

LLANO SURVEYING & MAPPING, L.L.C.

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File Registration #: 14888-02



REPLAT OF LOTS NO. 241, 242, 243, 260, 261, 262, AND 263, SANDY HARBOR, SECTION 4, A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 25, LLANO COUNTY PLAT RECORDS, TO BE KNOWN AS LOT NO. 241A.

STATE OF TEXAS
COUNTY OF LLANO:

KNOW ALL MEN BY THESE PRESENTS THAT JOHN CHILDERS and SARAH CHILDERS BEING THE OWNERS OF THOSE CERTAIN LOTS NO. 241, 242, 243, 260, 261, 262, AND 263, SANDY HARBOR, SECTION 4, A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 25, LLANO COUNTY PLAT RECORDS, LLANO COUNTY, TEXAS, DESCRIBED IN A DEED OF RECORD IN DOCUMENT NO. 25-04924, LLANO COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY JOIN IN THIS REPLAT AS SHOWN HEREON AND DO HEREBY ADOPT THIS PLAT TO BE KNOWN AS "REPLAT OF LOTS NO. 241, 242, 243, 260, 261, 262, AND 263, SANDY HARBOR, SECTION 4, A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 25, LLANO COUNTY PLAT RECORDS, TO BE KNOWN AS LOT NO. 241A," AS THE OFFICIAL PLAT OF SAME.

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

JOHN CHILDERS - OWNER

SARAH CHILDERS - OWNER

STATE OF TEXAS
COUNTY OF LLANO:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOHN CHILDERS and SARAH CHILDERS, 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 COUNTY 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:

THE ATTACHED PLAT OF "REPLAT OF LOTS NO. 241, 242, 243, 260, 261, 262, AND 263, SANDY HARBOR, SECTION 4, A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 25, LLANO COUNTY PLAT RECORDS, TO BE KNOWN AS LOT NO. 241A," WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING THEREIN 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. HARDY, COUNTY JUDGE, LLANO COUNTY, TEXAS

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

STATE OF TEXAS
COUNTY OF LLANO:

I, CEDILIA 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 WAS DULY RECORDED THIS _____ DAY OF _____, 2026, AT _____ O'CLOCK _____ M., BY INSTRUMENT NO. _____.

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

CEDILIA MCCLINTOCK, COUNTY CLERK, LLANO COUNTY, TEXAS

BY: _____

STATE OF TEXAS
COUNTY OF LLANO:

I, JOHN A. ABLES, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT HEREIN IS A TRUE AND CORRECT REPRESENTATION AND DELINEATION OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN JULY, 2025.

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

JOHN A. ABLES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8102

NOTES:

THIS PLAT HEREBY DELETES AND TAKES THE PLACE OF THAT CERTAIN LOTS NO. 241, 242, 243, 260, 261, 262, AND 263, SANDY HARBOR, SECTION 4, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 25, LLANO COUNTY PLAT RECORDS.

THE PROPERTY DEPICTED HEREIN DOES NOT LIE WITHIN THE EXU OF A MUNICIPALITY.

THE PROPERTY SHOWN HEREIN DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE LLANO COUNTY FLOOD INSURANCE RATE MAP NO. 4808000200, EFFECTIVE DATE 5/2/2012.

ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGH-LAND LAKES INTERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT L.C.R.A. INTERSHED MANAGEMENT AT 1-800-778-5372, EXTENSION 2324 FOR MORE INFORMATION.

EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED WITHIN THIS SUBDIVISION 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.

PEC IS THE ELECTRIC PROVIDER FOR THE PROPERTY SHOWN HEREIN.

EXISTING WATER WELL WILL BE USED FOR IRRIGATION PURPOSES.

CORDX WATER SUPPLY IS THE WATER PROVIDER FOR THE PROPERTY SHOWN HEREIN.

SETBACKS & UTILITY EASEMENTS FOUND IN RESTRICTIONS FOR SANDY HARBOR, SECTION 4, FILED IN 134/284 L.C.O.P.R.

THIS REPLAT COMPLETES WITH THE CURRENT LLANO COUNTY SUBDIVISION REGULATIONS.

RECORD TITLE OWNER: JOHN CHILDERS and SARAH CHILDERS, 148 CHRISTINE CIRCLE, HORSESHOE BAY, TX 78057

NO NEW ROADS.

