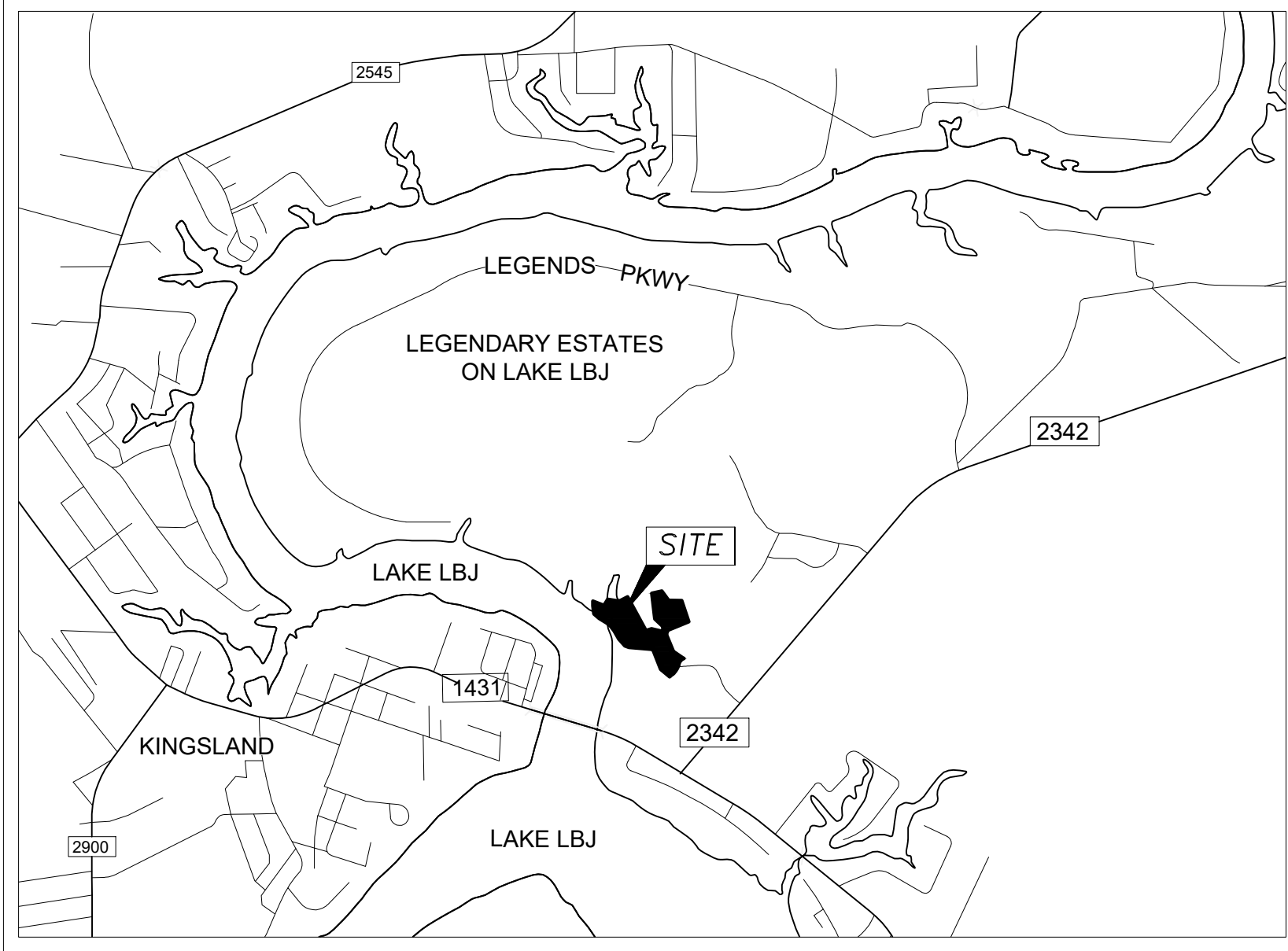
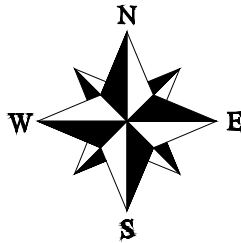




STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: THAT ZQ TEXAS INVESTMENTS, LLC., BEING THE OWNER OF GARY MARTIN ESTATES, RECORDED IN DOCUMENT NO. 202015394 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DOES HEREBY AMEND SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT TO BE KNOWN AS "FIREFLY SHORES" AS THE OFFICIAL PLAT OF SAME, AND DOES HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN HEREON TO THE PROPERTY OWNERS.

