

STATE OF TEXAS: _____:
COUNTY OF _____:

KNOW ALL MEN BY THESE PRESENTS: THAT MARGARET PEMBERTON, AND DAVY & ASHLEY DAVID, BEING THE OWNERS OF LOTS 204 & 205, ENCHANTED VALLEY, SECTION ONE, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 55C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND CONSISTING OF THOSE SAME TRACTS OR LOTS DESCRIBED IN VOLUME 1455, PAGE 510 AND DOCUMENT NO. 202112975, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY REPLAT THE SAME AS SHOWN HEREON AND DO HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "LOTS 204A & 205A, ENCHANTED VALLEY, SECTION ONE", AS THE OFFICIAL PLAT OF SAME AND DO HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC

IN WITNESS WHEREOF, HAS THE PRESENTS TO BE SIGNED ON THIS _____ DAY OF _____, 2025.

MARGARET PEMBERTON – OWNER

DAVY DAVID – OWNER

ASHLEY DAVID – OWNER

STATE OF TEXAS: _____:
COUNTY OF _____:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MARGARET PEMBERTON, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS: _____:
COUNTY OF _____:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVY DAVID & ASHLEY DAVID, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS: _____:
COUNTY OF BURNET:

THE ATTACHED PLAT OF ALL OF LOTS 204 & 205, ENCHANTED VALLEY, SECTION ONE, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 55C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "LOTS 204A & 205A, ENCHANTED VALLEY, SECTION ONE", 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 _____ DAY OF _____, 2025.

ATTEST:

JIM LUTHER, COMMISSIONER PRECINCT 1

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

STATE OF TEXAS: _____:
COUNTY OF BURNET:

I, K.C. LUST, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS REPLAT OF "LOTS 204A & 205A, ENCHANTED VALLEY, SECTION ONE", 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.

WITNESS MY HAND AND SEAL THIS 12TH DAY OF FEBRUARY, 2025.

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

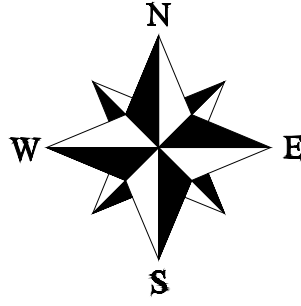
PRELIMINARY DOCUMENT FOR CLIENT REVIEW AND COMMENT: PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33(e). THIS DOCUMENT IS "PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

NOTES:

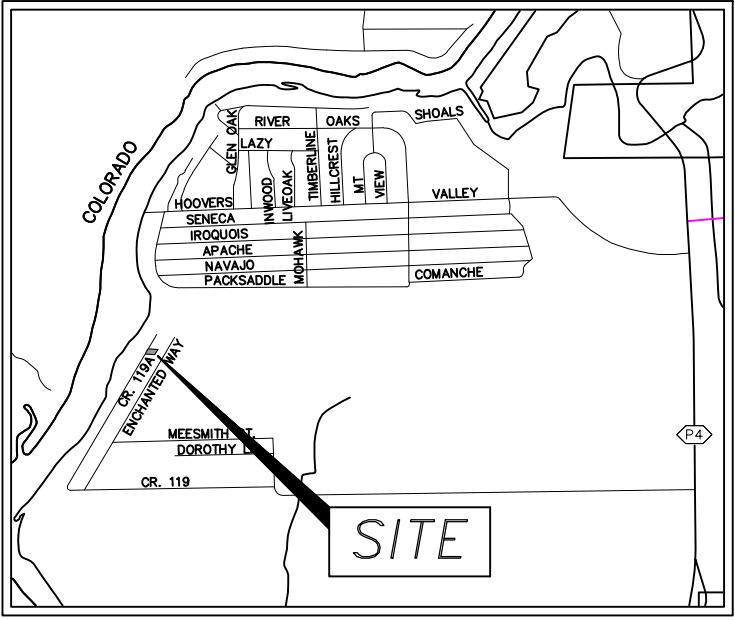
- WATER WILL BE PROVIDED BY WELL.
- WASTE WATER WILL BE SUPPORTED BY O.S.S.F.
- GARBAGE PICKUP IS AVAILABLE BY COMMERCIAL FIRM.
- THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY CURRENT SUBDIVISION REGULATIONS.
- THIS PLAT HEREBY DELETES AND TAKES PLACE OF LOTS 204 & 205, ENCHANTED VALLEY SECTION ONE, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 55C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.
- 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. 48053C0450F, EFFECTIVE 03/15/2012.
- SUBJECT TO ALL CURRENT LAND USE ORDINANCES AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.
- BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM – NAD 83, CENTRAL ZONE.
- THE COORDINATES SHOWN HEREON ARE GRID VALUES, FOR SURFACE VALUES APPLY A COMBINED SCALE FACTOR OF 1.00014563 FEET.
- EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED ON LOTS 204A & 205A 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. THESE LOTS MAY REQUIRE PROFESSIONALLY DESIGNED WASTEWATER DISPOSAL SYSTEMS DUE TO TOPOGRAPHICAL, GEOLOGICAL AND WATER WELL CONSIDERATIONS.
- 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.
- BUILDING SETBACKS AND EASEMENTS ARE TO CONFORM TO THE CURRENT SETBACK AND EASEMENT INFORMATION REFLECTED IN THE RESTRICTIONS OF ENCHANTED VALLEY SECTION ONE.

