

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: THAT JAMES LEWIS COTTON, MARK JAMES BAKER, DOUGLAS ANDREW YOUNG, & LEE FREYER MCPHERSON, BEING THE OWNERS OF LOTS 62 & 63, CLEARWATER LANDING AT LBJ, PLAT NO. 1.1, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 4, SLIDE 22-A OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND BEING DESCRIBED IN DOCUMENT NO. 202205809 OF THE 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 "LOT 62-A, CLEARWATER LANDING AT LBJ, PLAT NO. 1.1" 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.

JAMES LEWIS COTTON – OWNER

MARK JAMES BAKER – OWNER

DOUGLAS ANDREW YOUNG – OWNER

LEE FREYER MCPHERSON – OWNER

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JAMES LEWIS COTTON, MARK JAMES BAKER, DOUGLAS ANDREW YOUNG, AND LEE FREYER MCPHERSON 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.

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 62 & 63, CLEARWATER LANDING AT LBJ, PLAT NO. 1.1, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 4, SLIDE 22-A OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "LOT 62-A, CLEARWATER LANDING AT LBJ, PLAT NO. 1.1", WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILLING 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 "LOT 62-A, CLEARWATER LANDING AT LBJ, PLAT NO. 1.1" 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.

WITNESS MY HAND AND SEAL THIS 11TH DAY OF MARCH, 2025.

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

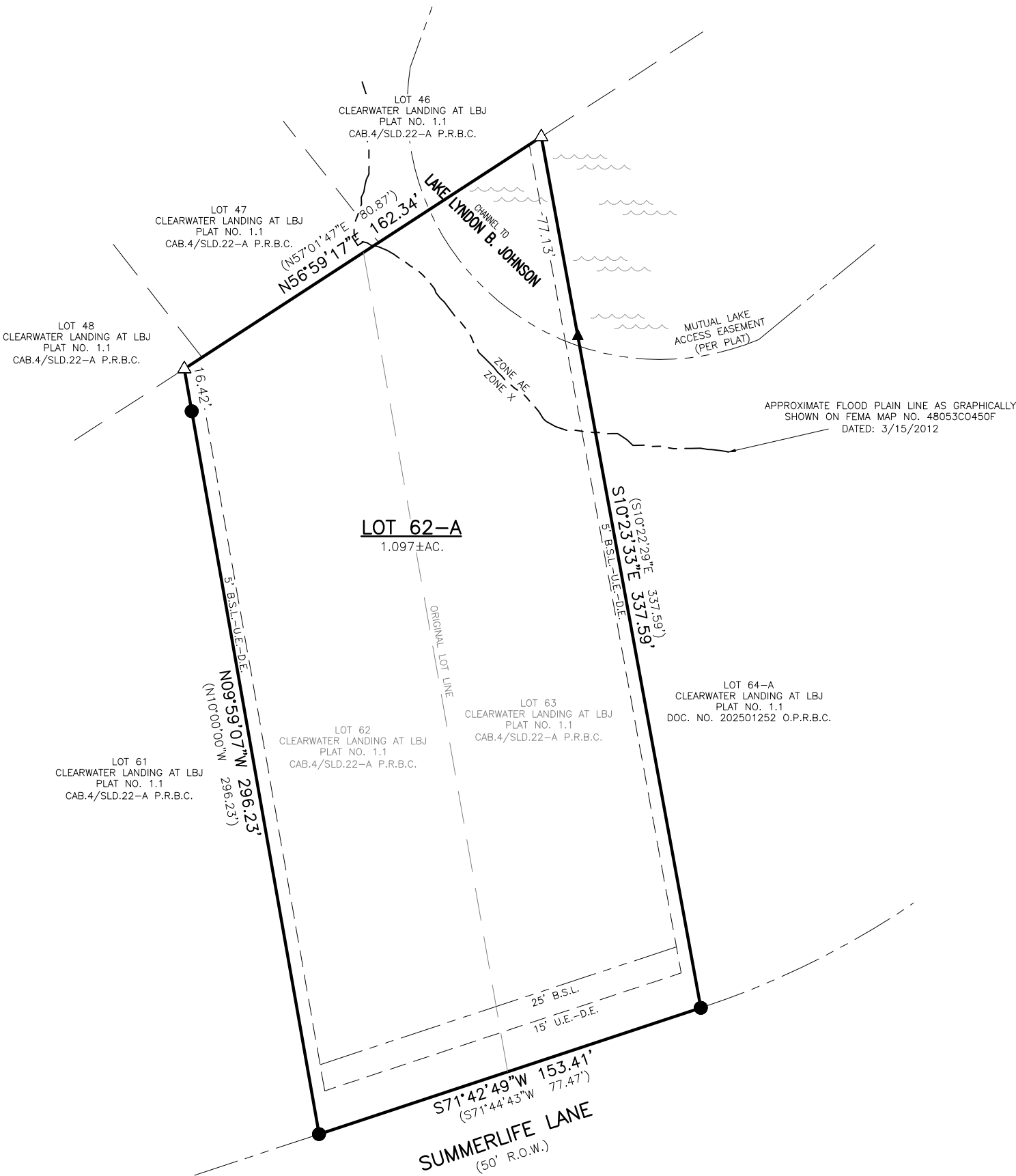
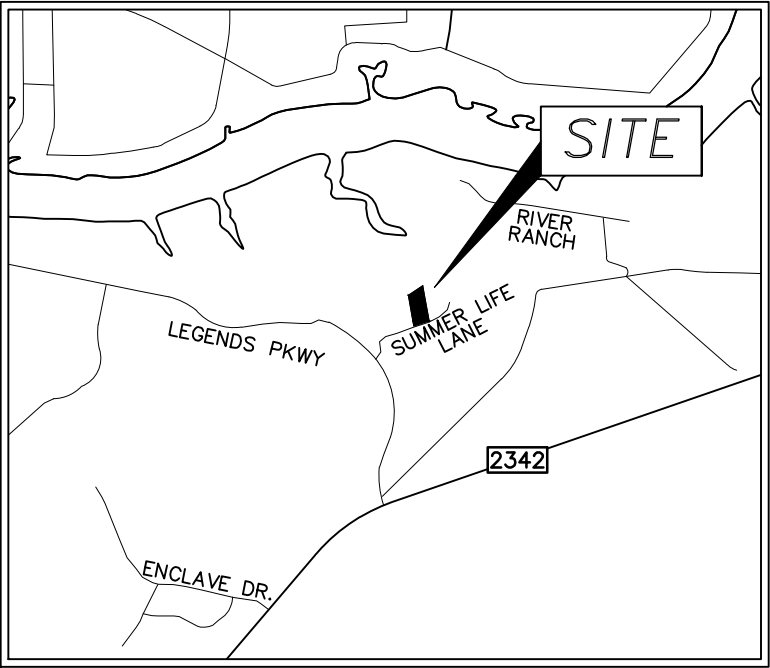
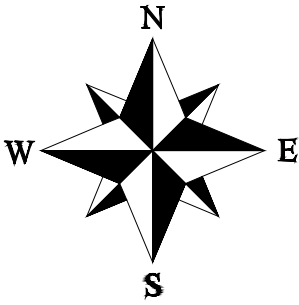
PRELIMINARY – ADMINISTRATIVE REVIEW
PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33(e). THIS DOCUMENT IS "PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