WITNESS MY HAND THIS _____ DAY OF _____, 2025.

ZQ TEXAS INVESTMENTS, LLC.
GARY MARTIN, AUTHORIZED AGENT

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GARY MARTIN, KNOWN OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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 "FIREFLY SHORES" WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING THEREOF IN THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS, THIS _____ DAY OF _____, 2025.

BRYAN WILSON, COUNTY JUDGE, BURNET COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED "FIREFLY SHORES" WAS FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS AND WAS APPROVED FOR FILING THEREOF IN THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY COMMISSIONER PRECINCT 1 OF BURNET COUNTY, TEXAS, THIS _____ DAY OF _____, 2025.

JIM LUTHER JR., COMMISSIONER PRECINCT 1, BURNET COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

I, LEE P. FOX, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "FIREFLY SHORES" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

LEE P. FOX, R.P.L.S. NO. 7125

PRELIMINARY FOR ADMINISTRATIVE REVIEW
PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33e, 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"

PERMANENT WATER QUALITY BMP EASEMENT PLAT NOTE:

THE PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE (BMP) EASEMENT IS FOR THE PURPOSE OF PROTECTING THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURE OR OTHER IMPROVEMENT MAY BE CONSTRUCTED OR MAINTAINED WITHIN A WATER QUALITY BMP EASEMENT AREA UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LCRA).

THE WATER QUALITY BMP EASEMENT MAY BE ENFORCED BY THE LOWER COLORADO RIVER AUTHORITY OR ANY OTHER GOVERNMENTAL ENTITY WITH THE AUTHORITY TO PROTECT THE ENVIRONMENT FOR THE BENEFIT OF THE PUBLIC, BY INJUNCTION OR OTHER ACTION IN A COURT OF APPROPRIATE JURISDICTION.

LOWER COLORADO RIVER AUTHORITY

DATE

NOTES:

- ALL OF PROPERTY SHOWN HEREON LIES WITHIN ZONE AE & X (AREAS INSIDE/OUTSIDE OF THE 100 YEAR FLOOD PLAIN), AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 48053C0450F DATED MARCH 15, 2012.
- WASTEWATER TO BE PROVIDED BY KINGSLAND MUNICIPAL UTILITY DISTRICT
- WATER IS PROVIDED BY KINGSLAND WATER.
- THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
- IN APPROVAL OF THIS PLAT BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS, IT IS UNDERSTOOD THAT BUILDING AND MAINTENANCE OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS AND OTHER THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR DEVELOPERS OF THE TRACT OF LAND COVERED BY THIS PLAT ACCORDING TO THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS AND WILL NEVER BE ACCEPTED AS COUNTY ROADS BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS.
- THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS DATED JANUARY 11, 2011.
- ELECTRICAL SERVICE IS PROVIDED BY PEDERNALES ELECTRIC COOP.
- THERE IS 633.88 LINEAR FEET AND 2.05 ACRES OF NEW ROAD.
- THERE ARE 19 NEW LOTS WITHIN THIS SUBDIVISION.
- BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD83.
- PRIVATE WELLS SHALL NOT BE PERMITTED ON RESIDENTIAL LOTS.
- RECORD BEARINGS AND DISTANCES MATCH THAT OF RECORD DOCUMENTS.
- WATER QUALITY AND UTILITY EASEMENT DETAILS ARE SHOWN ON SHEET 4.
- THIS PLAT AND THE PROPERTY ARE SUBJECT TO THE DECLARATION OR COVENANTS, CONDITIONS, AND RESTRICTIONS FOR FIREFLY SHORES RECORDED IN DOCUMENT NO. _____.

LCRA NOTE:

- 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.

