

STATE OF TEXAS
 COUNTY OF LLANO
 WHEREAS, GREGORY SELLERS, BEING THE OWNER OF LOTS 44 & 45, OAK RIDGE ESTATES, UNIT No. 1, PER PLAT RECORDED IN VOLUME 1, PAGE 60, PLAT RECORDS OF LLANO COUNTY, TEXAS, AND DESCRIBED IN VOLUME 1573, PAGE 1517, AND VOLUME 1545, PAGE 1296, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, DO HEREBY REPEAT SAME AS SHOWN HEREON AND DO HEREBY ADOPT THIS REPEAT TO BE KNOWN AS "LOT 44A, OAK RIDGE ESTATES, UNIT No. 1" AS THE OFFICIAL PLAT OF SAME.
 WITNESS MY HAND, THIS THE ____ DAY OF _____, 2026.

GREGORY SELLERS - OWNER

STATE OF TEXAS
 COUNTY OF LLANO

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GREGORY SELLERS, 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 THEREIN 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 44A, OAK RIDGE ESTATES, UNIT No. 1" 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 44 & 45, OAK RIDGE ESTATES, UNIT No. 1, PER PLAT RECORDED IN VOLUME 1, PAGE 60, PLAT RECORDS OF LLANO COUNTY, TEXAS, TO BE KNOWN AS "LOT 44A, OAK RIDGE ESTATES, UNIT No. 1", WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR THE FILING THEREOF IN THE PLAT RECORDS OF LLANO COUNTY, TEXAS.

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

ROB T. HARRY, COUNTY JUDGE, LLANO COUNTY, TEXAS

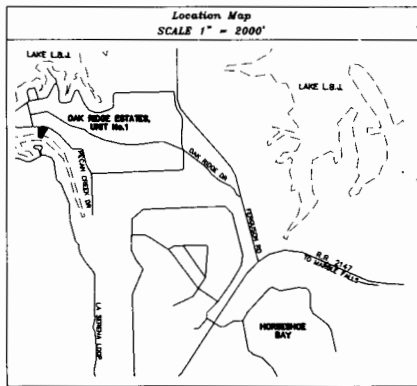
ATTEST: GEOLIA MCCLINTOCK, COUNTY CLERK, LLANO COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF LLANO

I, GEOLIA MCCLINTOCK, 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 ____ DAY OF _____, 2026, AT ____ O'CLOCK ____ M., AND DULY RECORDED ON THIS ____ DAY OF _____, 2026, AT ____ O'CLOCK ____ M., IN INSTRUMENT No. _____, PLAT RECORDS OF LLANO COUNTY, TEXAS.

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

GEOLIA MCCLINTOCK, COUNTY CLERK, LLANO COUNTY, TEXAS



STATE OF TEXAS
 COUNTY OF LLANO

I, JASON MCCLAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS REPEAT HEREIN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT SAID REPEAT IS A TRUE AND ACCURATE REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND.

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

JASON MCCLAN, R.P.L.S. NO. 6276
 MCCLAN AND QUINN, INC.

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 WITHIN THE HORSESHOE BAY EXTRAJURISDICTIONAL JURISDICTION (EIJ) OF A MUNICIPALITY.
- OWNERSHIP INFO: GREGORY W. SELLERS - 3007 LACWOOD COURT PEARLAND, TX 77584
- BEARING BASE HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, REFERENCE FRAME NORTH AMERICAN DATUM 1983 (2011) (EPOCH 2010.000), AS DETERMINED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY EQUIPMENT BY STATIC, VIRTUAL REFERENCE SYSTEM (VRS) NETWORK, AND/OR REAL TIME KINEMATIC (RTK).
- DISTANCES SHOWN HEREON ARE ROUND VALUES. FOR SURFACE CONVERSION USE A SCALE FACTOR OF 1.00011282.
- THERE IS A 20' BUILDING SETBACK LINE ALONG THE FRONT OF ALL STREET LOT LINES, A 10' BUILDING SETBACK LINE ALONG THE BACK 825 MEAN CONTOUR LOT LINES, AND A 5' BUILDING SETBACK LINE ALONG ALL SIDE LOT LINES.
- THERE IS A 5' PUBLIC UTILITY EASEMENT ALONG EACH SIDE OF ALL LOT LINES & ALONG THE BACK 825 MEAN CONTOUR LOT LINE.
- AS SCALED UPON FIRM, COMMUNITY PANEL NO. 48299C 0525C. - EFFECTIVE DATE: 5/2/2012, THE PROPERTY DESCRIBED ON THIS PLAT IS LOCATED IN FLOOD ZONE X & FLOOD ZONE AE. THE BASE FLOOD ELEVATION FOR THIS PROPERTY IS 828.0 FEET. FINISHED FLOOR ELEVATION IS 829.0 FEET.
- ELECTRIC SERVICE IS PROVIDED BY FEDERNALES ELECTRIC COOPERATIVE.
- WATER SERVICE IS PROVIDED BY AQUA TEXAS.
- WASTEWATER PROVIDED BY ON-SITE SEWAGE FACILITY, EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED ON LOT 44A MUST BE PERMITTED, INSPECTED, AND APPROVED FOR OPERATION UNDER THOSE TERMS, STANDARDS, AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND LOWER COLORADO RIVER AUTHORITY 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 HIGHLAND LAKES WATERSHED ORDINANCE, WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LORA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
- NO NEW ROADS.
- THE PURPOSE FOR THIS REPEAT IS TO COMBINE LOTS 44 & 45, OAK RIDGE ESTATES, UNIT No. 1.
- GREGORY SELLERS, BEING THE OWNER OF LOTS 44 & 45, OAK RIDGE ESTATES, UNIT No. 1, PER PLAT RECORDED IN VOLUME 1, PAGE 60, PLAT RECORDS OF LLANO COUNTY, TEXAS, AS SHOWN HEREON DO ACKNOWLEDGE AND ACCEPT THE EXISTENCE OF A STRUCTURE LOCATED WITHIN THE 5 FOOT SIDE BUILDING SETBACK LINE. SAID BUILDING SHALL BE ALLOWED TO REMAIN IN ITS CURRENT POSITION, NO IMPROVEMENTS SHALL BE MADE TO SAID BUILDING TO FURTHER ENCROACH INTO THE SETBACK LINE AT SUCH TIME AS THE FOUNDATION OF THE BUILDING IS REMOVED. NO SUBSEQUENT CONSTRUCTION SHALL BE ALLOWED WITHIN THE BUILDING SETBACK LINES.

STATE OF TEXAS
 COUNTY OF LLANO

Field notes of a 0.639-acre tract of land, being all of Lot 44 of Oak Ridge Estates Subdivision, Unit No. 1, per plat recorded in Volume 1, Page 60 of the Plat Records of Llano County, Texas, and conveyed from Christopher L. Sellers and Bramble L. Leach to Gregory Sellers by General Warranty Deed with Vendor's Lien in Favor of Third Party dated May 16, 2017, and recorded in Volume 1573, Page 1517 of the Official Public Records of Llano County, Texas; and all of Lot 45 of said Oak Ridge Estates Subdivision, Unit No. 1, and conveyed from Donald M. Sueddroth to Gregory W. Sellers by Warranty Deed with Vendor's Lien dated July 5, 2011, and recorded in Volume 1545, Page 1299 of the Official Public Records of Llano County, Texas.

