

KNOW ALL MEN BY THESE PRESENTS: THAT ROBERT R. FRY & MARY A. FRY, BEING THE OWNERS OF LOT 6, SYCAMORE FALLS ESTATES, PHASE 1, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 1444 OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND BEING DESCRIBED IN DOCUMENT NO. 2018011469 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY REPEAT THE SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "LOTS 6A & 6B, SYCAMORE FALLS ESTATES, PHASE 1" AS THE OFFICIAL PLAT OF SAME AND DOES HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC

MARY A. FRY - OWNER

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ROBERT R. FRY & MARY A. FRY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE ATTACHED PLAT OF ALL OF LOT 6, SYCAMORE FALLS ESTATES, PHASE 1, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 144A OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "LOTS 6A & 6B SYCAMORE FALLS ESTATES, PHASE 1", 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.

THIS 27TH DAY OF JANUARY, 2025.

**DAMON BEIERLE, COMMISSIONER PRECINCT 2, BURNET COUNTY
COMMISSIONER COURT AUTHORIZED SIGNATORY**

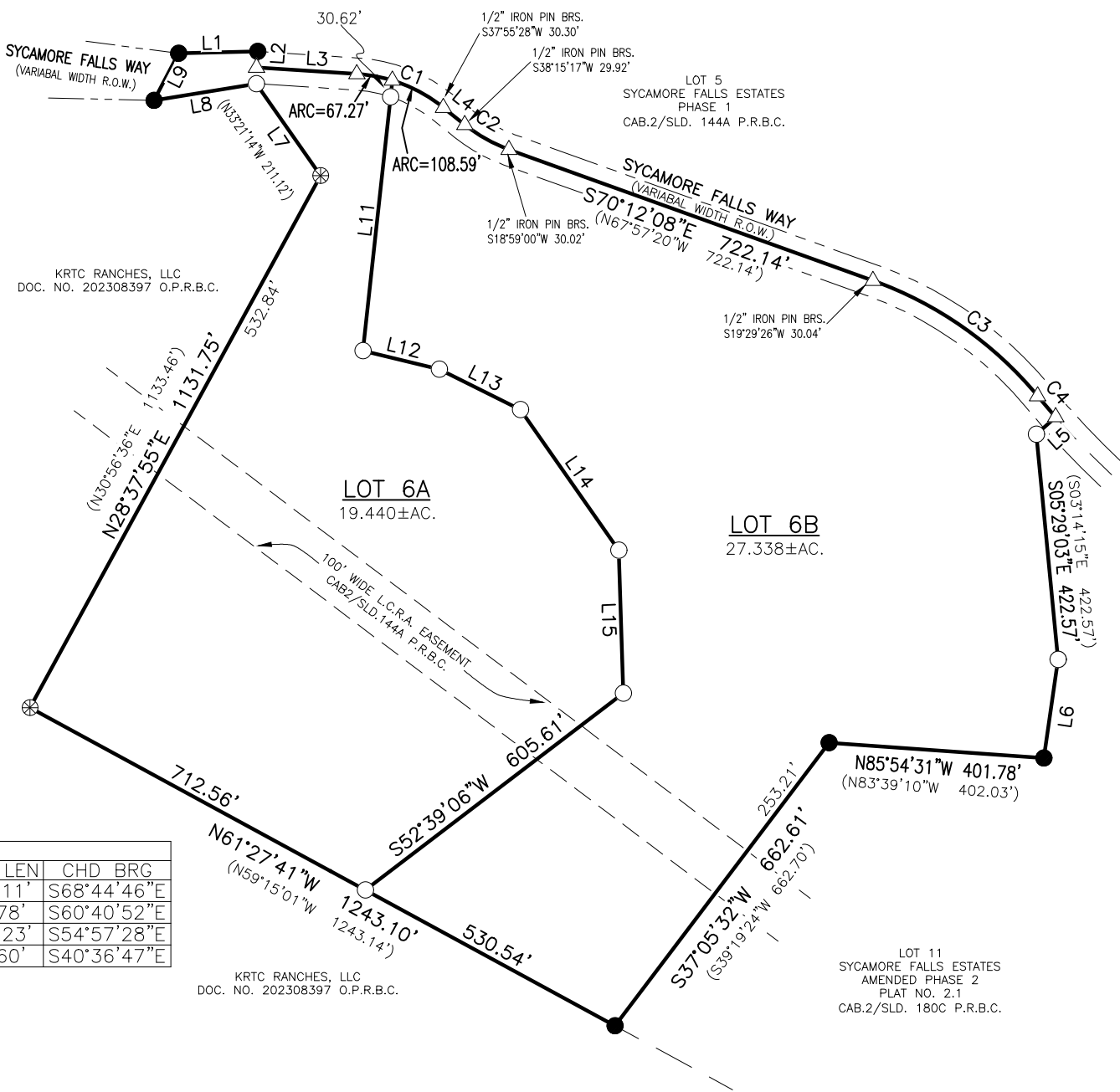
I, K.C. LUST, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS REPLAT OF "LOTS 6A & 6B, SYCAMORE FALLS ESTATES, PHASE 1" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION TO THE BEST OF MY BELIEFS AND KNOWLEDGE.