IMPERVIOUS COVER CHART

LOT NUMBER	IMPERVIOUS COVER ALLOWED (SQFT)
LOT 1	1000
LOT 2	1450
LOT 3	3500
LOT 4	2500
LOT 5	2500
LOT 6	2500
LOT 7	2500
LOT 8	3500
LOT 9	7000
LOT 10	1450
LOT 11	1450
LOT 12	1450
LOT 13	1450
LOT 14	1450
LOT 15	3500
LOT 16	5000
LOT 17	5000
LOT 18	5000
LOT 19	5000
LOT 20	3500

FIREFLY SHORES
11.249 ACRE TRACT OF LAND OUT OF THE WILLIAM SIMMONS SURVEY NO. 121, ABSTRACT NO. 777 BURNET COUNTY, TEXAS

SURVEYOR:
CUPLIN AND ASSOCIATES, INC.
1500 OLLIE LANE
MARBLE FALLS, TX.
325-388-3300

ENGINEER:
ECKERMANN ENGINEERING
P.O. BOX 388
202 SPRING HO AVENUE
LAMPASAS, TX. 76550
512-556-8160

DEVELOPER:
ZQ TEXAS INVESTMENTS, LLC.
617 LOG COUNTRY COVE
BURNET, TX. 78611
512-627-8469

PROJ. NO. 201770
PREPARED FOR: GARY MARTIN
TECH: P.LANGDON
APPROVED: PEYTON FOX
FIELDWORK PERFORMED ON: 11/17/21
COPYRIGHT:2025
PROFESSIONAL FIRM NO: 10126900

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

	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		

1
OF
4
SHEET

BEING AN 11.249 ACRE TRACT OF LAND OUT OF THE WILLIAM SIMMONS SURVEY NO. 121, ABSTRACT NO. 777, BURNET COUNTY, TEXAS, BEING THE SAME TRACT AS A CALLED 11.249 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT TO ZQ TEXAS INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 202015394 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.21 ACRE TRACT OF LAND, DESCRIBED IN WARRANTY DEED TO ZQ TEXAS INVESTMENTS, LLC., DESCRIBED IN DOCUMENT NO. 202305152 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 11.249 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIN WITH 1877 CAP, AT THE POINT OF BEGINNING OF A CURVE TO THE LEFT, AT THE NORTHWESTERLY CORNER OF TRACT E OF COLINA COVE SUBDIVISION COMMERCIAL, THE LEGENDS, PLAT NO.7.4 AS SHOWN ON PLAT RECORDED IN CABINET 3, SLIDE 111D OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AT THE SOUTHWESTERLY CORNER OF A CALLED 1.93 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT TO ERWIN A. ESCOBAR, RECORDED ON DOCUMENT NO. 20172611 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, BEING A SOUTHEASTERLY CORNER OF SAID 11.25 ACRE TRACT, AND BEING THE SOUTHEAST CORNER HEREOF;

THENCE ALONG THE WESTERLY OUT-BOUNDS OF SAID COLINA COVE COMMERCIAL, THE LEGENDS, PLAT NO. 7.4, THE SOUTHEASTERLY LINE OF SAID 11.25 ACRE TRACT AND HEREOF THE FOLLOWING COURSES AND DISTANCES;

- 1) ALONG SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 87.26', A RADIUS OF 100.47', A CHORD BEARING OF SOUTH 42°34'00" WEST, AND A CHORD LENGTH OF 84.54' TO A 1/2" IRON PIN FOUND WITH 1877 CAP;
- 2) SOUTH 17°41'16" WEST, A DISTANCE OF 12.70' TO A 1/2" IRON PIN FOUND WITH 1877 CAP, AT THE POINT OF BEGINNING OF A CURVE TO THE RIGHT;
- 3) ALONG SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 134.25', A RADIUS OF 266.99', A CHORD BEARING OF SOUTH 32°05'36" WEST, AND A CHORD LENGTH OF 132.84' TO A 1/2" IRON PIN FOUND WITH 1877 CAP;
- 4) SOUTH 46°31'05" WEST, A DISTANCE OF 48.16' TO A 1/2" IRON PIN FOUND WITH 1877 CAP, AT THE EASTERLY CORNER OF COLINA COVE SUBDIVISION, THE LEGENDS, PLAT NO. 7.3, A SUBDIVISION AS SHOWN ON PLAT RECORDED IN CABINET NO. 3, SLIDE 93C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND BEING THE MOST SOUTHERLY CORNER HEREOF;

THENCE ALONG THE NORTHEASTERLY OUT-BOUNDS OF SAID COLINA COVE SUBDIVISION, THE LEGENDS, PLAT NO. 7.3, THE WESTERLY LINE OF SAID 11.25 ACRE TRACT, AND HEREOF THE FOLLOWING COURSES AND DISTANCES;