Said 0.639-acre tract is comprised of a portion of the John Bratton Survey No. 2, Abstract 39, is situated in Llano County, Texas, within the ETJ of Horseshoe Bay, Texas, and is described by metes and bounds as follows:

Beginning at a 1/2" iron rod found in the south line of said Lot 43, at the northwest corner of Lot 43 of said Oak Ridge Estates Subdivision, Unit No. 1, and conveyed from Donald Lewis Strube, et al to Donald L. Strube and Ethel E. Strube by Warranty Deed dated February 26, 2003, and recorded in Volume 1199, Page 129 of the Real Property Records of Llano County, Texas, for the northeast corner of said Lot 44 and this tract;

Thence South 31°26'32" West along the west line of said Lot 43, the east line of said Lot 44, and east line of this tract, at 194.30 feet pass a 5/8" iron rod found for an in-line marker, in all a distance of 252.83 feet to a calculated point in the called approximate centerline of Pecan Creek, the north boundary of Lot 233-A, Esccondido Subdivision, per replat recorded in Volume 25, Page 65 of the Plat Records of Llano County, Texas, and conveyed from James R. Hamilton, et ux to J&K Investment Holdings, LLC by Warranty Deed dated November 13, 2020, and recorded in Instrument No. 20-08589 of the Official Public Records of Llano County, Texas; at the southwest corner of said Lot 43, for the southeast corner of said Lot 44 and this tract;

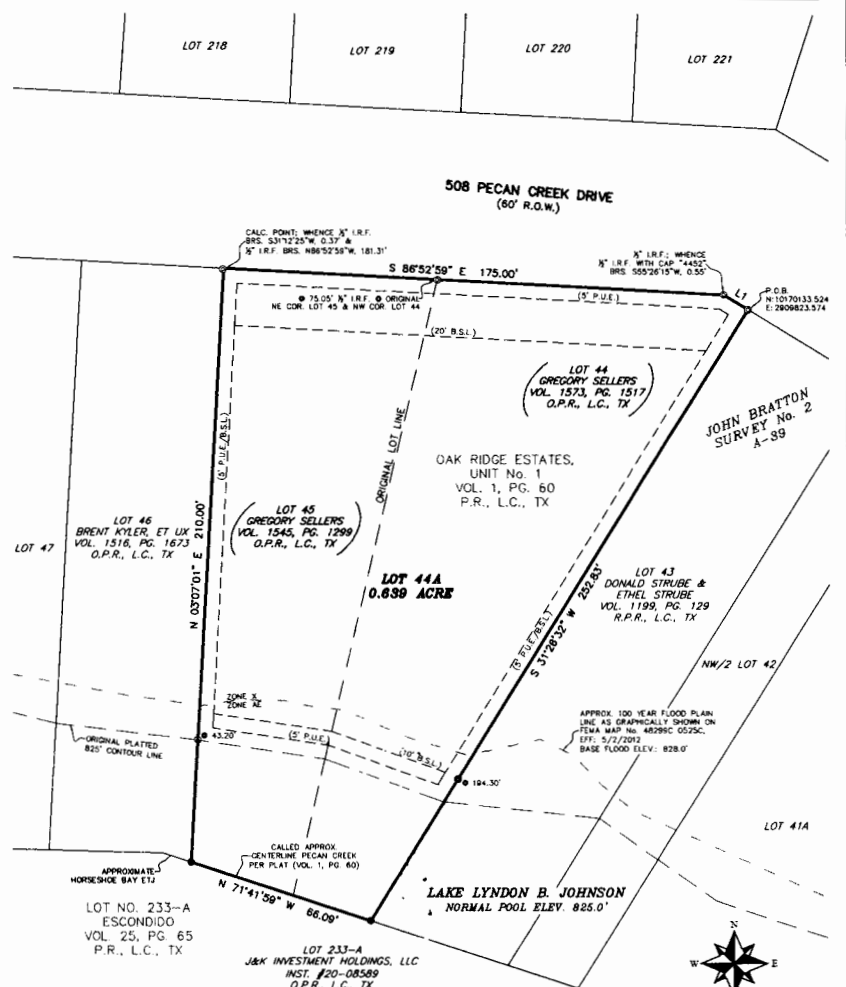
Thence North 71°41'59" West along the approximate centerline of said Pecan Creek, the north boundary of said Lot 233-A, the south line of said Lot 44, the south line of said Lot 45, and south line of this tract, a distance of 66.09 feet to a calculated point in the called approximate centerline of Pecan Creek, the north boundary of said Lot 233-A, at the southeast corner of Lot 46 of said Oak Ridge Estates Subdivision, Unit No. 1, and conveyed from Don E. Waiden, et ux to Brent K. Kyle, et ux by Warranty Deed with Vendor's Lien dated June 23, 2009, and recorded in Volume 1516, Page 1673 of the Official Public Records of Llano County, Texas; at the southwest corner of said Lot 45 and this tract;

Thence North 03°07'01" East along the east line of said Lot 46, the west line of said Lot 45, and west line of this tract, at 43.20 feet pass a PK nail set in concrete at the called original platted 825 foot contour line for an in-line marker, in all a distance of 210.00 feet to a calculated point in the south line of said Pecan Creek Drive, at the northeast corner of said Lot 46, for the northeast corner of said Lot 45 and this tract; whence a 1/2" iron rod found bears South 31°12'25" West, a distance of 0.37 feet; and a 1/2" iron rod found in the south line of said Pecan Creek Drive and at an angle corner of Lot 49 of said Oak Ridge Estates Subdivision, Unit No. 1, bears North 86°21'59" West, a distance of 181.31 feet;

Thence in a generally southeasterly direction along the south line of said Pecan Creek Drive, the north line of said Lot 45, the north boundary of said Lot 44, and north boundary of this tract in follows:

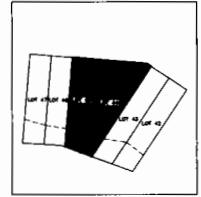
South 86°52'59" East, at 75.00 feet pass a 1/2" iron rod found at the northeast corner of said Lot 45 and northwest corner of said Lot 44, in all a distance of 175.00 feet to a 1/2" iron rod found, whence a 1/2" iron rod found with cap "4452" bears South 55°26'15" West, a distance of 0.55 feet; and

South 58°20'59" East, a distance of 0.96 feet to the point of beginning, containing 0.639-acres of land, more or less.



