO HEREBY ACCEPT THIS REPEAT TO BE KNOWN AS LOT 13A & LOT 14A, FLAG CREEK OAKS, UNIT III, AS THE OFFICIAL PLAT OF SAME.

WITNESS MY HAND, THIS THE _____ DAY OF _____ 2026.

ALLEN WAYNE ELLIOTT - OWNER
PATRICIA GAYLE ELLIOTT - OWNER

STATE OF TEXAS
COUNTY OF LLANO

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ALLEN WAYNE ELLIOTT & PATRICIA GAYLE ELLIOTT, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF LLANO

I, JOHN ABLES, COUNTY SURVEYOR OF LLANO COUNTY, TEXAS, HAVE CHECKED THE ACCOMPANYING REPEAT OF LOT 13A & LOT 14A, FLAG CREEK OAKS, UNIT III, AND HEREBY AFFIRM THAT IT DOES MEET ALL THE REQUIREMENTS TO BE FILED IN THE PLAT RECORDS OF LLANO COUNTY, TEXAS.

WITNESS MY HAND THIS THE _____ DAY OF _____ 2026.

JOHN ABLES, COUNTY SURVEYOR, LLANO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF LLANO

THE ATTACHED REPEAT OF LOTS 13 & 14, FLAG CREEK OAKS, UNIT III, PER PLAT RECORDED IN VOLUME 10, PAGE 35, PLAT RECORDS OF LLANO COUNTY, TEXAS, TO BE KNOWN AS LOT 13A & LOT 14A, FLAG CREEK OAKS, UNIT III, WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR THE PLAT THEREIN IN THE PLAT RECORDS OF LLANO COUNTY, TEXAS.

TO CERTIFY THEREOF, THE UNDERSIGNED AS COUNTY JUDGE OF LLANO COUNTY, TEXAS, THIS THE _____ DAY OF _____ 2026.

RON CARROLLMAN, COUNTY JUDGE, LLANO COUNTY, TEXAS

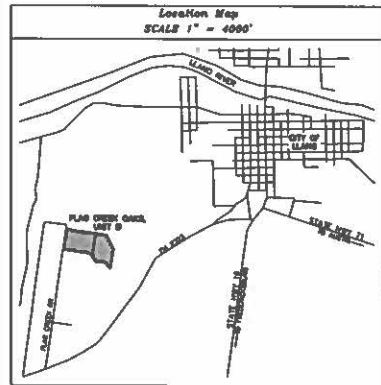
ATTEST: CEDILA WHOLESALE, COUNTY CLERK, LLANO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF LLANO

I, CEDILA WHOLESALE, COUNTY CLERK OF COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD ON THIS _____ DAY OF _____ 2026, AT _____ O'CLOCK _____, AND ONLY RECORDED ON THIS _____ DAY OF _____ 2026, AT _____ O'CLOCK _____, IN INSTRUMENT NO. _____ PLAT RECORDS OF LLANO COUNTY, TEXAS.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____ 2026.

