

STATE OF TEXAS:
COUNTY OF _____:

KNOW ALL MEN BY THESE PRESENTS: THAT 190 CLEAR CREEK LLC., BEING THE OWNERS OF LOTS 1, 1A, 1B, 2, 3, & 4, CLEAR CREEK SUBDIVISION, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 5A OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND BEING DESCRIBED IN DOCUMENT NO. 202501106 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 1-C, 1-D, & 1-E, CLEAR CREEK SUBDIVISION" 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.

190 CLEAR CREEK LLC. - OWNER
AUTHORIZED AGENT

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED THE AUTHORIZED AGENT FOR 190 CLEAR CREEK LLC., 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 ALL OF LOTS 1, 1A, 1B, 2, 3, & 4, CLEAR CREEK SUBDIVISION, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 5A OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "LOTS 1-C, 1-D, & 1-E, CLEAR CREEK 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 _____ 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 1-C, 1-D, & 1-E, CLEAR CREEK SUBDIVISION" 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.

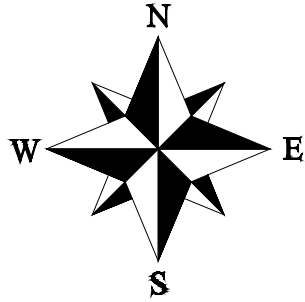
WITNESS MY HAND AND SEAL THIS 13TH DAY OF MAY, 2025.

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:

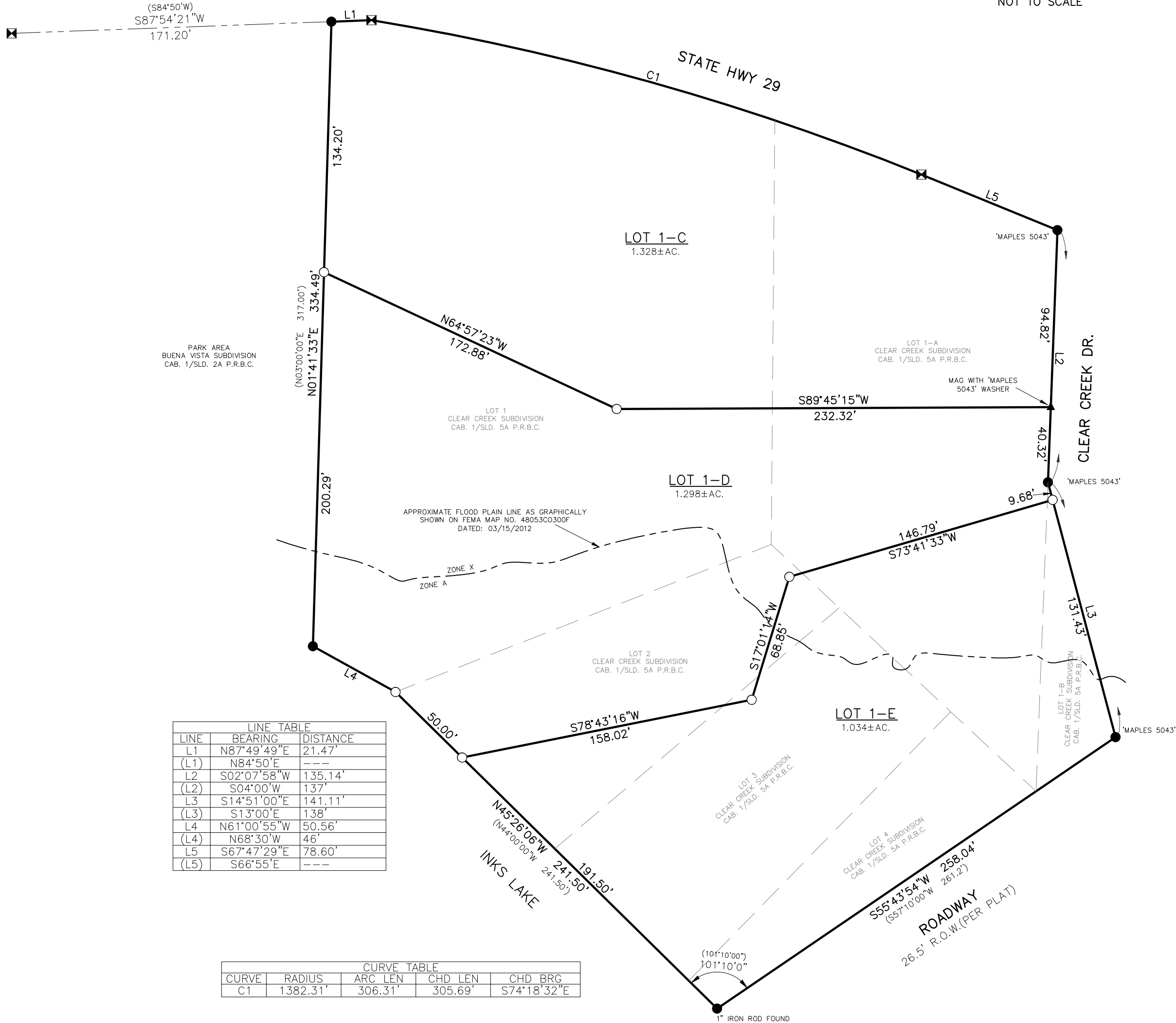
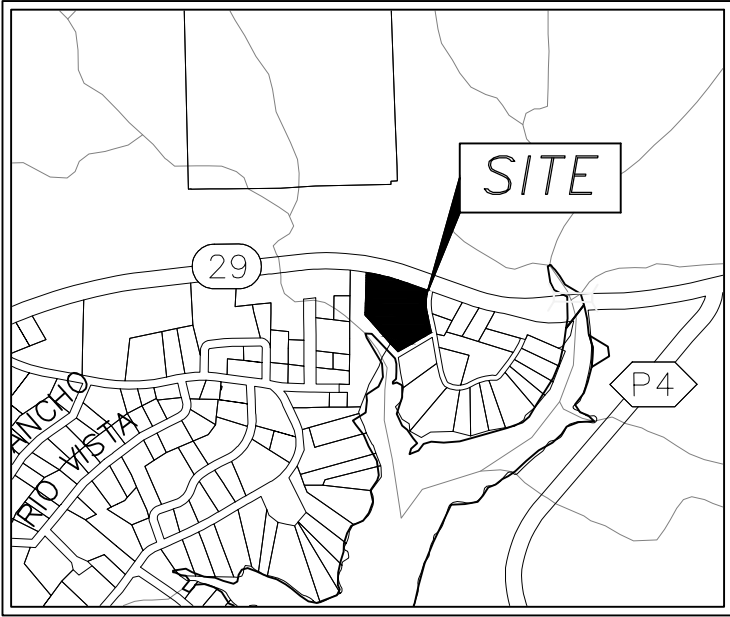
- WATER WILL BE PROVIDED BY PRIVATE LAKE PUMP.
- WASTE WATER WILL BE SUPPORTED BY O.S.F.F.
- GARBAGE PICKUP IS AVAILABLE BY COMMERCIAL FIRM.
- THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY CURRENT SUBDIVISION REGULATIONS.
- THIS PLAT HEREBY DELETES AND TAKES PLACE OF LOTS 1, 1A, 1B, 2, 3, & 4, CLEAR CREEK SUBDIVISION, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 5A OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.
- PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE A (AREAS WITHIN THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0300F, 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 1.00015307 FEET.
- 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.



CUPLIN ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- TXDOT TYPE 1 CONC. R.O.W. MONUMENT FND.
- .../... VOLUME/PAGE
- P.R.B.C. PLAT RECORDS BURNET CO.
- () RECORD INFO/SUBJECT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°49'49"E	21.47'
(L1)	N84°50'E	---
L2	S02°07'58"W	135.14'
(L2)	S04°00'W	137'
L3	S14°51'00"E	141.11'
(L3)	S13°00'E	138'
L4	N61°00'55"W	50.56'
(L4)	N68°30'W	46'
L5	S67°47'29"E	78.60'
(L5)	S66°55'E	---

CURVE TABLE			
CURVE	RADIUS	ARC LEN	CHD LEN
C1	1382.31'	306.31'	305.69'

COUNTY SEAL AND FILING INFORMATION

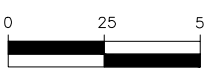
BEING A REPLAT OF LOTS 1, 1A, 1B, 2, 3, & 4, CLEAR CREEK SUBDIVISION, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 202501106 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS

LOTS 1-C, 1-D, & 1-E, CLEAR CREEK SUBDIVISION

PROJ. NO. 25247
PREPARED FOR: 190 CLEAR CREEK LLC.
TECH: JTM
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 04/25/2025
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