LINE	BEARING	DISTANCE
L1	S 58°20'59" E	9.96

ORIGINAL LOT CONFIGURATION OF LOTS 44 & 45, OAK RIDGE ESTATES, UNIT No. 1, SCALE 1" = 200'



LEGEND

- FOUND 5/8" IRON ROD
- FOUND 1/2" IRON ROD
- SET PK NAIL
- CALCULATED POINT
- SUBJECT PROPERTY BOUNDARY
- ORIGINAL PROPERTY LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- APPROXIMATE FLOOD PLAN
- RIGHT-OF-WAY
- IRF IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SET-BACK LINE
- P.P.R. PLAT RECORDS
- R.P.R. REAL PROPERTY RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS
- L.C., TX (LLANO COUNTY, TEXAS)

REPEAT OF LOTS 44 & 45, OAK RIDGE ESTATES, UNIT No. 1, PER PLAT RECORDED IN VOLUME 1, PAGE 60, PLAT RECORDS OF LLANO COUNTY, TEXAS; TO BE KNOWN AS: "LOT 44A, OAK RIDGE ESTATES, UNIT No. 1"

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 COUNTY OF LLANO
 WHEREAS, GREGORY SELLERS, BEING THE OWNER OF LOTS 44 & 45, OAK RIDGE ESTATES, UNIT No. 1, PER PLAT RECORDED IN VOLUME 1, PAGE 60, PLAT RECORDS OF LLANO COUNTY, TEXAS; AND DESCRIBED IN VOLUME 1573, PAGE 1517, AND VOLUME 1545, PAGE 1299, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS; DO HEREBY REPEAT SAME AS SHOWN HEREON AND DO HEREBY ADOPT THIS REPEAT TO BE KNOWN AS "LOT 44A, OAK RIDGE ESTATES, UNIT No. 1" AS THE OFFICIAL PLAT OF SAME.
 WITNESS MY HAND, THIS THE _____ DAY OF _____ 2026.

GREGORY SELLERS - OWNER

STATE OF TEXAS
 COUNTY OF LLANO
 BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GREGORY SELLERS, 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 THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
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 COUNTY OF LLANO
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JOHN ABLES, COUNTY SURVEYOR, LLANO COUNTY, TEXAS

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

ROB T. HARRY, COUNTY JUDGE, LLANO COUNTY, TEXAS ATTEST: CELIA MACINTOCK, COUNTY CLERK, LLANO COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF LLANO
 I, CELIA MACINTOCK, 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 _____ DAY OF _____ 2026, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THIS _____ DAY OF _____ 2026, AT _____ O'CLOCK _____ M., IN INSTRUMENT NO. _____ PLAT RECORDS OF LLANO COUNTY, TEXAS.
 WITNESS MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____ 2026.

CELIA MACINTOCK, COUNTY CLERK, LLANO COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF LLANO

Field notes of a 0.639-acre tract of land, being all of Lot 44 of Oak Ridge Estates Subdivision, Unit No. 1, per plat recorded in Volume 1, Page 60 of the Plat Records of Llano County, Texas, and conveyed from Christopher L. Sellers and Brantley L. Leach to Gregory Sellers by General Warranty Deed with Vendor's Lien in Favor of Third Party dated May 16, 2017, and recorded in Volume 1573, Page 1517 of the Official Public Records of Llano County, Texas; and all of Lot 45 of said Oak Ridge Estates Subdivision, Unit No. 1, and conveyed from Donald M. Stuebel to Gregory W. Sellers by Warranty Deed with Vendor's Lien dated July 5, 2011, and recorded in Volume 1545, Page 1299 of the Official Public Records of Llano County, Texas.

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Thence North 71°41'59" West along the approximate centerline of said Pecan Creek, the north boundary of said Lot 233-A, the south line of said Lot 44, the south line of said Lot 45, and south line of this tract, a distance of 66.09 feet to a calculated point in the called approximate centerline of said Pecan Creek, the north boundary of said Lot 233-A, at the southeast corner of Lot 46 of said Oak Ridge Estates Subdivision, Unit No. 1, and conveyed from Don E. Walkden, et al to Brent K. Kyler, et al by Warranty Deed with Vendor's Lien dated June 23, 2009, and recorded in Volume 1516, Page 1673 of the Official Public Records of Llano County, Texas, for the southwest corner of said Lot 45 and this tract;

Thence North 03°07'01" East along the east line of said Lot 46, the west line of said Lot 45, and west line of this tract, at 43.20 feet pass a PK nail set in concrete at the called original platting 825 foot contour line for an in-line marker, in all a distance of 210.00 feet to a calculated point in the south line of said Pecan Creek Drive, at the northeast corner of said Lot 46, for the northwest corner of said Lot 45 and this tract; whence a 1/2" iron rod found bears South 31°12'25" West, a distance of 0.37 feet, and a 1/2" iron rod found in the south line of said Pecan Creek Drive and at an angle corner of Lot 49 of said Oak Ridge Estates Subdivision, Unit No. 1, bears North 86°52'59" West, a distance of 181.31 feet;

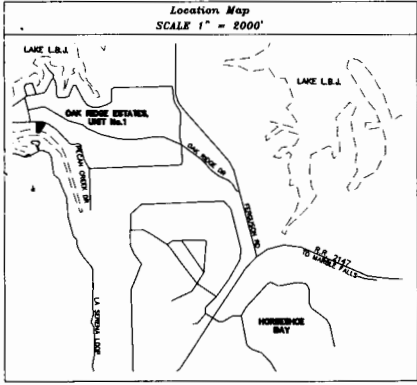
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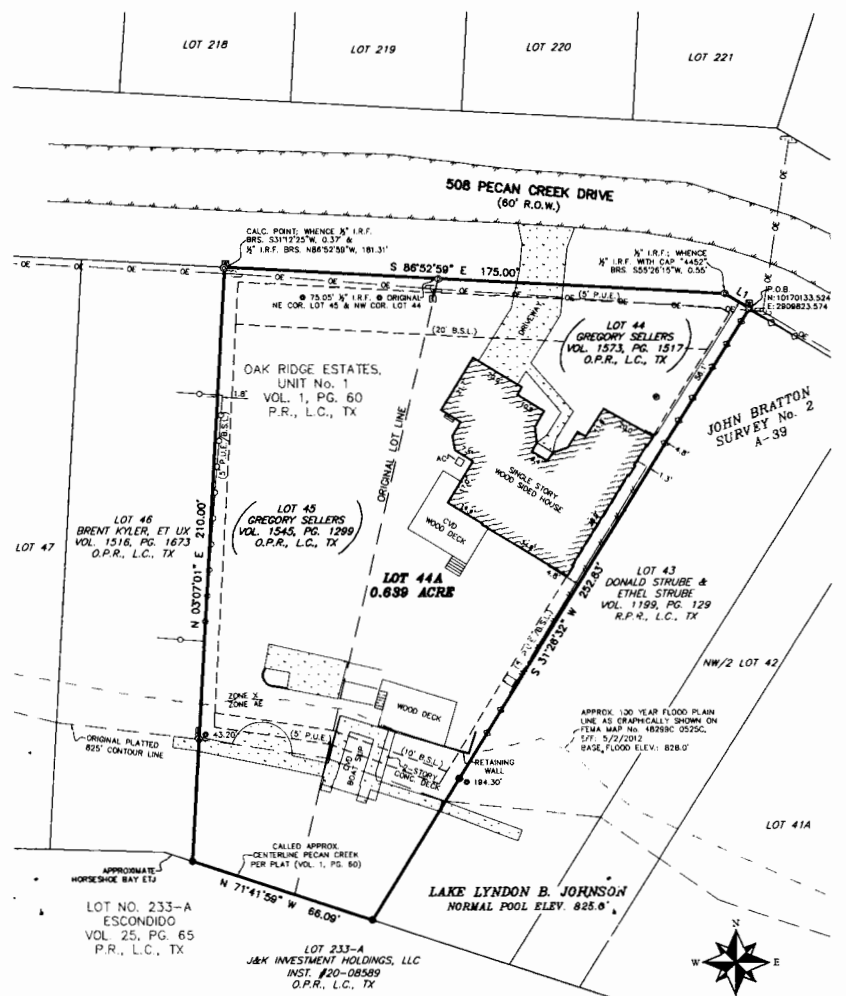
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STATE OF TEXAS
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 WITNESS MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____ 2026.