- 1) NORTH 51°11'34" WEST, A DISTANCE OF 141.88' TO A 1/2" IRON PIN FOUND WITH 1877 CAP;
- 2) NORTH 20°44'32" WEST, A DISTANCE OF 256.18' TO A 1/2" IRON PIN FOUND;
- 3) NORTH 85°12'59" WEST, PASSING A SET 1/2" IRON PIN WITH CUPLIN CAP AT A DISTANCE OF 241.00', AND PASSING THE APPROXIMATE EDGE OF WATER OF LAKE LYNDON B. JOHNSON AT A DISTANCE OF 246.0' AND CONTINUING OVER AND ACROSS THE WATERS OF SAID LAKE LYNDON B. JOHNSON FOR A TOTAL DISTANCE OF 286.19' TO CALCULATED POINT INUNDATED BY WATER;
- 4) NORTH 68°58'36" WEST, A DISTANCE OF 50.94' TO A CALCULATED POINT INUNDATED BY WATER;
- 5) NORTH 42°43'37" WEST, A DISTANCE OF 108.19' TO A CALCULATED POINT INUNDATED BY WATER;
- 6) NORTH 29°58'43" WEST, A DISTANCE OF 113.80' TO A CALCULATED POINT INUNDATED BY WATER;
- 7) NORTH 36°31'48" WEST, A DISTANCE OF 65.49' TO A CALCULATED POINT INUNDATED BY WATER;
- 8) NORTH 49°42'56" WEST, A DISTANCE OF 60.06' TO A CALCULATED POINT INUNDATED BY WATER;
- 9) NORTH 59°33'24" WEST, A DISTANCE OF 108.20' TO A CALCULATED POINT INUNDATED BY WATER, AT THE APPROXIMATE SOUTHEASTERLY CORNER OF PLAT OF LEGENDARY ESTATES OF LAKE LBJ – PHASE II, A SUBDIVISION AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201701778 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS. BEING A SOUTHWESTERLY CORNER HEREOF;

THENCE CONTINUING OVER AND ACROSS THE WATERS OF SAID LAKE LYNDON B. JOHNSON, THE APPROXIMATE EASTERLY OUT-BOUNDS OF SAID PLAT OF LEGENDARY ESTATES OF LAKE LBJ, THE WESTERLY LINE OF SAID 11.25 ACRE TRACT, AND HEREOF THE FOLLOWING COURSES AND DISTANCES;

- 1) NORTH 47°22'10" WEST, A DISTANCE OF 82.44' TO A CALCULATED POINT INUNDATED BY WATER;
- 2) NORTH 08°23'26" WEST, A DISTANCE OF 96.50' TO A CALCULATED POINT INUNDATED BY WATER;
- 3) NORTH 01°10'00" EAST, A DISTANCE OF 57.62' TO A CALCULATED POINT INUNDATED BY WATER, ALONG THE SOUTHERLY LINE OF A REMNANT TRACT OF A CALLED 129.299 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT TO GIACOMO PROPERTIES LLC, RECORDED IN DOCUMENT NO. 201402390 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING THE NORTHWESTERLY CORNER HEREOF;

THENCE ALONG THE SOUTHERLY LINES OF SAID GIACOMO PROPERTIES LLC, THE NORTHERLY LINES OF SAID 11.25 ACRE TRACT, AND HEREOF THE FOLLOWING COURSES AND DISTANCES;

