



STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: That I, SHERRIE WILLIAMSON, being the owner of Lot Nos. 1, 2 and 3, as shown on the plat of Crown Creek, A Private Subdivision, recorded in Cabinet 2, Slides 186B through 156D of the Plat Records of Burnet County, Texas do hereby replat same as shown hereon and do hereby adopt this plat to be known as "A REPLAT OF LOT NOS. 1, 2 and 3, CROWN CREEK, A PRIVATE SUBDIVISION" as the official plat of same.

WITNESS MY HAND this 2nd day of Oct, 2014.

STATE OF TEXAS:
COUNTY OF BURNET:

Before me, in and for said County and State, on this day personally appeared Sherrie Williamson, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged that she 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 2nd day of October, 2014.

STATE OF TEXAS:
COUNTY OF BURNET:

The attached plat of a portion of the Smith Bailey Survey No. 100, Abstract No. 55 and the Smith Bailey Survey No. 101, Abstract No. 56 and being all of those certain Lot Nos. 1, 2 and 3, as shown on the plat of Crown Creek, A Private Subdivision, recorded in Cabinet 2, Slides 186B through 156D of the Plat Records of Burnet County, Texas, known as "A REPLAT OF LOT NOS. 1, 2 and 3, CROWN CREEK, A PRIVATE SUBDIVISION" 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 Burnet County, Texas.

TO CERTIFY WHICH, the undersigned as County Judge of Burnet County, Texas, this 9 day of Oct, 2014.

ATTEST:
Janet Parker, County Clerk, Burnet County, Texas

STATE OF TEXAS:
COUNTY OF BURNET:

I, Charles Calhoun, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat of "A REPLAT OF LOT NOS. 1, 2 and 3, CROWN CREEK, A PRIVATE SUBDIVISION" 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.

WITNESS MY HAND AND OFFICIAL SEAL this 22 day of Sept, 2014

STATE OF TEXAS:
COUNTY OF BURNET:

The attached plat of "A REPLAT OF LOT NOS. 1, 2 and 3, CROWN CREEK, A PRIVATE SUBDIVISION" was found to comply with the Subdivision Regulations of Burnet County, Texas and was approved for filing thereof in the Plat Records of Burnet County, Texas.

TO CERTIFY WHICH, the undersigned as County Commissioner Precinct 1 of Burnet County, Texas, this 9 day of Oct, 2014.

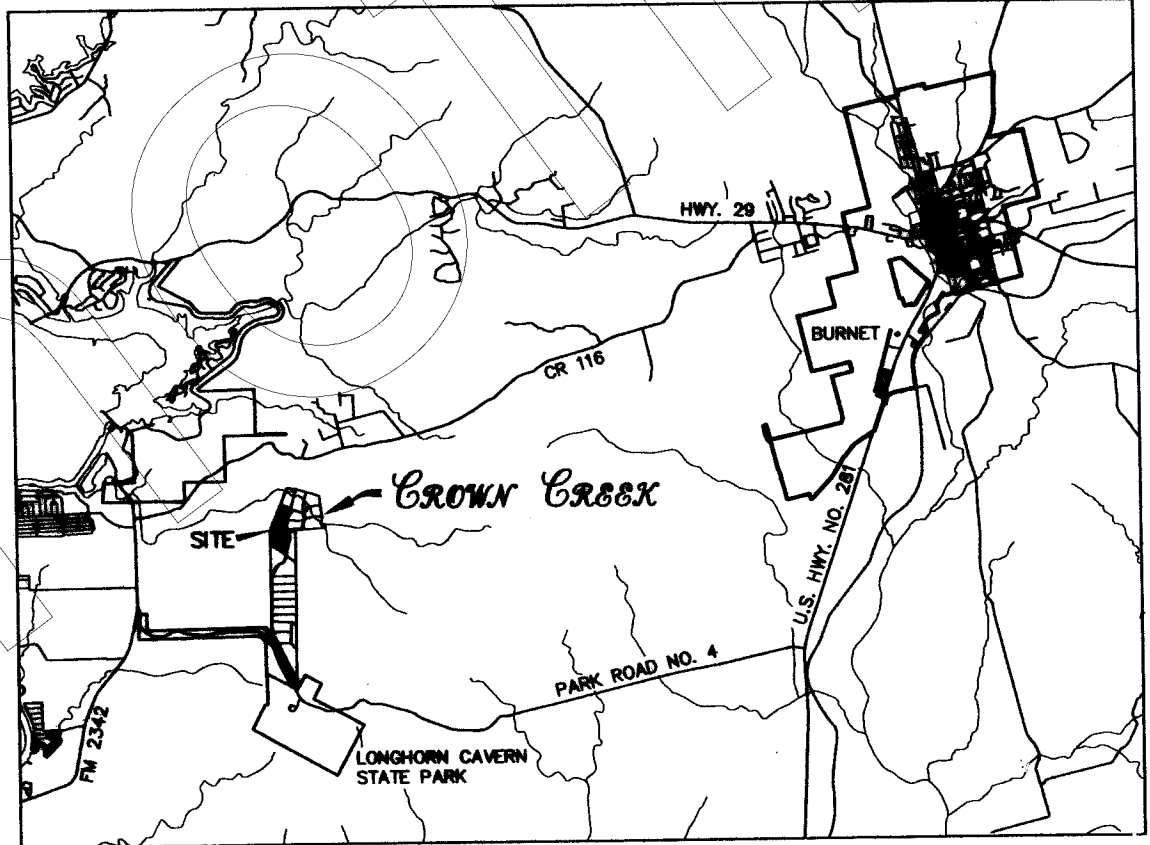
Bill Neve, Commissioner Precinct 1, Burnet County, Texas