JASON MCMIHAN, R.P.L.S. NO. 8279
 MCMIHAN AND QUINN, INC.

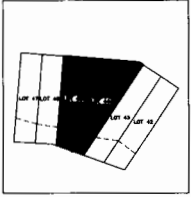


- NOTES:
- THIS PLAT WAS PREPARED IN CONFORMANCE WITH AND SUBJECT TO ALL CURRENT LLANO COUNTY SUBDIVISION REGULATIONS AND/OR LAND USE REGULATIONS.
 - THIS PROPERTY SHOWN HEREON IS LOCATED WITHIN THE JURISDICTION (ETJ) OF A MUNICIPALITY.
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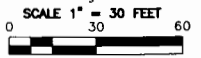


LINE	BEARING	DISTANCE
L1	S 86°20'59" E	9.96

ORIGINAL LOT CONFIGURATION OF LOTS 44 & 45, OAK RIDGE ESTATES, UNIT No. 1, SCALE 1" = 200'



- LEGEND
- FOUND 1/2" IRON ROD
 - FOUND 5/8" IRON ROD
 - SET P.N. NAIL
 - CALCULATED POINT
 - SUBJECT PROPERTY BOUNDARY
 - ORIGINAL PROPERTY LOT LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT
 - APPROXIMATE FLOOD PLAIN
 - EDGE OF ASPHALT
 - CHAIN-LINK FENCE
 - WOOD PRIVACY FENCE
 - PIPE RAIL FENCE
 - OVERHEAD ELECTRIC LINE
 - POWER POLE
 - ELECTRIC METER
 - WATER METER
 - SEPTIC TANK
 - AC AIR CONDITIONING UNIT
 - CVD COVERED
 - R.O.W. RIGHT-OF-WAY
 - L.R.F. IRON ROD FOUND
 - P.O.B. POINT OF BEGINNING
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.S.L. BUILDING SET-BACK LINE
 - P.P.R. PLAT RECORDS
 - R.P.R. REAL PROPERTY RECORDS
 - O.P.R. OFFICIAL PUBLIC RECORDS
 - L.C. TX LLANO COUNTY, TEXAS



REPEAT OF LOTS 44 & 45, OAK RIDGE ESTATES, UNIT No. 1, PER PLAT RECORDED IN VOLUME 1, PAGE 60, PLAT RECORDS OF LLANO COUNTY, TEXAS; TO BE KNOWN AS: "LOT 44A, OAK RIDGE ESTATES, UNIT No. 1"

APPENDIX F

SUBDIVISION REPLAT APPLICATION
(REFER TO ARTICLE 3)

A completed application must be received by Llano County 30 days prior to any scheduling of preliminary plat hearings in Commissioner’s Court. The application should be completed in all applicable aspects and contain the required signatures from the respective entities concerned. It is the responsibility of the owner and authorized agent to obtain a current set of subdivision regulations from the County Clerk’s office and to provide all materials and to follow all guidelines contained therein. Any constructions of roads or improvements for proposed development prior to approval from the Llano County Commissioner’s Court are at the developer’s own risk.

VOLUME 1 PAGE 60
VOLUME 1547 PAGE 1517
VOLUME 1545 PAGE 1299

APPLICATION DATE: 03/26/2026 APPLICATION # 38226
PROJECT NAME: Replat of Lots 44 & 45, Oak Ridge Estates, Unit No. 1
PRECINCT NO: 1 2 3 4
JURISDICTION: LLANO COUNTY CITY LIMITS Horseshoe Bay ETJ OUTSIDE ALL CITY LIMITS AND ETJs
DATE PAID: 4/03/2026 AMOUNT \$ 100.00 CHECK # CC PAYMENT RECEIPT # 1254
PUBLIC NOTICES: DATES RUN: 4/02, 4/09, 4/16, 2026

AMENDED PLAT / REPLAT

CURRENT LEGAL DESCRIPTION: Lot 44 & Lot 45, Oak Ridge Estates, Unit No. 1
CURRENT LAND AREA IN ACRES: 0.639 Acre CITY ETJ: Horseshoe Bay
TO BE KNOWN AS: Lot 44A, Oak Ridge Estates, Unit No. 1
TOTAL NUMBER OF PROPOSED LOTS: 1 PROPOSED ACREAGE OF EACH LOT: 0.639 Acre
TOTAL ACREAGE: 0.639 Acre

EXISTING WATER SOURCE: PUBLIC-Provide proof of service PRIVATE WATER WELL COMMUNITY WELL; SHOW ON PLAT REGARDLESS OF USAGE
 EXISTING WASTEWATER SOURCE: PUBLIC -Provide proof of service PRIVATE SEPTIC (Permitting Jurisdiction: LCRA)
 PROPOSED WATER SOURCE: PUBLIC WATER SUPPLY PRIVATE WATER WELL

MINIMUM LOT SIZE BEING MET: Yes No
BUILDING SETBACKS: (Existing Yes No) FRONT 20 FEET; SIDE 5 FEET; BACK 10 FEET
UTILITY EASEMENTS: (Existing Yes No) FRONT 5 FEET; SIDE 5 FEET; BACK 5 FEET

LOT USE-RESIDENTIAL: Residential COMMERCIAL / INDUSTRIAL: _____

ROAD FRONT: COUNTY STATE: PRIVATE:

NAME OF PROPERTY OWNER: Gregory W. Sellers
ADDRESS: 3007 Lacewood Court Pearland, TX 77584
TELEPHONE NUMBER: (281) 788-6191

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 combine Lot 44 & Lot 45, Oak Ridge Estates, Unit No. 1

UTILITY LETTERS:

WATER

PUBLIC WATER SUPPLY

PRIVATE WATER WELL – GROUNDWATER AVAILABILITY INFORMATION ATTACHED

WASTEWATER

PUBLIC SEWER SERVICE

PRIVATE SEPTIC SYSTEM EXISTING (Permit # 13469)

SEWER

ELECTRIC

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: Bbb Dickard DATE: 03/26/2026
OWNER'S SIGNATURE: Gregory Sellers DATE: 4/15/26

REPLAT REVIEW COUNTY SIGNATURES

DEVELOPMENT SERVICES SIGNATURE: Cristy Rogers Vaught
NAME: Cristy Rogers Vaught TITLE: Dev. Services Administrator DATE: 4/15/2026

9-1-1 COORDINATOR SIGNATURE: Tracie Davidson
NAME: Tracie Davidson DATE: 4/15/2026