BEING 0.944 OF AN ACRE COMPOSED OF ALL OF LOTS 241, 242, 243, 260, 261, 262, AND 263, SANDY HARBOR, SECTION FOUR, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 25, LLANO COUNTY PLAT RECORDS (L.C.O.P.R.), SAID LOTS CONVEYED TO JOHN CHILDERS AND SARAH CHILDERS IN DOCUMENT NO. 25-04924, LLANO COUNTY OFFICIAL PUBLIC RECORDS (L.C.O.P.R.), AND DESCRIBED IN ONE TRACT BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 3/4" IRON ROD FOUND AT THE COMMON SOUTH CORNER OF SAID LOT 263 AND LOT 145A, REPLAT OF LOTS 145-148, 185-206, AND 228-240, AND 264-271, SANDY HARBOR, SECTION 4, SAID LOTS CONVEYED TO DAVID A. SMITH IN VOLUME 1478, PAGE 300, L.C.O.P.R., IN THE NORTH LINE OF RIDGE DRIVE, A 50 FOOT WIDE RIGHT OF WAY ACCORDING TO THE SAID PLAT OF SANDY HARBOR, SECTION FOUR, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF;

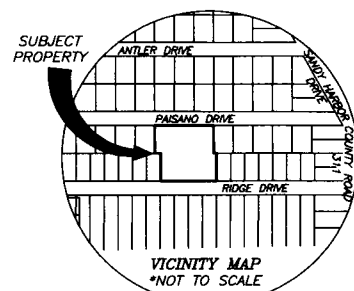
THENCE WITH THE WEST LINE OF LOT 263, THEN LOT 241, SAME BEING THE EAST LINE OF SAID LOT 145A, N 00°11'44" E 100.18 FEET TO A 2.5" IRON PIPE FENCE POST FOUND IN THE SOUTH LINE OF SAID LOT 241, FOR THE NORTHWEST CORNER OF LOT 263, AN EXTERIOR CORNER OF LOT 145A, N 89°35'48" W 20.00 FEET TO A 3/4" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 241, AN INTERIOR CORNER OF LOT 145A, AND

THENCE ALONG THE SOUTH LINE OF PASANO DRIVE, AND THE NORTH LINE OF LOTS 241, 242, AND 243, S 89°58'30" E 210.07 FEET TO A 3/4" IRON ROD FOUND FOR THE COMMON NORTH CORNER OF LOTS 243 AND 244, AND THE NORTHEAST CORNER HEREOF;

THENCE ALONG THE WEST LINE OF LOT 244, THEN LOT 259, SAID LOT 259 CONVEYED TO JAMES E. DUCKWORTH IN DOCUMENT NO. 22-01905, L.C.O.P.R., S 00°03'40" E 100.20 FEET TO A 3/4" IRON ROD FOUND (DISTURBED) IN THE NORTH LINE OF LOT 260, FOR THE COMMON SOUTH CORNER OF SAID LOTS 243 AND 244, S 89°11'24" E 8.80 FEET TO A 3/4" IRON ROD FOUND IN THE SOUTH LINE OF LOT 244 FOR THE COMMON NORTH CORNER OF LOTS 258 AND 260, AND S 00°00'07" W 100.08 FEET TO A 3/4" IRON ROD FOUND IN THE NORTH LINE OF ARDIE S40 RIDGE DRIVE FOR THE SOUTHWEST CORNER OF LOT 259, SAME BEING THE SOUTHEAST CORNER OF LOT 260 AND THE SOUTHWEST CORNER HEREOF;

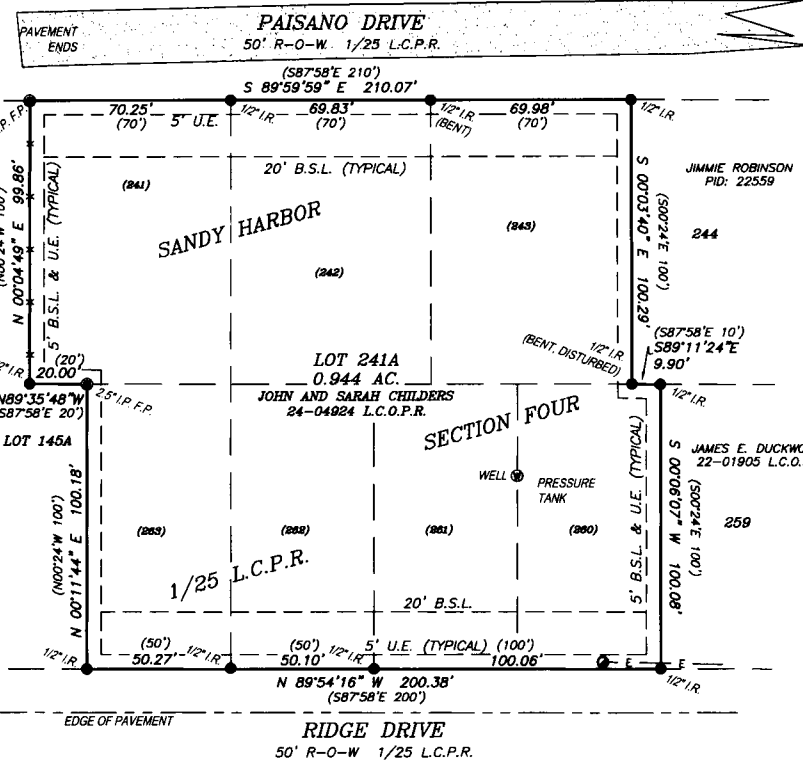
THENCE ALONG THE NORTH LINE OF RIDGE DRIVE, WITH THE SOUTH LINE OF LOTS 260, 261, 262, AND 263, N 89°54'16" W 200.38 FEET TO THE POINT OF BEGINNING HEREOF.