CEDILA WHOLESALE, COUNTY CLERK, LLANO COUNTY, TEXAS



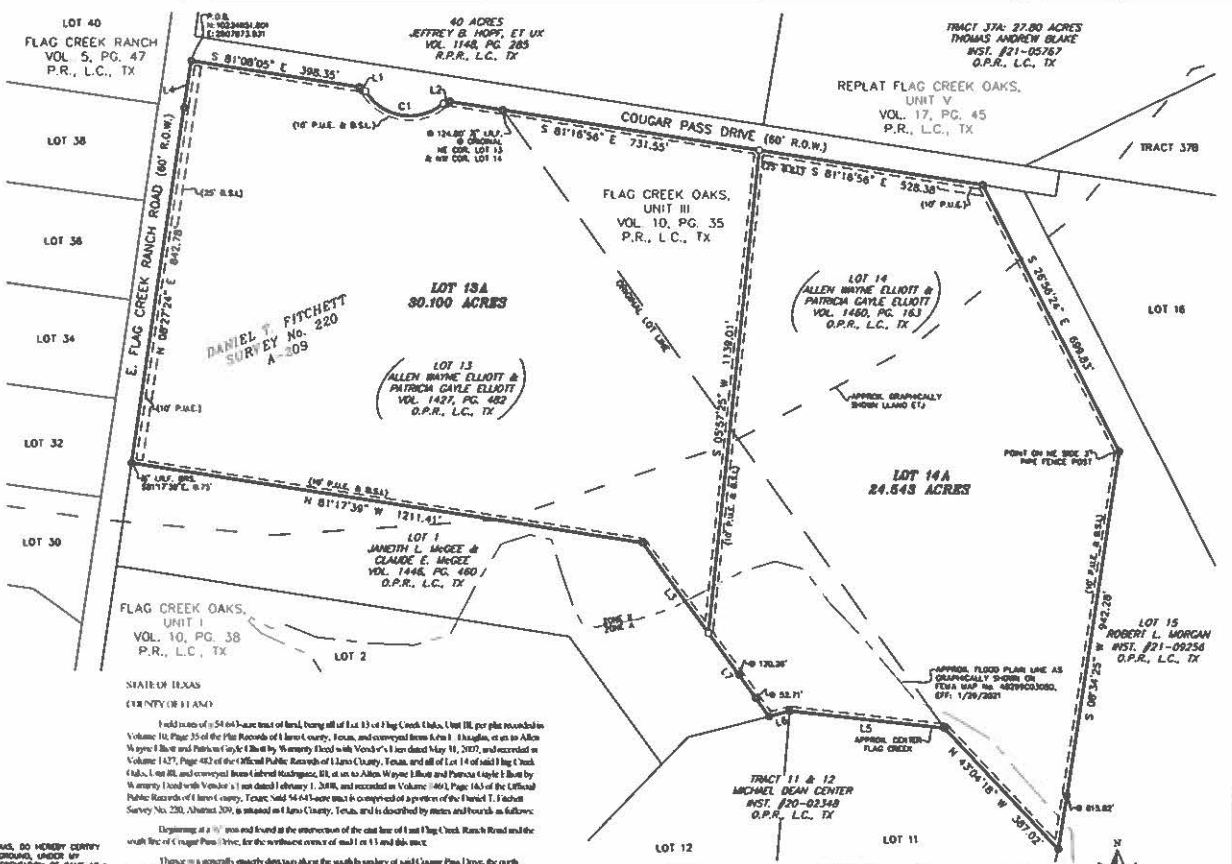
STATE OF TEXAS
COUNTY OF LLANO

I, JASON McBRILLEN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS REPEAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE ORIGINAL UNDER MY DIRECTION AND SUPERVISION AND THAT SAID REPEAT IS A TRUE AND ACCURATE REPRESENTATION OF SAME AS IT LOCATED ITS CORNER POINTS ON THE ORIGINAL.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____ 2026.

JASON McBRILLEN, R.P.L.S., NO. 8276
McBRILLEN AND QUINN, P.C.