COUNTY SURVEYOR: [Signature]
NAME: JOHN A. ABLES DATE: 4/15/2026

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

COUNTY COMMISSIONER: [Signature]
NAME: PETER JONES DATE: 4/16/2026

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

STATE OF TEXAS
COUNTY OF LLANO

KNOW ALL MEN BY THESE PRESENTS THAT WE, JOHN DELANEY AND MARLO SCOTT, BEING THE OWNERS OF LOTS 26, 28, 41 AND 42, SANDY HARBOR, SECTION FOUR, LLANO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 25, PLAT RECORDS, LLANO COUNTY, TEXAS AND CONVEYED TO US IN INSTRUMENT NO. 22-0741, 25-0367, AND 26-0642, RESPECTIVELY, OFFICIAL PUBLIC RECORDS, LLANO COUNTY, TEXAS, DO HEREBY REPEAT THE SAME TO BE KNOWN AS LOT 28-A, SANDY HARBOR, SECTION FOUR, LLANO COUNTY, TEXAS.
IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE, GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC AND ALL PUBLIC UTILITY AND COMMUNICATION PROVIDERS THE USE OF THE EASEMENTS SHOWN HEREON.
WITNESS OUR HAND THIS DAY OF 2026

JOHN DELANEY _____ MARLO SCOTT _____

STATE OF TEXAS
COUNTY OF BURNET

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOHN DELANEY AND MARLO SCOTT, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED AND THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 2026

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BURNET

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE LLANO COUNTY SUBDIVISION REGULATIONS AND FURTHER CERTIFY THAT THE PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.
WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF 2026

JOHN HILD SHERMAN, R.P.L.S. NO. 1877

STATE OF TEXAS
COUNTY OF LLANO

I, JOHN ABLES, COUNTY SURVEYOR OF LLANO COUNTY, TEXAS, HAVE CHECKED THE ACCOMPANYING REPLAT OF LOTS 26, 28, 41 AND 42, SANDY HARBOR, SECTION FOUR, LLANO COUNTY, TEXAS, TO BE KNOWN AS LOT 28-A, SANDY HARBOR, SECTION FOUR, LLANO COUNTY, TEXAS, AND HEREBY AFFIRM THAT IT DOES MEET ALL OF THE REQUIREMENTS OF LLANO COUNTY, TEXAS.
WITNESS MY HAND THIS DAY OF 2026

JOHN ABLES, COUNTY SURVEYOR, LLANO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF LLANO

THE ATTACHED REPLAT OF LOTS 26, 28, 41 AND 42, SANDY HARBOR, SECTION FOUR, LLANO COUNTY, TEXAS TO BE KNOWN AS, LOT 28-A, SANDY HARBOR, SECTION FOUR, LLANO COUNTY, TEXAS, 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 LLANO COUNTY, TEXAS.
TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF LLANO COUNTY, TEXAS, THIS DAY OF 2026.

BOB HARDY, COUNTY JUDGE, LLANO COUNTY, TEXAS

ATTEST:

CECILIA MCCLINTOCK, COUNTY CLERK, LLANO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF LLANO

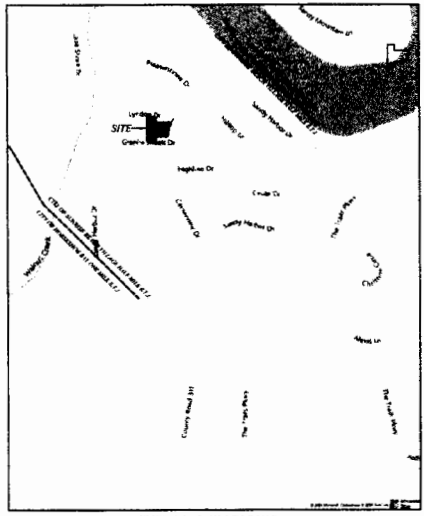
I, CECILIA MCCLINTOCK, COUNTY CLERK OF (COUNTY) OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD ON THIS DAY OF 2026, AT O'CLOCK M. IN INSTRUMENT NO. LLANO COUNTY PLAT RECORDS.
WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF 2026

CECILIA MCCLINTOCK, COUNTY CLERK, LLANO COUNTY, TEXAS

ROCK STEP ENCROACHMENT PLAT NOTE:
PURSUANT TO ARTICLE 5, SECTION 4 (E) OF THE LLANO COUNTY SUBDIVISION REGULATIONS, NO PART OF AN EXISTING BUILDING MAY ENCROACH MORE THAN 50% INTO AN ESTABLISHED BUILDING SETBACK. IN LOT 28-A, A ROCK STEP ENCROACHES ONE FOOT OR 10% INTO THE SOUTH 10 FOOT BUILDING SETBACK. JOHN DELANEY AND MARLO SCOTT, BEING THE OWNERS OF LOTS 26, 28, 41 AND 42, SANDY HARBOR, SECTION FOUR, LLANO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 25, PLAT RECORDS, LLANO COUNTY, TEXAS AND CONVEYED TO THEM IN INSTRUMENT NO. 22-0741, 25-0367, AND 26-0642, RESPECTIVELY, OFFICIAL PUBLIC RECORDS, LLANO COUNTY, TEXAS DO ACKNOWLEDGE AND ACCEPT THE EXISTENCE OF THE STRUCTURE LOCATED WITHIN THE 10 FOOT SIDE BUILDING SETBACK LINE. SAID ENCROACHMENT SHALL BE ALLOWED TO REMAIN IN ITS CURRENT POSSESSION. NO IMPROVEMENTS SHALL BE MADE TO SAID ENCROACHMENT TO FURTHER ENCROACH INTO THE SETBACKS AT SUCH TIME AS THE FOUNDATION OF THE ENCROACHMENT IS REMOVED. NO SUBSEQUENT CONSTRUCTION SHALL BE ALLOWED WITHIN THE BUILDING SETBACK LINES.

WILLIS AND ASSOCIATES
SURVEYORS AND PLANNERS
310 MAIN STREET
MARBLE FALLS, TEXAS 78654
(830) 693-3566
FIRM NUMBER: 10194764

OWNER:
JOHN DELANEY & MARLO SCOTT
294 CENTERVIEW DRIVE
HORSESHOE BAY, TEXAS 78657
(714) 398-5440



LCRA DEVELOPMENT PERMIT PLAT NOTE:
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 1-800-376-5272, EXTENSION 2324 FOR MORE INFORMATION.

SEWER SERVICE NOTE:
LLANO COUNTY M.U.D. NO. 51 HAS STATED THAT THIS PROPERTY IS LOCATED WITHIN THE UTILITY'S CERTIFICATED WASTE WATER SERVICE AREA IS PROVIDING THIS PROPERTY WITH SEWER SERVICE.

WATER SERVICE NOTE:
CORIX UTILITIES TEXAS, HAS STATED THAT THIS PROPERTY IS LOCATED WITHIN THE UTILITY'S CERTIFICATED WATER SERVICE AREA IS PROVIDING THIS PROPERTY WITH WATER SERVICE.

FLOOD NOTE:
THE PROPERTY SHOWN HEREON IS NOT WITHIN ZONE "AE". AREAS DETERMINED TO BE INSIDE THE 100-YEAR SPECIAL FLOOD HAZARD AREA, AS SHOWN ON LLANO COUNTY FIRM MAP NO. 48296 0525C, DATED, MAY 2, 2012.

