

U.S. HIGHWAY NO. 71
(150' R.O.W.) (98/589)

OWNERS: TIMOTHY D. POOLE AND ALISA M. POOLE

LEGAL DESCRIPTION: TRACT NO. TWENTY-FIVE (25), DOUBLE HORN, SECTION NO. TWO (2), A SUBDIVISION LOCATED IN THE CITY OF DOUBLE HORN, BURNET COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET 2, SLIDE 160-C, PLAT RECORDS OF BURNET COUNTY, TEXAS, ALSO LOCALLY KNOWN AS 105 CROSS TRAIL, SPICEWOOD, TEXAS.



LEGEND

- IRON ROD FOUND
- TxDOT TYPE I CONCRETE MONUMENT

SURVEYOR'S NOTES:

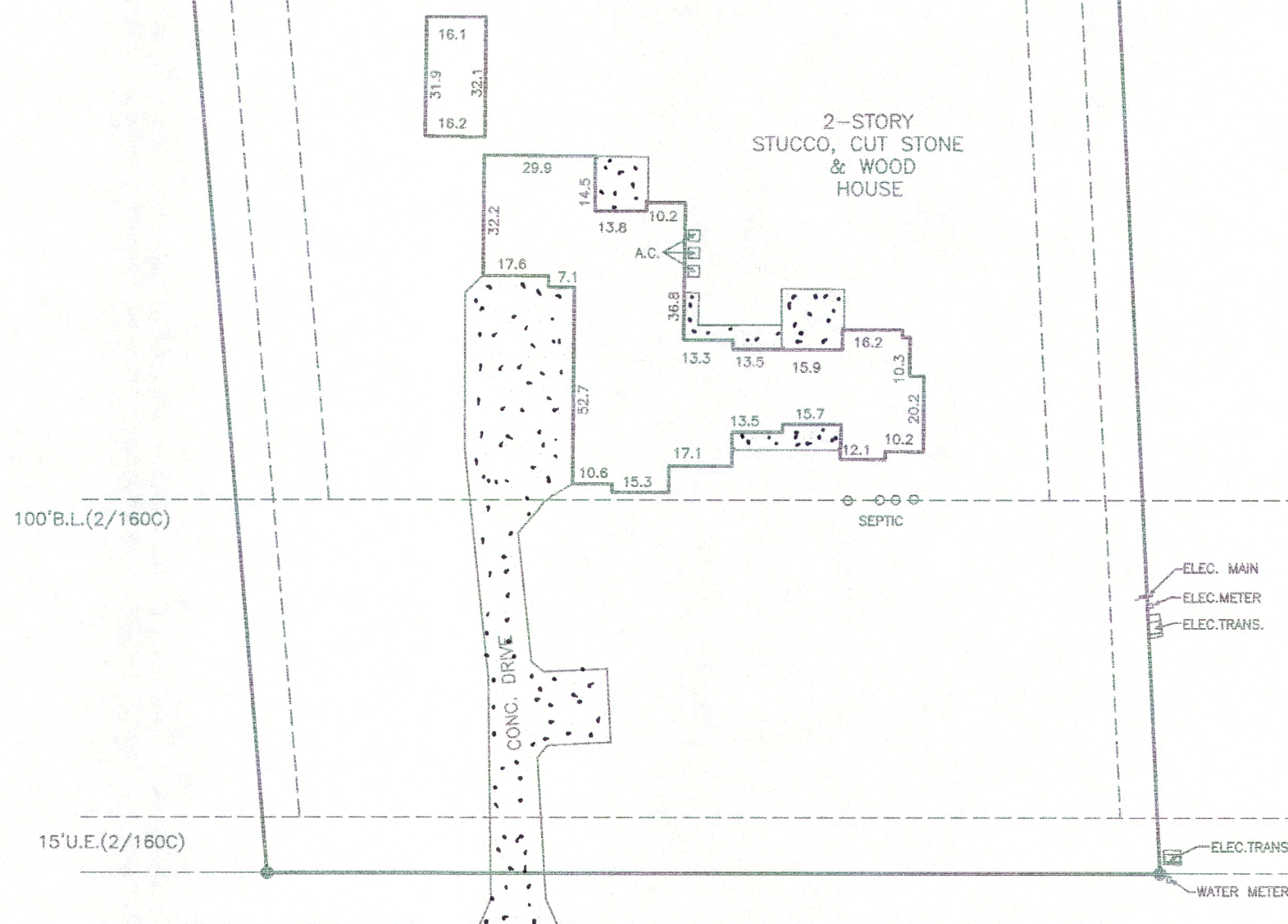
1. THIS TRACT IS SUBJECT TO RESTRICTIONS FOR DOUBLE HORN, SECTION TWO, AS RECORDED IN VOLUME 899, PAGE 570, AS AMENDED IN DOCUMENT NO. 201007694, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS. THIS TRACT MAY BE SUBJECT ADDITIONAL RESTRICTIONS FOR DOUBLE HORN, SECTION ONE, AS RECORDED IN VOLUME 867, PAGE 258, AS AMENDED IN DOCUMENT NO. 201007697, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS; FOR DOUBLE HORN, SECTION THREE, AS RECORDED IN VOLUME 947, PAGE 942, AS AMENDED IN DOCUMENT NO. 201007695, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS; AND FOR DOUBLE HORN, SECTION FOUR, AS RECORDED IN VOLUME 1316, PAGE 465, AS AMENDED IN DOCUMENT NO. 201007696, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
2. THIS TRACT APPEARS TO BE SUBJECT TO BY-LAWS SET OUT IN DOCUMENT NOS. 201007693 AND 201601311, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
3. THIS TRACT APPEARS TO BE SUBJECT TO THAT MANAGEMENT CERTIFICATE RECORDED IN DOCUMENT NO. 201310547, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
4. THIS TRACT APPEARS TO BE SUBJECT TO DOUBLE HORN IMPROVEMENT ASSOCIATION, INC. RESOLUTIONS SET OUT IN DOCUMENT NO. 201506921, 201506922, 201605699 AND 201712418 OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
5. THE CHANNEL EASEMENT GRANTED TO THE STATE OF TEXAS IN VOLUME 98, PAGE 589, DEED RECORDS OF BURNET COUNTY, TEXAS, DOES NOT DIRECTLY AFFECT THIS TRACT.
6. THE BOUNDARY LINE AGREEMENT OF RECORD IN VOLUME 899, PAGE 588, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DOES NOT DIRECTLY AFFECT THIS TRACT.
7. THIS TRACT APPEARS TO BE AFFECTED BY THAT AFFIDAVIT AS TO WATER SYSTEM OWNERSHIP AND OPERATION OF RECORD IN VOLUME 1057, PAGE 969, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AS UPDATED AND CORRECTED IN VOLUME 1206, PAGE 838, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
8. THE STREETS AND COMMON AREAS OF DOUBLE HORN ARE SUBJECT TO DEEDS OF RECORD IN DOCUMENT NOS. 200809357 AND 200809358, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
9. THIS TRACT IS LOCATED WITHIN THE CITY OF DOUBLE HORN PER CITY ORDINANCE 2019-ORD0001, OF RECORD IN DOCUMENT NO. 201902535, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