- NOTES:
- THIS PLAT WAS PREPARED IN CONFORMANCE WITH AND SUBJECT TO ALL CURRENT LLANO COUNTY SUBDIVISION REGULATIONS AND/OR LAND USE REGULATIONS.
 - THIS PROPERTY SHOWN HEREON IS LOCATED PARTIALLY WITHIN THE LLANO EXTRAJURISDICTIONAL JURISDICTION (EJ14) OF A MUNICIPALITY.
 - OWNERSHIP INFO: ALLEN WAYNE ELLIOTT & PATRICIA GAYLE ELLIOTT - 280 COUGAR PASS LLANO, TX 78643.
 - BEARING BASIS HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, REFERENCE FRAME NORTH AMERICAN DATUM 1983 (2011) (EPOCH 2010.0000), AS DETERMINED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY EQUIPMENT BY STATIC, VIRTUAL, REDUNDANT SYSTEM (VRS) NETWORK, AND OR REAL TIME KINEMATIC (RTK).
 - DISTANCES SHOWN HEREON ARE GRID VALUES. FOR SURFACE CONVERSION USE A SCALE FACTOR OF 1.00011282.
 - THERE IS A 25' BUILDING SETBACK LINE ALONG THE FRONT OF ALL LOT LINES, AND A 10' BUILDING SETBACK LINE ALONG ALL SIDE AND BACK LOT LINES.
 - THERE IS A 10' PUBLIC UTILITY EASEMENT ALONG EACH SIDE OF ALL LOT LINES, PER PLAT RECORDS OF FLAG CREEK OAKS, UNIT III, RECORDED IN VOLUME 10, PAGE 35, PLAT RECORDS OF LLANO COUNTY, TEXAS.
 - AS SCALED UPON FLOOD COMMUNITY PANEL NO. 4809C QX000 - EFFECTIVE DATE: 1/29/2021, THE PROPERTY DESCRIBED ON THIS PLAT IS LOCATED IN FLOOD ZONE X & FLOOD ZONE A. THE BASE FLOOD ELEVATION FOR THIS PROPERTY IS 1069.8 FEET. FINISHED FLOOR ELEVATION IS 1070.6 FEET.
 - ELECTRIC SERVICE IS PROVIDED BY CENTRAL TEXAS ELECTRIC COOPERATIVE.
 - LOT 13A WATER IS PROVIDED BY CSW-Texas Utility Operating Company, LLC. LOT 14A WATER IS PROVIDED BY A PRIVATE WELL SHOWN HEREON.
 - WASTEWATER PROVIDED BY ON-SITE SEWAGE FACILITY. EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED ON LOTS 13A & 14A MUST BE PERMITTED, INSPECTED, AND APPROVED FOR OPERATION UNDER THOSE RULES, STANDARDS, AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND LLANO COUNTY AS ARE IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS ARE MADE. THESE LOTS MAY REQUIRE PROFESSIONALLY DESIGNED WASTEWATER DISPOSAL SYSTEMS DUE TO TOPOGRAPHICAL, GEOLOGICAL, AND WATER WELL CONSIDERATIONS.
 - ALL PROPERTY HEREON IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S MICHIGAN LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LOWER WATERSHED MANAGEMENT AT 1-800-776-5372. EXTENSION 2324 FOR MORE INFORMATION.
 - NO NEW ROADS.
 - THE PURPOSE FOR THIS REPEAT IS TO ADJUST THE COMMON LOT LINE BETWEEN LOT 13 & LOT 14, FLAG CREEK OAKS, UNIT III.



STATE OF TEXAS
(COUNTY OF LLANO)

I hold a tract of 54.643-acre tract of land, being all of Lot 13 of Flag Creek Oaks, Unit III, per plat recorded in Volume 10, Page 35 of the Plat Records of Llano County, Texas, and conveyed from Allen W. Morgan, et al to Allen Wayne Elliott & Patricia Gayle Elliott by Warranty Deed with Vendor's Lien dated May 11, 2021, and recorded in Volume 1437, Page 482 of the Official Public Records of Llano County, Texas, and all of Lot 14 of said Flag Creek Oaks, Unit III, and conveyed from Andrew Madriguez, III, et al to Allen Wayne Elliott and Patricia Gayle Elliott by Warranty Deed with Vendor's Lien dated February 1, 2018, and recorded in Volume 461, Page 143 of the Official Public Records of Llano County, Texas, said 54.643-acre tract is composed of portions of the Daniel T. Fitchett Survey No. 230, Abstract 209, as attached to Llano County, Texas, and is described by metes and bounds as follows:

Beginning at a 1/4" iron rod found at the intersection of the east line of said Flag Creek Ranch Road and the south line of Cougar Pass Drive, for the westward corner of said Lot 13 and this tract:

Thence in a generally easterly direction along the south boundary of said Cougar Pass Drive, the north boundary of said Lot 13, the north boundary of said Lot 14, and north boundary of this tract as follows:

South 81°08'00" East, a distance of 398.35 feet to a 1/2" iron rod found,

South 50°51'43" East, a distance of 66.89 feet to a 1/2" iron rod found,

With said corner on the left, with a radius of 1320.1 feet, an arc length of 209.51 feet, and a chord bearing and distance of South 81°09'37" East, 183.90 feet to a 1/2" iron rod found,

North 74°19'17" East, a distance of 66.40 feet to a 1/2" iron rod found, and

South 81°16'50" East, a distance of 124.80 feet to a 1/2" iron rod found at the northeast corner of said Lot 13 and northwest corner of said Lot 14, an all a distance of (229.9) feet to a 1/2" iron rod found on the south line of said Cougar Pass Drive, at the northeast corner of Lot 15 of said Flag Creek Oaks, Unit III, for the westward corner of said Lot 14 and this tract.

Thence South 26°56'24" East along the west boundary of said Lot 15, the east boundary of said Lot 14, and east boundary of this tract, a distance of 691.83 feet to a point on the northeast line of a 1/2" iron rod found at an interior corner of said Lot 15, for an east corner of said Lot 14 and this tract.