CITY EXTRATERRITORIAL JURISDICTION (E.T.J.) NOTE:
THE PROPERTY SHOWN HEREON IS WITHIN THE HALF MILE E.T.J. OF THE CITY OF SUNRISE BEACH VILLAGE.

BASIS OF BEARING NOTE:
THE BASIS OF BEARINGS FOR THIS SURVEY IS TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD83.

BASIS OF DISTANCES NOTE:
THE DISTANCES SHOWN ARE GRID DISTANCES.

MONUMENT OF DIGNITY NOTE:
THE RECORDED PLAT OF SANDY HARBOR, SECTION FOUR, DOES NOT STATE THE TYPE OR SIZE OF MONUMENTS SET, HOWEVER, AFTER MANY YEARS OF SURVEYING IN THAT SUBDIVISION, THIS SURVEYOR HAS DETERMINED THAT 1.2" REBARS ARE THE ORIGINAL MONUMENTS SET.

CONFORMANCE NOTE:
THE PROPERTY SHOWN HEREON IS SUBJECT TO AND CONFORMS TO ALL CURRENT LLANO COUNTY SUBDIVISION REGULATIONS AND/OR LAND USE REGULATIONS.

REASON FOR REPLACING NOTE:
THIS REPLAT HEREBY DELETES AND TAKES THE PLACE OF LOTS 26, 28, 41 AND 42, SANDY HARBOR, SECTION FOUR, LLANO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 25, PLAT RECORDS, LLANO COUNTY, TEXAS AND COMBINES THEM INTO ONE LOT TO BE KNOWN AS LOT 28-A, SANDY HARBOR, SECTION FOUR, LLANO COUNTY, TEXAS.

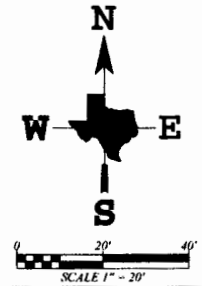
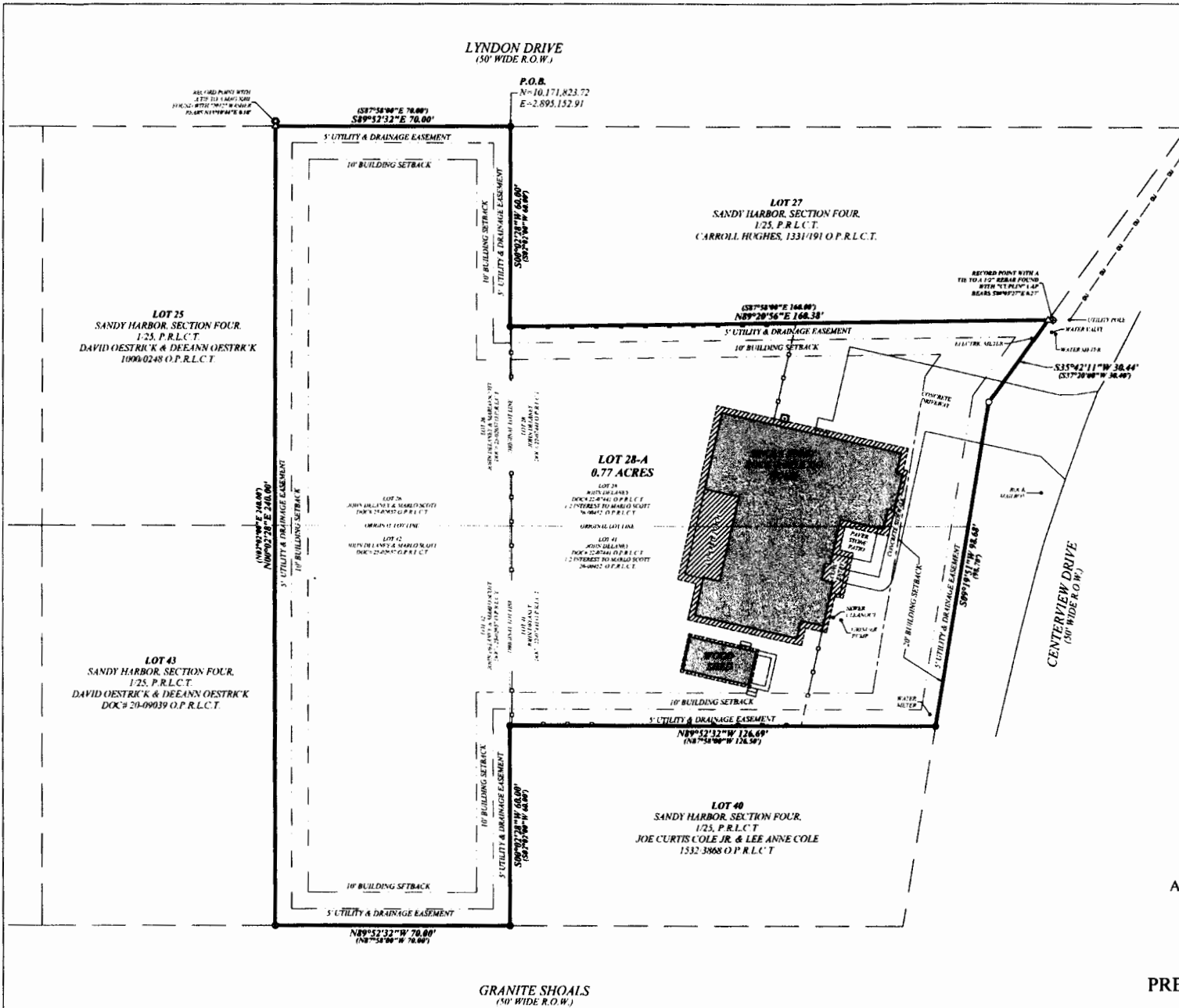
STATE OF TEXAS
COUNTY OF LLANO
FIELD NOTES OF A REPLAT OF LOTS 26, 28, 41 AND 42, SANDY HARBOR, SECTION FOUR, LLANO COUNTY, TEXAS TO BE KNOWN AS LOT 28-A, SANDY HARBOR, SECTION FOUR, LLANO COUNTY, TEXAS. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD 83. DISTANCES DESCRIBED HEREIN ARE GRID DISTANCES. SURFACE DISTANCES MAY BE OBTAINED BY APPLYING A GRID TO SURFACE SCALE FACTOR OF 1.0001211. DENOTES RECORD INFORMATION. THE RECORDED PLAT OF SANDY HARBOR, SECTION FOUR, DOES NOT STATE THE TYPE OR SIZE OF MONUMENTS SET, HOWEVER, AFTER MANY YEARS OF SURVEYING IN THAT SUBDIVISION, THIS SURVEYOR HAS DETERMINED THAT 1.2" REBARS ARE THE ORIGINAL MONUMENTS SET. BEGINNING AT A 1.2" REBAR FOUND BEING THE NORTHEAST CORNER OF SAID LOT 26 AND ALSO BEING THE NORTHWEST CORNER OF LOT 27 OF SAID SUBDIVISION, AND ALSO BEING A POINT IN THE SOUTH RIGHT OF WAY (R.O.W.) OF LYNDON DRIVE, OF LYNDON DRIVE, OF LYNDON DRIVE, WITH A GRID NORTHING AND EASTING OF N. 10171.83377' AND E. 2,895.15291', FROM WHICH THE SOUTHWEST CORNER OF THE LEFT WITNER SURVEY NO. 2, ABSTRACT NO. 365 BEARS S46°49'52"E, 14.42797'.
THENCE, S89°42'38"W 60.00' (S87°40'20"W 60.00') WITH THE EAST LINES OF SAID LOT 26 AND THE WEST LINE OF SAID LOT 27 TO A 1.2" REBAR FOUND BEING THE NORTHWEST CORNER OF LOT 28 AND BEING THE SOUTHWEST CORNER OF LOT 27.
THENCE, S89°29'52"E, 140.48' (S87°58'00"E 140.00') WITH THE NORTH LINE OF SAID LOT 28 AND WITH THE SOUTH LINE OF SAID LOT 27, TO A RECORD POINT BEING THE NORTHEAST CORNER OF SAID LOT 28 AND BEING THE SOUTHWEST CORNER OF LOT 27 AND BEING IN THE WEST R.O.W. LINE OF CENTERVIEW DRIVE WITH A TIE TO A 1.2" REBAR FOUND WITH "C.L.P.L.N." CAP WHICH BEARS S89°52'32"E, 0.27'.
THENCE, S13°42'11"W 30.44' (S37°20'00"W 30.40') WITH THE EAST LINE OF SAID LOT 28 AND THE WEST R.O.W. LINE OF SAID CENTERVIEW DRIVE, TO A 1/2" MAG. NAIL SET IN CONCRETE BEING AN ANGLE POINT HEREOF.
THENCE, S89°19'51"W 98.68' (88°19'00"W 98.68') WITH THE EAST LINE OF SAID LOT 28 AND LOT 42 AND THE WEST R.O.W. LINE OF SAID CENTERVIEW DRIVE, TO A 1.2" REBAR FOUND BEING THE SOUTHWEST CORNER OF SAID LOT 41 AND THE NORTHEAST CORNER OF LOT 40.
THENCE, N89°52'32"W 126.69' (N87°58'00"W 126.50') ALONG THE SOUTH LINE OF LOT 41 AND THE NORTH LINE OF LOT 40, TO A 1.2" REBAR FOUND BEING THE SOUTHWEST CORNER OF LOT 41 AND THE NORTHEAST CORNER OF LOT 40 AND BEING IN THE EAST LINE OF LOT 42.
THENCE, S09°02'28"W 60.00' (S02°40'20"W 60.00') ALONG THE EAST LINE OF SAID LOT 42 AND THE WEST LINE OF SAID LOT 40, TO A 1.2" REBAR FOUND BEING THE SOUTHWEST CORNER OF SAID LOT 42 AND THE SOUTHWEST CORNER OF SAID LOT 40 AND BEING IN THE NORTH R.O.W. LINE OF GRANITE SHOALS.
THENCE, S89°52'32"W 70.00' (N87°58'00"W 70.00') ALONG THE SOUTH LINE OF SAID LOT 42 AND THE NORTH R.O.W. LINE OF SAID GRANITE SHOALS TO A 1.2" REBAR FOUND WITH "2012" CAP BEING THE SOUTH WEST CORNER OF LOT 42 AND THE SOUTHWEST CORNER OF LOT 42.
THENCE, N89°19'51"E (N87°20'00"E) ALONG THE WEST LINE OF LOT 42 AND THE EAST LINE OF LOT 43 PASSING A 1.2" REBAR FOUND WITH "2012" CAP AT 120.00' BEING THE NORTHWEST CORNER OF LOT 42 AND THE NORTHEAST CORNER OF LOT 43 AND BEING THE SOUTHWEST CORNER OF LOT 25 AND THE SOUTHWEST CORNER OF LOT 26 WITH A TOTAL DISTANCE OF 240.00' TO A RECORD POINT WITH A TIE TO A MAG. NAIL FOUND WITH "2012" WASHER BEARS N11°10'44"E 0.18' BEING THE NORTHWEST CORNER OF LOT 26 AND THE NORTHWEST CORNER OF LOT 25 AND BEING IN THE SOUTH R.O.W. LINE OF LYNDON DRIVE.
THENCE, S89°52'32"E 70.00' (S87°58'00"E 70.00') ALONG THE NORTH LINE OF LOT 26 AND THE SOUTH R.O.W. LINE OF LYNDON DRIVE TO THE PLACE OF BEGINNING (P.O.B.).