NOTES:

1. THIS PLAT HEREBY DELETES AND TAKES THE PLACE OF THOSE CERTAIN LOT NOS. 1, 2 AND 3, CROWN CREEK, A PRIVATE SUBDIVISION IN BURNET COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET 2, SLIDES 186B-D, PLAT RECORDS OF BURNET COUNTY, TEXAS.
2. THE PROPERTY SHOWN HEREON DOES LIE WITHIN ZONE X, DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 480530475F, DATED MARCH 15, 2012.
3. 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 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
4. EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION.
5. WATER IS PROVIDED BY PRIVATE WELLS.
6. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
7. GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
8. ELECTRICAL SERVICE IS PROVIDED BY PEDERNALES ELECTRIC COOP.
9. TELEPHONE SERVICE IS PROVIDED BY GENERAL TELEPHONE COMPANY.
10. IN APPROVAL OF THIS PLAT THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS IT IS UNDERSTOOD THAT BUILDING AND MAINTENANCE OF ALL STREET, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT AND BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS AND OTHER THOROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR DEVELOPERS OF THE TRACT OF LAND COVERED BY THIS PLAT ACCORDING TO THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS UNTIL SUCH TIME THAT THE ROADS ARE ACCEPTED AS COUNTY ROADS BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS.
11. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS DATED JANUARY 28, 2002.
12. THERE ARE NO NEW ROADS.
13. BASIS OF BEARINGS IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD83.

CURVE DATA					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	05°56'11"	1225.00'	127.63'	S10°01'22"W	127.58'
C3	32°37'33"	455.00'	258.09'	S03°18'19"E	255.60'
C5	16°20'13"	405.00'	115.48'	S11°28'59"E	115.09'
C7	42°16'27"	125.00'	92.23'	S17°51'21"W	90.15'
C9	15°10'40"	275.00'	72.85'	S31°24'14"W	72.63'
C11	11°50'26"	725.00'	148.83'	S17°53'42"W	148.56'
C14	09°53'58"	50.00'	87.18'	S01°58'27"W	76.55'
C15	00°31'06"	50.00'	52.81'	N82°07'59"E	50.39'

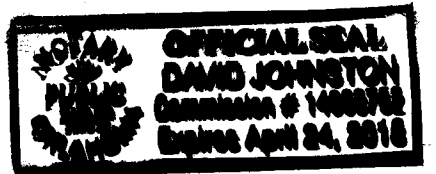
RECORD CURVE DATA					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
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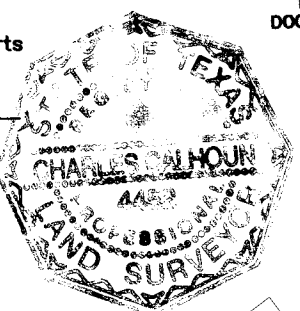
VICINITY MAP - NOT TO SCALE

MARBLE FALLS SURVEYING & MAPPING
1500 Ollie Lane
Marble Falls, Texas 78654
(830) 693-8815 Fax (830) 693-8915

OFFICIAL PUBLIC RECORDS
Janet Parker
October 28, 2014 10:25:32 AM
FEE: \$80.00
Janet Parker, County Clerk
Burnet County, Texas