- 1) SOUTH 68°11'41" EAST, PASSING THE APPROXIMATE EDGE OF WATER OF LAKE LYNDON B. JOHNSON AT A DISTANCE OF 24.4', FOR A TOTAL DISTANCE OF 140.89' TO A 1/2" IRON PIN FOUND WITH 1877 CAP;
- 2) NORTH 32°04'44" EAST, A DISTANCE OF 84.83' TO A 1/2" IRON PIN FOUND WITH 1877 CAP;
- 3) SOUTH 81°28'55" EAST, A DISTANCE OF 99.33' TO A 1/2" IRON PIN FOUND WITH 1877 CAP;
- 4) SOUTH 85°49'49" EAST, A DISTANCE OF 47.30' TO A 1/2" IRON PIN FOUND WITH 1877 CAP;
- 5) NORTH 62°49'33" EAST, A DISTANCE OF 105.14' TO A 1/2" IRON PIN FOUND;
- 6) SOUTH 28°36'38" EAST, A DISTANCE OF 457.55' TO A 1/2" IRON PIN FOUND WITH 1877 CAP;
- 7) NORTH 72°19'31" EAST, A DISTANCE OF 69.26' TO A 1/2" IRON PIN FOUND WITH 1877 CAP;
- 8) SOUTH 76°57'08" EAST, A DISTANCE OF 126.96' TO A 1/2" IRON PIN FOUND WITH 1877 CAP;
- 9) NORTH 17°31'25" EAST, A DISTANCE OF 54.08' TO A 1/2" IRON PIN FOUND WITH 1877 CAP;
- 10) NORTH 47°23'49" WEST, A DISTANCE OF 138.94' TO A 1/2" IRON PIN FOUND WITH 1877 CAP;
- 11) NORTH 06°44'21" WEST, A DISTANCE OF 309.45' TO A 1/2" IRON PIN FOUND WITH 1877 CAP;
- 12) NORTH 77°39'31" EAST, A DISTANCE OF 121.97' TO A 1/2" IRON PIN SET WITH CUPLIN CAP;
- 13) SOUTH 36°46'43" EAST, A DISTANCE OF 138.89' TO A 1/2" IRON PIN SET WITH CUPLIN CAP;
- 14) SOUTH 89°04'44" EAST, A DISTANCE OF 156.16' TO A 1/2" IRON PIN FOUND WITH 1877 CAP;
- 15) SOUTH 18°10'41" EAST, A DISTANCE OF 265.36' TO A 1/2" IRON PIN FOUND WITH 1877 CAP;
- 16) SOUTH 68°00'46" WEST, A DISTANCE OF 269.64' TO A 1/2" IRON PIN FOUND WITH 1877 CAP;
- 17) SOUTH 17°32'13" WEST, A DISTANCE OF 51.77' TO A 1/2" IRON PIN FOUND;
- 18) SOUTH 22°07'34" EAST, A DISTANCE OF 220.00' TO A 1/2" IRON PIN FOUND WITH 1877 CAP, AT THE MOST WESTERLY CORNER OF SAID 1.93 ACRE TRACT

THENCE SOUTH 55°57'31" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID 1.93 ACRE TRACT, THE NORTHEASTERLY LINE OF SAID 11.25 ACRE TRACT, AND HEREOF, A DISTANCE OF 148.16' TO THE POINT OF BEGINNING, CONTAINING 11.249 ACRES, MORE OR LESS.

FIREFLY SHORES
11.249 ACRE TRACT OF LAND OUT OF THE WILLIAM SIMMONS SURVEY NO.
121, ABSTRACT NO. 777 BURNET COUNTY, TEXAS

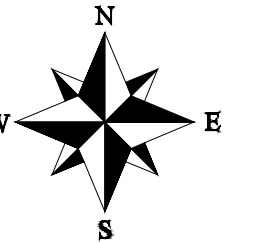
PRELIMINARY
PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33e, THIS DOCUMENT IS "PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

PROJ NO. 201770
PREPARED FOR: GARY MARTIN
TECH: P.LANGDON
APPROVED: PEYTON FOX
FIELDWORK PERFORMED ON: 11/17/21
COPYRIGHT:2025
PROFESSIONAL FIRM NO: 10126900