SURVEYED SEPTEMBER 23, 2025
PREPARED DECEMBER 8, 2025

A REPLAT OF LOTS 26, 28, 41 AND 42,
SANDY HARBOR, SECTION FOUR,
LLANO COUNTY, TEXAS
TO BE KNOWN AS

**LOT 28-A,
SANDY HARBOR, SECTION FOUR,
LLANO COUNTY, TEXAS**

OFFICE: J.FRAILEY	FIELD: T.MARTINKA	JOB#: 17047	SHEET 1 OF 2
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LEGEND/ABBREVIATIONS	
●	1/2" REBARS FOUND ARE CONTROLLING MONUMENTS
○	MAG NAIL SET IN CONCRETE
⊗	1/2" REBAR FOUND WITH "2012" CAP
⊕	1/2" REBAR FOUND WITH "CUPLIN" CAP
⊙	MAG NAIL FOUND WITH "2012" WASHER
△	RECORD POINT
⋮	RECORD INFORMATION

SURVEYED SEPTEMBER 23, 2025
 PREPARED DECEMBER 8, 2025

A REPLAT OF LOTS 26, 28, 41 AND 42,
 SANDY HARBOR, SECTION FOUR,
 LLANO COUNTY, TEXAS
 TO BE KNOWN AS

PRELIMINARY PLAT FOR REVIEW
 PROCESS

**LOT 28-A,
 SANDY HARBOR, SECTION FOUR,
 LLANO COUNTY, TEXAS**

WILLIS AND ASSOCIATES
 SURVEYORS AND PLANNERS
 310 MAIN STREET
 MARBLE FALLS, TEXAS 78654
 (830) 693-3566
 FIRM NUMBER: 10194764

OWNERS:
 JOHN DELANEY & MARLO SCOTT
 294 CENTERVIEW DRIVE
 HORSESHOE BAY, TEXAS 78657
 (714) 398-5440

LYNDON DRIVE
(50' WIDE R.O.W.)

P.O.B.
N=10,171,823.72
E=2,895,152.91

LOT 27
SANDY HARBOR, SECTION FOUR,
125, P.R.L.C.T.
CARROLL HUGHES, 1331/191 O.P.R.L.C.T.

LOT 25
SANDY HARBOR, SECTION FOUR,
125, P.R.L.C.T.
DAVID OESTRICK & DEEANN OESTRICK
1000/0248 O.P.R.L.C.T.

LOT 28-A
0.77 ACRES

LOT 26
JOHN DELANEY & MARLO SCOTT
125, P.R.L.C.T.

