

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, SUSAN TURNER PIERCE, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER(S) OR OWNER(S), DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS "LOT 4C, BLOCK NO. 1, LA VENTANA SUBDIVISION PHASE 8-B", AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS -OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS AND FENCES MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF MARBLE FALLS. FENCES ARE NOT ALLOWED IN FLOOD PLAIN EASEMENTS. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF MARBLE FALLS USE THEREOF. THE CITY OF MARBLE FALLS AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF MARBLE FALLS AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF MARBLE FALLS, TEXAS.

BY: BANK OF THE WEST - OWNER
SUSAN TURNER PIERCE - AREA PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED SUSAN TURNER PIERCE, INDIVIDUALLY AND, DULY AUTHORIZED OFFICER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, DONALD SHERMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF A "LOT 4C, BLOCK NO. 1, LA VENTANA SUBDIVISION PHASE 8-B", WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND.

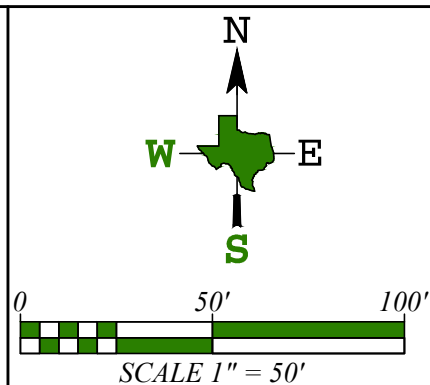
DONALD SHERMAN, R.P.L.S. NO. 1877





THIS "LOT 4C, BLOCK NO. 1, LA VENTANA SUBDIVISION PHASE 8-B" HAS BEEN SUBMITTED TO THE CITY OF MARBLE FALLS, AND IS DULY CONSIDERED AND FOUND TO COMPLY WITH THE LAWS AND STATUTES OF THE STATE OF TEXAS AND CITY ORDINANCES OF THE CITY OF MARBLE FALLS, TEXAS. THIS MINOR REPLAT IS HEREBY APPROVED FOR RECORDING IN THE BURNET COUNTY PLAT RECORDS.

SCARLET MORENO, ASSISTANT DIRECTOR OF DEVELOPMENT SERVICES
CITY OF MARBLE FALLS, TEXAS

CHRISTINA McDONALD, CITY SECRETARY
CITY OF MARBLE FALLS, TEXAS

1. THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 4A AND LOT 4B, BLOCK NO. 1, LA VENTANA SUBDIVISION PHASE 8-B, INTO ONE LOT.
2. ALL PROPERTY HEREIN IS SUBJECT TO THE CITY OF MARBLE FALLS' NON POINT-SOURCE POLLUTION CONTROL ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED. PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES, CONTACT THE CITY OF MARBLE FALLS, ITS ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.
3. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD 83.
4. THE PROPERTY SHOWN HEREON IS NOT WITHIN THE ZONE "AE" SPECIAL FLOOD HAZARD AREA, AS SHOWN ON BURNET COUNTY, CITY OF MARBLE FALLS "FIRM" MAP NO. 48053C 0584G DATED NOVEMBER 1, 2019.
5. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
6. ALL PROPERTY HEREIN IS SUBJECT TO THE CURRENT ADOPTED CITY OF MARBLE FALLS LAND USE REGULATIONS AND/OR ZONING ORDINANCE.
7. THERE IS NO PUBLIC RIGHT OF WAY BEING DEDICATED TO THE CITY OF MARBLE FALLS, AND/OR NO NEW ROADWAY BEING DEDICATED WITH THIS PLAT.
8. ALL UTILITY EASEMENTS HEREIN ARE DEDICATED EXCLUSIVELY TO THE CITY OF MARBLE FALLS AND ERECTION OR INSTALLATION OF BUILDINGS, STRUCTURES, AND IMPROVEMENTS IS STRICTLY PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED IN WRITING BY THE CITY OF MARBLE FALLS.



LEGEND/ABBREVIATIONS	
	1/2" REBAR FOUND
	1/2" REBAR FOUND WITH "4452" CAP
	1/2" REBAR SET WITH "WILLIS" CAP
	COMPUTED POINT
()	RECORD INFORMATION



MONUMENT OF RECORD DIGNITY NOTE:
ARE ALL 1/2" REBARS FOUND WITH AND WITHOUT CAPS.

LOT 4C, BLOCK NO. 1,
LA VENTANA SUBDIVISION, PHASE 8-B,

BEING A MINOR REPLAT OF LOT 4A AND LOT 4B, BLOCK NO. 1,
LA VENTANA SUBDIVISION, PHASE 8-B, RECORDED IN 202310817,
OFFICIAL PUBLIC RECORDS, BURNET COUNTY TEXAS

FIRE LANE EASEMENT CURVE TABLE				
CURVE	ARC	RADIUS	BEARING	LENGTH
C1	51.12'	50.00'	N86°19'02"W	48.92'
C2	12.65'	25.00'	S71°31'23"E	12.52'
C3	26.62'	25.00'	S63°28'33"E	25.38'
C4	29.31'	50.00'	N49°46'08"E	28.90'
C5	37.67'	25.00'	S23°24'06"W	34.20'
C6	26.15'	25.00'	N49°43'48"W	24.98'
C7	19.79'	50.00'	S68°21'47"E	19.66'
C8	25.56'	25.00'	N86°19'02"W	24.46'

FIRE LANE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L2	N64° 23' 32"E	61.07'
L3	S57° 01' 36"E	16.09'
L4	S86° 01' 10"E	34.15'
L5	N32° 58' 24"E	75.78'
L6	S57° 01' 36"E	26.00'
L7	S32° 58' 24"W	74.37'
L8	S19° 45' 40"E	21.42'
L9	S19° 45' 40"E	44.49'
L10	S57° 01' 36"E	15.79'
L11	N64° 23' 32"E	60.74'

<i>LINE TABLE</i>			
<i>LINE</i>	<i>BEARING</i>	<i>LENGTH</i>	
<i>L1</i>	<i>S84° 09' 20"W</i>	<i>12.98'</i>	
<i>(L1)</i>	<i>(S84° 09' 20"W)</i>	<i>(12.98')</i>	