K.C. LUST, R.P.L.S. NO. 5273

PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33(e), THIS DOCUMENT IS "PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

LINE TABLE		
LINE	BEARING	DISTANCE
(L1)	N88°37'52"E	147.85'
(L1)	S89°12'15"E	147.88'
(L2)	S04°29'07"W	30.08'
(L2)	S05°54'52"W	30.00'
(L3)	S86°19'56"E	187.81'
(L3)	N84°05'08"W	187.81'
(L4)	S51°09'35"E	51.27'
(L4)	S48°54'47"E	51.27'
(L5)	S48°29'15"W	48.27'
(L5)	S50°44'03"E	48.27'
(L6)	S08°07'13"W	185.90'
(L6)	S10°19'26"W	185.78'
(L7)	N34°57'35"W	209.35'
(L8)	S80°42'07"W	193.23'
(L8)	S82°46'16"W	193.90'
(L9)	N27°29'02"E	99.13'
(L9)	N29°51'33"E	99.12'
(L11)	S06°10'59"W	507.66'
(L12)	S76°23'13"E	146.45'
(L13)	S63°29'14"E	169.49'
(L14)	S34°55'56"E	320.08'
(L15)	S01°49'38"W	266.98'

CURVE TABLE				
CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	286.47'	175.86'	173.11'	S68°44'46"E
C2	286.47'	95.22'	94.78'	S60°40'52"E
C3	712.79'	379.70'	375.23'	S54°57'28"E
C4	1643.33'	51.60'	51.60'	S40°36'47"E



1. WATER WILL BE PROVIDED BY WELL.
2. WASTE WATER WILL BE SUPPORTED BY O.S.S.F.
3. GARBAGE PICKUP IS AVAILABLE BY COMMERCIAL FIRM.
4. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY CURRENT SUBDIVISION REGULATIONS.
5. THIS PLAT HEREBY DELETES AND TAKES PLACE OF LOT 6, SYCAMORE FALLS ESTATES, PHASE I, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 144A OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.
6. ALL OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0605C, EFFECTIVE 11/1/2019.
7. SUBJECT TO ALL CURRENT LAND USE ORDINANCES AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.
8. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM - NAD 83, CENTRAL ZONE.
9. THE COORDINATES SHOWN HEREON ARE GRID VALUES, FOR SURFACE VALUES APPLY A COMBINED SCALE FACTOR OF 1.00013488 FEET.

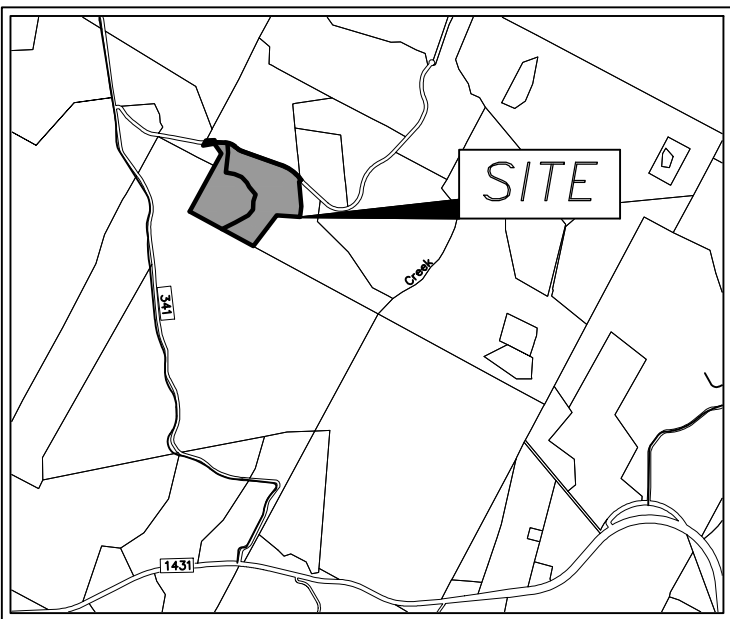
LOTS 6A & 6B, SYCAMORE FALLS ESTATES, PHASE I

PROJ. NO. 25038	
PREPARED FOR: FRY	
TECH: KCL	
APPROVED: K.C. LUST	
FIELDWORK PERFORMED ON: 1/23/25	
COPYRIGHT: 2025	PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		

1 OF 1
SHEET



LOCATION MAP
NOT TO SCALE