LOT 42
JOHN DELANEY & MARLO SCOTT
125, P.R.L.C.T.

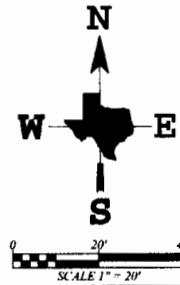
LOT 41
JOHN DELANEY & MARLO SCOTT
125, P.R.L.C.T.

LOT 43
SANDY HARBOR, SECTION FOUR,
125, P.R.L.C.T.
DAVID OESTRICK & DEEANN OESTRICK
1000/0248 O.P.R.L.C.T.

LOT 40
SANDY HARBOR, SECTION FOUR,
125, P.R.L.C.T.
JOE CURTIS COLE JR. & LEE ANNE COLE
1332/3868 O.P.R.L.C.T.

GRANITE SHOALS
(50' WIDE R.O.W.)

CENTERVIEW DRIVE
(10' WIDE R.O.W.)



LEGEND/ABBREVIATIONS

	1/2" REBARS FOUND ARE CONTROLLING MONUMENTS
	MAG NAIL SET IN CONCRETE
	1/2" REBAR FOUND WITH "2012" CAP
	1/2" REBAR FOUND WITH "CUPLIN" CAP
	MAG NAIL FOUND WITH "2012" WASHER
	RECORD POINT
	RECORD INFORMATION

SURVEYED SEPTEMBER 23, 2025
PREPARED DECEMBER 8, 2025

A REPLAT OF LOTS 26, 28, 41 AND 42,
SANDY HARBOR, SECTION FOUR,
LLANO COUNTY, TEXAS
TO BE KNOWN AS

LOT 28-A,
SANDY HARBOR, SECTION FOUR,
LLANO COUNTY, TEXAS



WILLIS AND ASSOCIATES
SURVEYORS AND PLANNERS
310 MAIN STREET
MARBLE FALLS, TEXAS 78654
(830) 693-3566
FIRM NUMBER: 10194764

OWNERS:
JOHN DELANEY & MARLO SCOTT
294 CENTERVIEW DRIVE
HORSESHOE BAY, TEXAS 78657
(714) 398-5440

APPENDIX F

SUBDIVISION REPLAT APPLICATION

(REFER TO ARTICLE 3)

A completed application must be received by Llano County 30 days prior to any scheduling of preliminary plat hearings in Commissioner's Court. The application should be completed in all applicable aspects and contain the required signatures from the respective entities concerned. It is the responsibility of the owner and authorized agent to obtain a current set of subdivision regulations from the County Clerk's office and to provide all materials and to follow all guidelines contained therein. Any constructions of roads or improvements for proposed development prior to approval from the Llano County Commissioner's Court are at the developer's own risk.

VOLUME 1 PAGE 25
INSTRUMENT NO. 22-07441
INSTRUMENT NO. 25-02657
INSTRUMENT NO. 26-00452

APPLICATION DATE: 4/02/2026 APPLICATION # 38236
PROJECT NAME: Replat of Lots 26, 28, 41 and 42, Sandy Harbor, Section Four, Llano County, Texas
PRECINCT NO: 1 2 3 4
JURISDICTION: LLANO COUNTY CITY LIMITS Horseshoe Bay ETJ OUTSIDE ALL CITY LIMITS AND ETJs
DATE PAID: 04/07/2026 AMOUNT \$ 100.00 CHECK # CC PAYMENT RECEIPT # 1259
PUBLIC NOTICES: DATES RUN: _____

AMENDED PLAT / REPLAT

CURRENT LEGAL DESCRIPTION: Lots 26, 28, 41 and 42, Sandy Harbor, Section Four, Llano County, Texas
CURRENT LAND AREA IN ACRES: 0.77 CITY ETJ: _____
TO BE KNOWN AS: Lot 28-A, Sandy Harbor, Section Four, Llano County, Texas
TOTAL NUMBER OF PROPOSED LOTS: 1 PROPOSED ACREAGE OF EACH LOT: 0.77
TOTAL ACREAGE: 0.77

EXISTING WATER SOURCE: PUBLIC-Provide proof of service PRIVATE WATER WELL COMMUNITY WELL; SHOW ON PLAT REGARDLESS OF USAGE
 EXISTING WASTEWATER SOURCE: PUBLIC -Provide proof of service PRIVATE SEPTIC (Permitting Jurisdiction: _____)
 PROPOSED WATER SOURCE: PUBLIC WATER SUPPLY PRIVATE WATER WELL

MINIMUM LOT SIZE BEING MET: Yes No
BUILDING SETBACKS: (Existing Yes No) FRONT 20 FEET; SIDE 10 FEET;
BACK 10 FEET
UTILITY EASEMENTS: (Existing Yes No) FRONT 5 FEET; SIDE 5 FEET;
BACK 5 FEET

LOT USE-RESIDENTIAL: Yes COMMERCIAL / INDUSTRIAL: No

ROAD FRONT: COUNTY STATE: PRIVATE:

NAME OF PROPERTY OWNER: John Delaney and Marlo Scott
ADDRESS: 294 Centerview Drive, Horseshoe Bay, Texas 78657
TELEPHONE NUMBER: (714) 398-5440

CONTACT PERSON TO APPEAR IN COMMISSIONER'S COURT

NAME: Donald Sherman, R.P.L.S. No. 1877

ADDRESS: 310 Main Street, Marble Falls, TX, 78654

TELEPHONE NUMBER: (830) 693-3566

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

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 (Current Deeds)

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:

UTILITY LETTERS:

WATER

PUBLIC WATER SUPPLY

PRIVATE WATER WELL - GROUNDWATER AVAILABILITY INFORMATION ATTACHED

WASTEWATER

PUBLIC SEWER SERVICE

PRIVATE SEPTIC SYSTEM EXISTING (Permit # _____)

SEWER

ELECTRIC

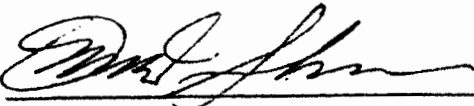
GAS

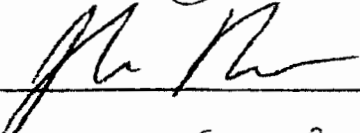
PHONE

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.

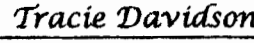
APPLICANT'S SIGNATURE:  DATE: 5/18/26


OWNER'S SIGNATURE: x  DATE: 2/20/2026

OWNER'S SIGNATURE: x  DATE: 2-170/2026

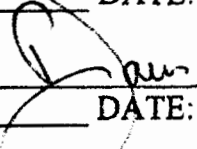
REPLAT REVIEW COUNTY SIGNATURES

DEVELOPMENT SERVICES SIGNATURE: 
NAME: Cristy Rogers Vaught TITLE: Dev. Services Administrator DATE: 4/27/2026

9-1-1 COORDINATOR SIGNATURE: 
NAME: Tracie Davidson DATE: 4/27/2026

COUNTY SURVEYOR: 
NAME: JOHN A. ABLES DATE: 4/23/26

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

COUNTY COMMISSIONER: 
NAME: PETER JONES DATE: 4/28/2026

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