

STATE OF TEXAS:
COUNTY OF _____:

KNOW ALL MEN BY THESE PRESENTS: THAT MITCH ELKINS AND DENISE ELKINS, BEING THE OWNERS OF LOT 79, 7 CREEKS RANCHES, PHASE III, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201801910 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 201802978 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY REPLAT THE SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "LOTS 79A & 79B, 7 CREEK RANCHES, PHASE III" AS THE OFFICIAL PLAT OF SAME AND DOES 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.

MITCH ELKINS – OWNER

DENISE ELKINS – OWNER

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MITCH ELKINS AND DENISE ELKINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE 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 LOT 79, 7 CREEKS RANCH, PHASE III, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201801910 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "LOTS 79A & 79B, 7 CREEKS RANCH, PHASE III", 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

BRYAN WILSON, COUNTY JUDGE, BURNET COUNTY, TEXAS

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 79A & 79B, 7 CREEK RANCHES, PHASE III" 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 14TH DAY OF APRIL, 2025.

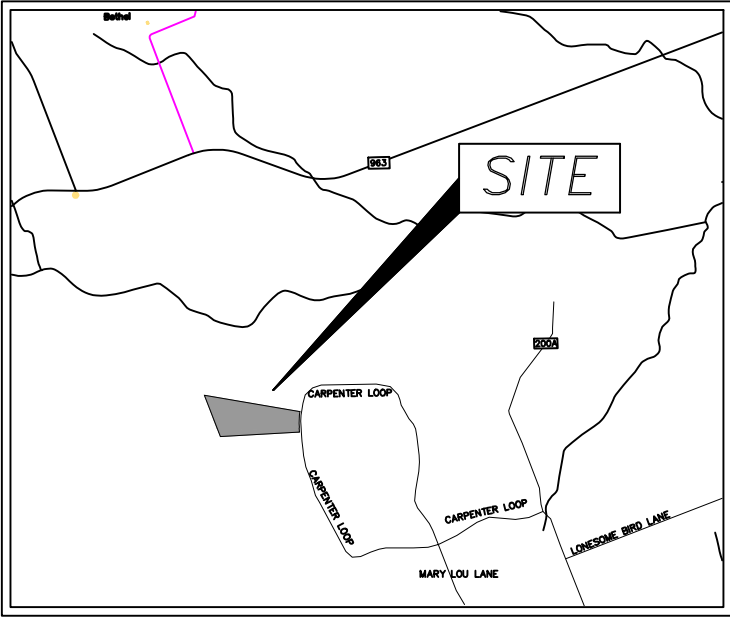
K.C. LUST, R.P.L.S. NO. 5273

NOTES:

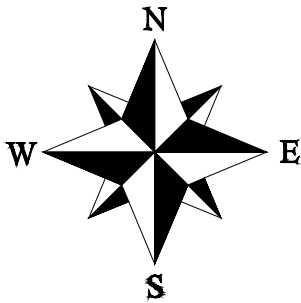
1. WATER WILL BE PROVIDED WELL.
2. WASTE WATER WILL BE SUPPORTED BY O.S.S.F.
3. GARBAGE PICKUP IS AVAILABLE BY COMMERCIAL FIRM.
4. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY CURRENT SUBDIVISION REGULATIONS.
5. THIS PLAT HEREBY DELETES AND TAKES PLACE OF LOT 79, 7 CREEKS RANCH, PHASE III, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201801910 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
6. PORTIONS OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE A (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0350G EFFECTIVE 11/01/2019.
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. BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD83. ALL DISTANCES SHOWN HEREON ARE SURFACE BASED ON A COMBINATION SCALE FACTOR OF 1.00017234134730
10. BEARINGS AND DISTANCE'S AS SHOWN HEREON MATCH THOSE OF RECORD PLAT.



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



LOCATION MAP
NOT TO SCALE



BUILDING SETBACKS (PER PLAT RECORDED IN DOC. NO. 201801910, O.P.R.B.C.):

UNLESS OTHERWISE SHOWN HEREON THE FOLLOWING BUILDING SETBACKS SHALL APPLY:

100 FT. ALONG ALL PROPERTY LINES.

UTILITY EASEMENTS (PER PLAT RECORDED IN DOC. NO. 201801910, O.P.R.B.C.):

UNLESS OTHERWISE SHOWN HEREON THE FOLLOWING UTILITY EASEMENTS SHALL APPLY:

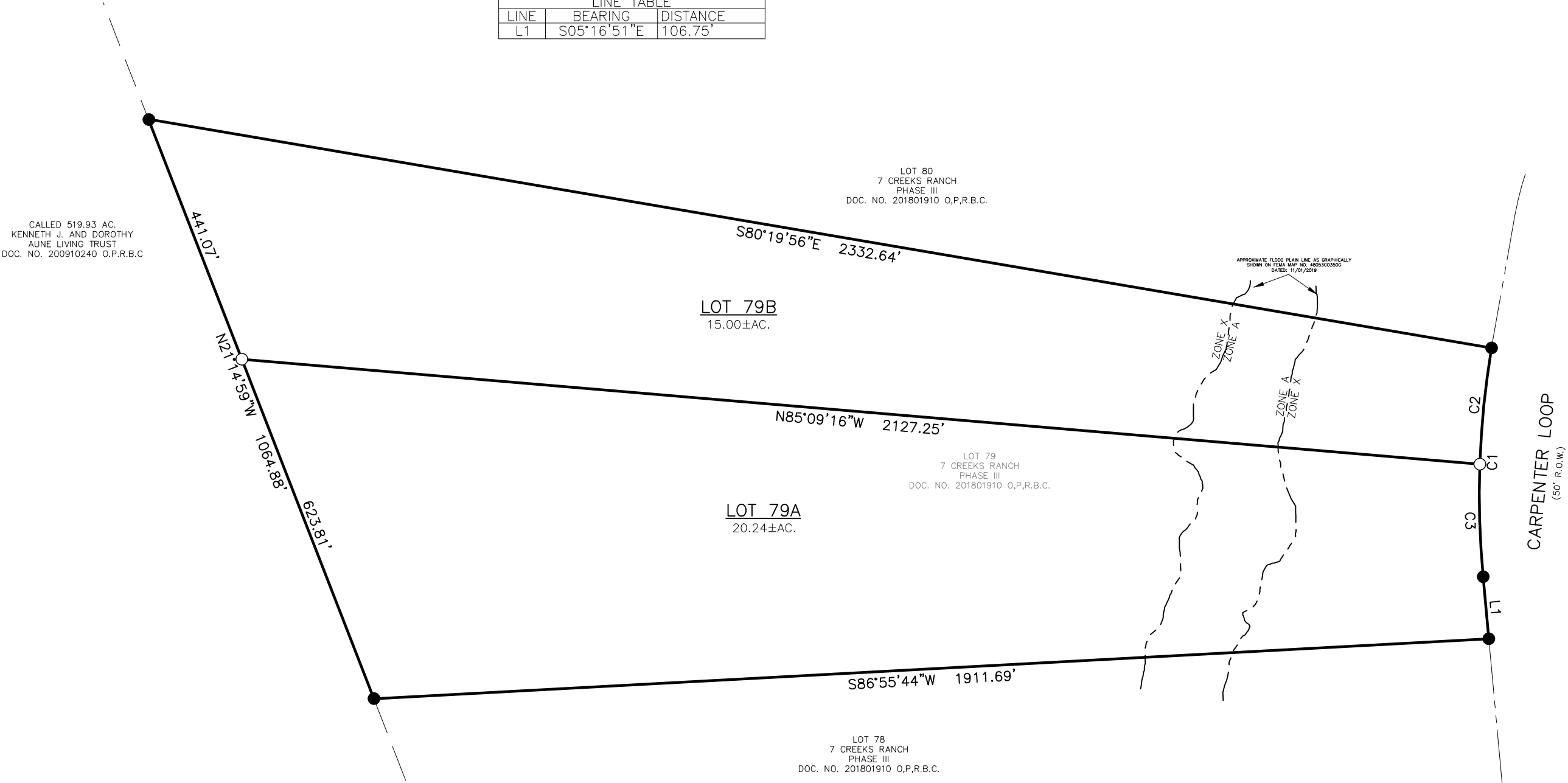
20 FT. ALONG FRONT AND REAR PROPERTY LINES.

10 FT. ALONG SIDE PROPERTY LINES.

NOTE: ALL SIDE LOT LINE AND REAR LOT LINE UTILITY EASEMENTS SHALL BE UNDERGROUND EASEMENTS ONLY.

CURVE TABLE				
CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	1525.00'	393.38'	392.29'	S02°06'32"W
C2	1525.00'	200.18'	200.03'	S05°44'18"W
C3	1525.00'	193.20'	193.07'	S01°39'06"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S05°16'51"E	106.75'



COUNTY SEAL AND FILING INFORMATION

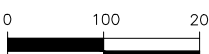
BEING A REPLAT OF LOT 79, 7 CREEKS RANCH, PHASE III, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201801910 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS

LOTS 79A & 79B, 7 CREEKS RANCHES, PHASE III

PROJ. NO. 211626
PREPARED FOR: MITCH ELKINS AND DENISE ELKINS
TECH: KCL
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 04/0/2025
COPYRIGHT: 2025
PROFESSIONAL FIRM NO: 10126900

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

SCALE 1" = 200'



REVISIONS		DATE	NO.	DESCRIPTION	SHEET
1	2				
1	1				