SUBJECT PROPERTY



0' 30'
SCALE: 1"=30'
BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM TEXAS CENTRAL ZONE (4203) NAD83
DISTANCE ARE GRID C.S.F.=0.9998717536

LEGEND
● 1/2" IRON ROD FOUND
○ 3/4" IRON ROD SET W/
ALLAN CAP "LLANOSURVEYING"
⊙ CHURNED IRON ROD FOUND
⊙ IRON PIPE FENCE POST
⊙ RECORD INFORMATION
--- B.S.L. BUILDING SETBACK LINE
--- U.E. UTILITY EASEMENT



REPLAT OF LOTS NO. 241, 242, 243, 260, 261, 262, AND 263, SANDY HARBOR, SECTION 4, A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 25, LLANO COUNTY PLAT RECORDS, TO BE KNOWN AS LOT NO. 241A.
FILED: 07/22/25 CREW: YC & DH DRAFTED: 01/28/26 BY: VCD
JOB#: 26010601 SHEET 1 OF 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 25
DOCUMENT NO. 25-04924

APPLICATION DATE: 04/10/2026 APPLICATION # 38282
 PROJECT NAME: REPLAT OF LOTS NO. 241, 242, 243, 244, 245, 246, 247, 248, AND 249, SANDY HARBOR SECTION 5, A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 25, LLANO COUNTY PLAT RECORDS, TO BE KNOWN AS LOT NO. 241A.
 PRECINCT NO: 1 2 3 4
 JURISDICTION: LLANO COUNTY CITY LIMITS _____ ETJ OUTSIDE ALL CITY LIMITS AND ETJs
 DATE PAID: 5/01/2026 AMOUNT \$ 100.00 CHECK # CC PMT RECEIPT # 1287
 PUBLIC NOTICES: DATES RUN: 5/12/26, 5/14/26 / 5/19/26

AMENDED PLAT / REPLAT

CURRENT LEGAL DESCRIPTION: REPLAT OF LOTS NO. 241, 242, 243, 244, 245, 246, 247, 248, AND 249, SANDY HARBOR SECTION 5, A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 25, LLANO COUNTY PLAT RECORDS
 CURRENT LAND AREA IN ACRES: 0.944 CITY ETJ: _____
 TO BE KNOWN AS: To be known as Lot No. 241A
 TOTAL NUMBER OF PROPOSED LOTS: 1 PROPOSED ACREAGE OF EACH LOT: 0.944
 TOTAL ACREAGE: 0.944

- 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 5 FEET; BACK 20 FEET
- UTILITY EASEMENTS: (Existing Yes No) FRONT 5 FEET; SIDE 5 FEET; BACK 5 FEET

LOT USE-RESIDENTIAL: yes COMMERCIAL / INDUSTRIAL: _____

ROAD FRONT: COUNTY STATE: PRIVATE:

NAME OF PROPERTY OWNER: John and Sarah Childers
 ADDRESS: 149 Christine Circle, Horseshoe Bay, Texas 78657
 TELEPHONE NUMBER: (512) 431-5059
 CONTACT PERSON TO APPEAR IN COMMISSIONER'S COURT
 NAME: Llano Surveying and Mapping, LLC - John Ables
 ADDRESS: 111 W. Main St, Llano, Texas 78643
 TELEPHONE NUMBER: (325) 247-4510

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
- 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 # _____)
 - 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: _____

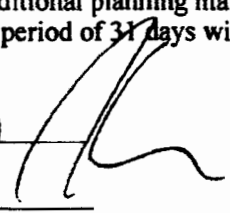
DATE: 04 / 10 / 2026

OWNER'S SIGNATURE: _____

DATE: 04 / 10 / 2026

John Childers - represented by *John Ables*

John Childers



REPLAT REVIEW COUNTY SIGNATURES

DEVELOPMENT SERVICES SIGNATURE: Cristy Rogers Vaught
NAME: Cristy Rogers Vaught TITLE: Dev. Services Administrator DATE: 5/11/2026

9-1-1 COORDINATOR SIGNATURE: Tracie Davidson
NAME: Tracie Davidson DATE: 5/11/2026

COUNTY SURVEYOR:
NAME: _____ DATE: _____

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

COUNTY COMMISSIONER:
NAME: PETER JONES DATE: 5/28/2026

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