TRACT 25

4.25 ACRES±
(4.25 ACRES)

TRACT 24

TRACT 26



CMM
McMinn
Land Surveying Company
4008 GREENMOUNTAIN LANE
AUSTIN, TEXAS 78759
(512) 343-1970
FIRM NO. 10094300
CMM

TO TIMOTHY D. POOLE AND ALISA M. POOLE, FIRST UNITED BANK AND TRUST COMPANY, CHICAGO TITLE OF TEXAS, LLC AND CHICAGO TITLE INSURANCE COMPANY, EXCLUSIVELY;

The undersigned does hereby state that this survey was this day made on the ground of the property legally described hereon and is correct to the best of my knowledge, and that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines or roads in place except as shown or noted hereon, and that said property has access to and from a dedicated roadway, except as shown or noted hereon.

C. Michael McMinn, Jr., R.P.L.S.No. 4267

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE IN GREEN INK AND THE IMPRESSION SEAL OF THE ABOVE SURVEYOR.

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G.F. CTA-22-CTA2101310Rea
DATE May 28, 2021
SCALE 1" = 40'
FB/PG 330/41
J.O.# 052621

S 80°48'47"E 240.31'
(N 80°48'47"E 240.00')
BEARING BASIS

105 CROSS TRAIL
(50' R.O.W.)