NOTES:

1. WATER WILL BE PROVIDED BY KINGSLAND WATER.
2. WASTE WATER WILL BE SUPPORTED BY KINGSLAND MUNICIPAL UTILITY DISTRICT.
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 LOTS 62 & 63, CLEARWATER LANDING AT LBJ, PLAT NO. 1.1, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 4, SLIDE 22-A OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.
6. PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN ZONE AE (AREAS WITHIN THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0450F, EFFECTIVE 03/15/2012.
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 1.00013857 FEET.
10. 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.



LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
▲	60D NAIL FOUND
△	CALC. POINT
.../...	VOLUME/PAGE
P.R.B.C.	PLAT RECORDS BURNET CO.
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
()	RECORD INFO/SUBJECT
B.S.L.	BLDG. SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT



BEING A REPLAT OF LOTS 62 & 63, CLEARWATER LANDING AT LBJ, PLAT NO. 1.1, A BURNET COUNTY SUBDIVISION, BURNET COUNTY, TEXAS
TO BE KNOWN AS

LOTS 62-A, CLEARWATER LANDING AT LBJ, PLAT NO. 1.1

PROJ. NO. 25156
PREPARED FOR: COTTON, ET AL
TECH: KCL
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 2/27/2025
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" = 50'



DATE	NO.	DESCRIPTION
	2	
	1	
REVISIONS		

1 OF 1
SHEET