COUNTY SEAL AND FILING INFORMATION

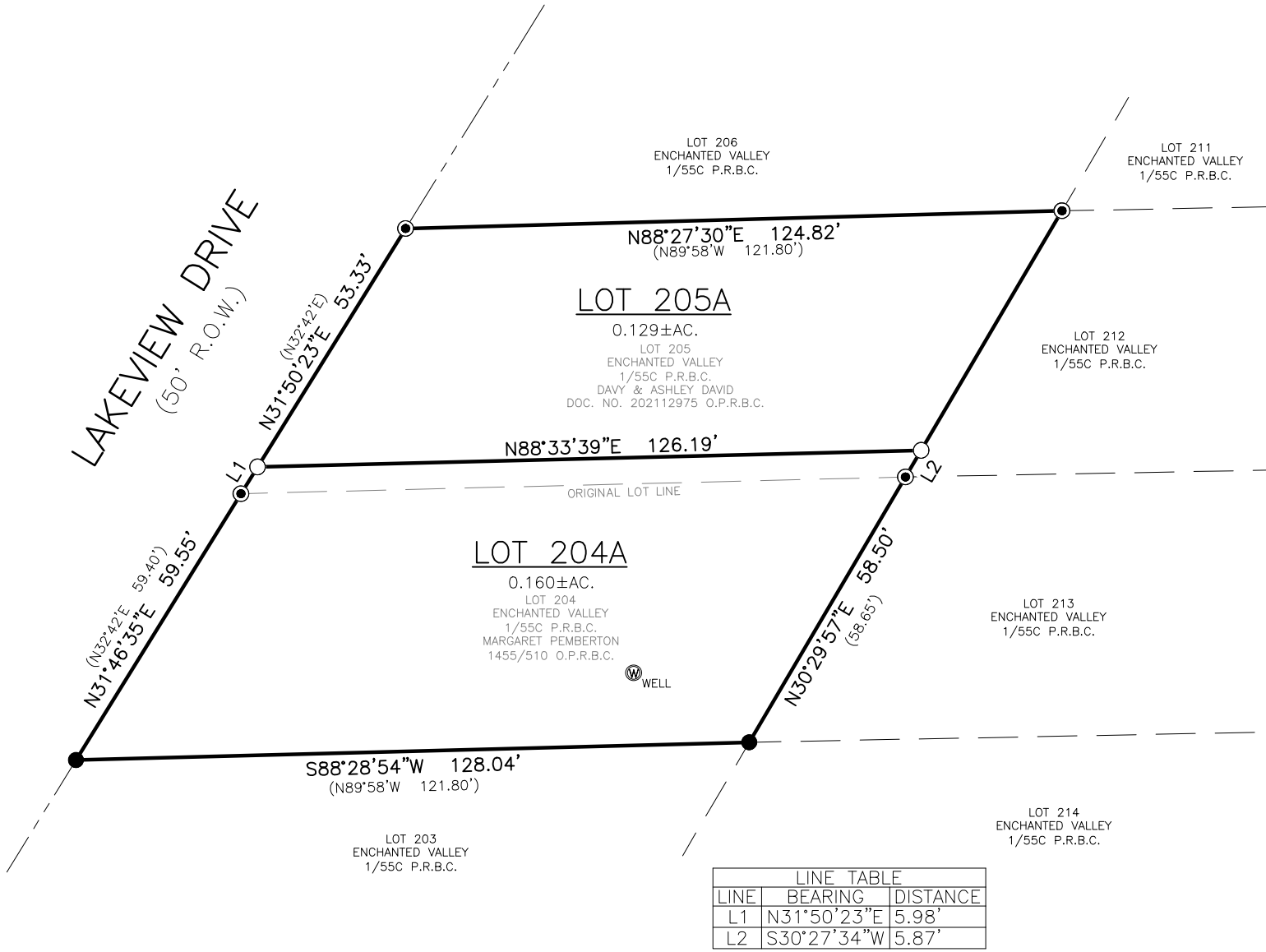
CUPLIN ASSOCIATES INC
LAND SURVEYORS & PLANNERS



LEGEND		
●	3/8" IRON PIN FOUND	
○	SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP	
..../...	VOLUME/PAGE	
P.R.B.C.	PLAT RECORDS BURNET CO.	
D.R.B.C.	DEED RECORDS BURNET CO.	
R.P.R.B.C.	REAL PROPERTY RECORDS BURNET COUNTY	
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY	
()	RECORD INFO/SUBJECT	
B.S.L.	BLDG. SETBACK LINE	
U.E.	UTILITY EASEMENT	



LOCATION MAP
NOT TO SCALE



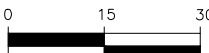
BEING A REPLAT OF LOTS 204 & 205, ENCHANTED VALLEY, SECTION ONE, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 55C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS

LOTS 204A, & 205A, ENCHANTED VALLEY, SECTION ONE

PROJ NO. 241059
PREPARED FOR: PEMBERTON
TECH: KCL
APPROVED: KC LUST
FIELDWORK PERFORMED ON: 11/14/2024
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1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 30'



DATE	NO.	DESCRIPTION
	2	
	1	
REVISIONS		

1 OF 1
SHEET