

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: THAT, DOLPHS L. WRIGHT, BEING THE OWNER OF TRACT 3A OF CISCO RANCH, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201708987 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING DESCRIBED IN DOCUMENT NO. 201810754 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DOES HEREBY REPLAT THE SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "TRACT 3B, TRACT 3C, TRACT 3D & TRACT 3E CISCO RANCH" AS THE OFFICIAL PLAT OF SAME.

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

DOLPHS L. WRIGHT, OWNER

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DOLPHS L. WRIGHT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 TRACT 3A OF CISCO RANCH, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201708987, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "TRACT 3B, TRACT 3C, TRACT 3D & TRACT 3E CISCO RANCH", 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:

DAMON BEIERLE, COMMISSIONER PRECINCT 2

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 "TRACT 3B, TRACT 3C, TRACT 3D & TRACT 3E CISCO RANCH", 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 16TH DAY OF JULY, 2025.

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

I, MITCHELL SODEK, GENERAL MANAGER OF THE CENTRAL TEXAS GROUNDWATER CONSERVATION DISTRICT (CTGCD), HAVE REVIEWED THIS PLAT. TRACT SIZES OF LESS THAN 2 ACRES DO NOT MEET THE MINIMUM TRACT SIZE FOR THE DRILLING OF A TRINITY AQUIFER WELL. ANY COMMENCEMENT OF DRILLING, OPERATING, OR EQUIPPING A GROUNDWATER WELL IN ANY OTHER AQUIFER MUST BE AUTHORIZED BY THE CTGCD.

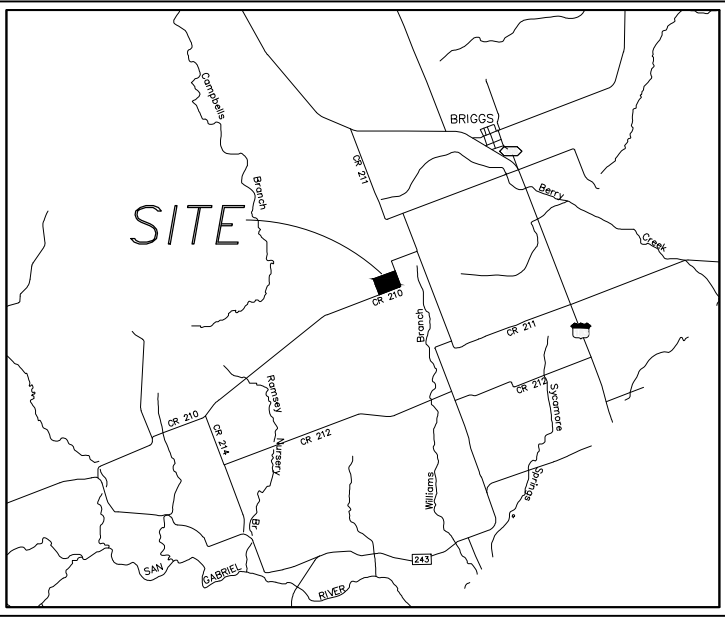
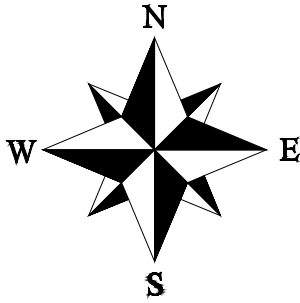
MITCHELL SODEK, GENERAL MANAGER

NOTES:

- EACH DWELLING CONSTRUCTED OR PLACED ON THIS SUBDIVISION SHALL BE CONNECTED TO A SEWAGE AND WASTEWATER DISPOSAL FACILITY MEETING THE SPECIFICATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- A PRIVATE ON-SITE WELL IS THE WATER SUPPLIER.
- 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 TRACT 3A CISCO RANCH, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201708987 OF THE OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS.
- SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0400G, EFFECTIVE 11/01/2019.
- SUBJECT TO ALL CURRENT LAND USE ORDINANCES AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.
- BASIS OF BEARINGS: NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- THE COORDINATES SHOWN HEREON ARE GRID VALUES. FOR SURFACE VALUES APPLY A COMBINED SCALE FACTOR OF 1.0001288 FEET.
- BEARINGS AND DISTANCES MATCH THOSE OF THE RECORD PLAT.



LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
○	SET 1/2" IRON PIN WITH 5938 PROPERTY CAP
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



LOCATION MAP
NOT TO SCALE



COUNTY SEAL AND FILING INFORMATION

BEING A REPLAT OF TRACT 3A OF CISCO RANCH, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN RECORDED IN DOCUMENT NO. 201708987 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS TO BE KNOWN AS

TRACT 3B, TRACT 3C, TRACT 3D & TRACT 3E CISCO RANCH

PROJ. NO. 25619
PREPARED FOR: DOLPHS WRIGHT
TECH: MHS
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 06/23/2017
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1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 120'
0 60 120

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	1	
DATE	NO.	DESCRIPTION
REVISIONS		

1 OF 1
SHEET