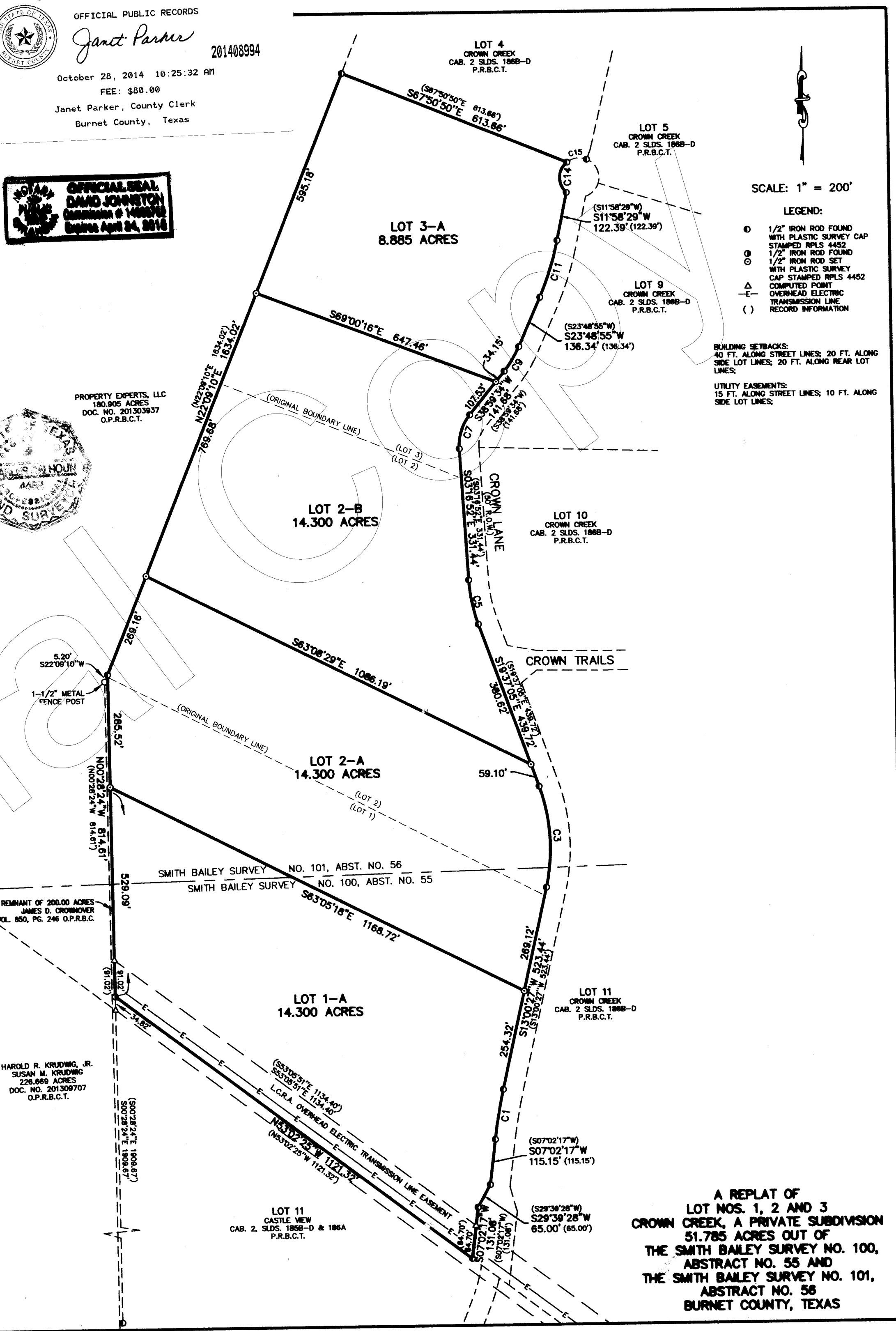


PROPERTY EXPERTS, LLC
180.905 ACRES
DOC. NO. 201303937
O.P.R.B.C.T.



REMANENT OF 200.00 ACRES
JAMES D. CROWNOVER
VOL. 850, PG. 246 O.P.R.B.C.

HAROLD R. KRUDWIG, JR.
SUSAN M. KRUDWIG
226.669 ACRES
DOC. NO. 201309707
O.P.R.B.C.T.



A REPLAT OF
LOT NOS. 1, 2 AND 3
CROWN CREEK, A PRIVATE SUBDIVISION
51.785 ACRES OUT OF
THE SMITH BAILEY SURVEY NO. 100,
ABSTRACT NO. 55 AND
THE SMITH BAILEY SURVEY NO. 101,
ABSTRACT NO. 56
BURNET COUNTY, TEXAS

Issued By:

BURNET CENTRAL APPRAISAL DIST
223 S PIERCE
P O BOX 908
BURNET, TX 78611

Property Information

Property ID: 66619 Geo ID: 03960-0000-00001-000
Legal Acres: 71.9500
Legal Desc: S3960 CROWN CREEK LOT 1-3 & 11 71.95
Situs: CROWN LN TX
DBA:
Exemptions:

Owner ID: 101359 100.00%
WILLIAMSON SHERRIE G
513 LAWS DR
NORMAN, OK 73072-3871

For Entities

Value Information

**WATER CONSERV DIST OF CENT	Improvement HS:	0
*BURNET COUNTY	Improvement NHS:	400
*BURNET ISD	Land HS:	0
*CO SPECIAL, ROAD & BRIDGE	Land NHS:	0
	Productivity Market:	487,821
	Productivity Use:	5,857
	Assessed Value	6,257

Property is receiving Ag Use

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
09/17/2014	TAX CERTIFICATE	10.00
	Total Fees Due:	10.00

Effective Date: 09/17/2014

Total Due if paid by: 09/30/2014

10.00

Tax Certificate Issued for:

	Taxes Paid in 2013
*BURNET COUNTY	22.10
*CO SPECIAL, ROAD & BRIDGE	2.62
*BURNET ISD	78.99
**WATER CONSERV DIST OF CENT	0.61

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 09/17/2014
Requested By: MARBLE FALLS SURVEYING
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office