Thence North 08°34'25" West along the west boundary of said Lot 15, the east boundary of said Lot 14, and east boundary of this tract, a distance of 942.26 feet to a point in the approximate corner of Flag Creek, the west boundary of said Lot 15, at the northeast corner of Lot 15 of said Flag Creek Oaks, Unit III, for the westward corner of said Lot 14 and this tract.

Thence in a generally northerly direction along the approx north center of said Flag Creek, the north boundary of said Lot 11, the south boundary of said Lot 14, the south boundary of said Lot 13, and north boundary of this tract as follows:

North 61°04'18" West, a distance of 367.60 feet to a point at the southwest corner of said Lot 14 and westward corner of said Lot 11,

North 83°58'01" West, a distance of 364.46 feet to a point, and

South 77°28'10" West, a distance of 49.99 feet to a point in the approximate corner of said Flag Creek, the north boundary of Lot 12 of said Flag Creek Oaks, Unit III, at the northeast corner of Lot 14 of said Flag Creek Oaks, Unit III, per plat recorded in Volume 10, Page 35 of the Plat Records of Llano County, Texas, and the southwest corner of said Lot 13 and this tract.

Thence in a generally northerly direction along the north boundary of said Lot 11, the south boundary of said Lot 13, and south boundary of this tract as follows:

North 16°03'00" West, a distance of 508.31 feet to a 1/2" iron rod found, and

North 81°17'30" West, a distance of 121.41 feet to a point in the east line of said Lot 14 of Flag Creek Ranch Road at the westward corner of said Lot 13, and the southwest corner of said Lot 11 and this tract, where a 1/2" iron rod found bears to said 81°17'30" East, a distance of 75 feet.

Thence in a generally northerly direction along the east line of said Lot 14 of Flag Creek Ranch Road, the west boundary of said Lot 11, and west boundary of this tract as follows:

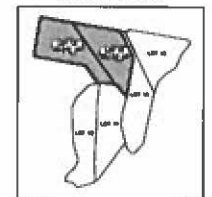
North 08°27'24" East, a distance of 142.78 feet to a 1/2" iron rod found, and

North 08°41'19" East, a distance of 117.06 feet to the point of beginning, containing 54.643 acres of land, more or less.

CHAINS	LINKS	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE
1	1	100.00	100.00	100.00	100.00
2	2	100.00	100.00	100.00	100.00
3	3	100.00	100.00	100.00	100.00
4	4	100.00	100.00	100.00	100.00
5	5	100.00	100.00	100.00	100.00
6	6	100.00	100.00	100.00	100.00
7	7	100.00	100.00	100.00	100.00
8	8	100.00	100.00	100.00	100.00
9	9	100.00	100.00	100.00	100.00
10	10	100.00	100.00	100.00	100.00

- LEGEND
- FOUND 1/2" IRON ROD
 - SET 1/2" IRON ROD
 - FOUND IRON NAIL
 - PIPE FENCE CORNER POST
 - POINT
 - SUBJECT PROPERTY BOUNDARY
 - ORIGINAL PROPERTY LOT LINE
 - ADJACENT PROPERTY LINE EASEMENT
 - APPROXIMATE LLANO ETJ
 - APPROXIMATE FLOOD PLAIN
 - R.O.W. RIGHT-OF-WAY
 - IRF IRON ROD FOUND
 - P.O.B. POINT OF BEGINNING
 - P.A.L.E. PUBLIC UTILITY EASEMENT
 - B.S.L. BUILDING SET-BACK LINE
 - P.R.L. PLAT RECORDS
 - R.P.R. REAL PROPERTY RECORDS
 - O.P.R. OFFICIAL PUBLIC RECORDS
 - L.C. TX LLANO COUNTY, TEXAS

ORIGINAL LOT CONFIGURATION OF LOTS 13 & 14, FLAG CREEK OAKS, UNIT III, SCALE 1" = 2000'



REPEAT OF LOTS 13 & 14, FLAG CREEK OAKS, UNIT III, PER PLAT RECORDED IN VOLUME 10, PAGE 35, PLAT RECORDS OF LLANO COUNTY, TEXAS; TO BE KNOWN AS: "LOT 13A & LOT 14A, FLAG CREEK OAKS, UNIT III"