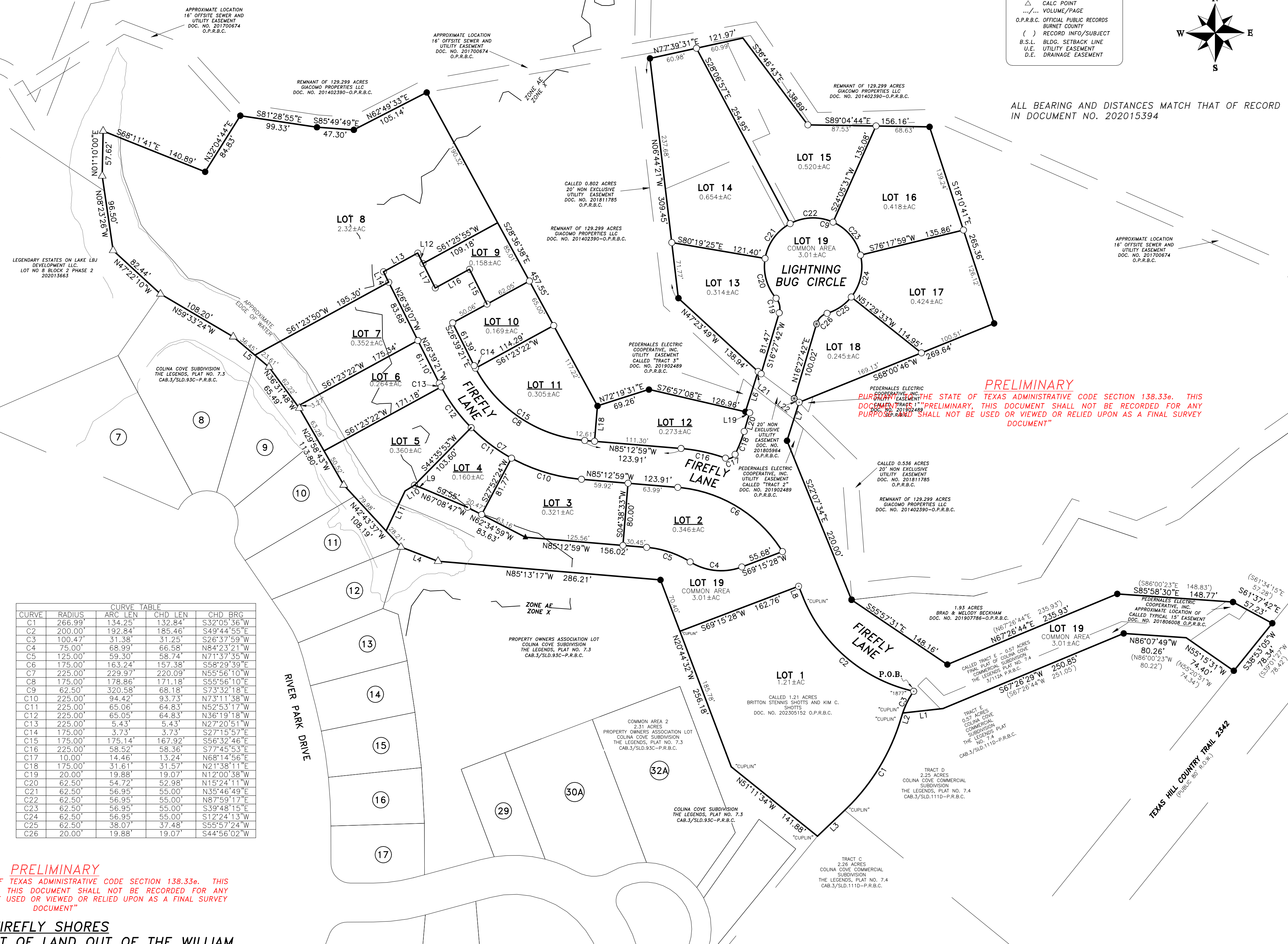
1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
○	SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
△	CALC. POINT
...	VOLUME/PAGE
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



ALL BEARING AND DISTANCES MATCH THAT OF RECORD IN DOCUMENT NO. 202015394



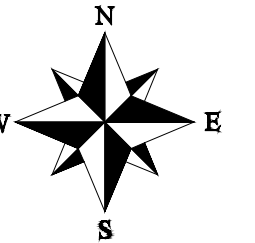
CURVE TABLE			
CURVE	RADIUS	ARC LEN	CHD LEN
C1	266.99'	134.25'	132.84'
C2	200.00'	192.84'	185.46'
C3	100.47'	31.38'	31.25'
C4	75.00'	68.99'	66.58'
C5	125.00'	59.30'	58.74'
C6	175.00'	163.24'	157.38'
C7	225.00'	229.97'	220.09'
C8	175.00'	178.86'	171.18'
C9	62.50'	320.58'	68.18'
C10	225.00'	94.42'	93.73'
C11	225.00'	65.06'	64.83'
C12	225.00'	65.05'	64.83'
C13	225.00'	5.43'	5.43'
C14	175.00'	3.73'	3.73'
C15	175.00'	175.14'	167.92'
C16	225.00'	58.52'	58.36'
C17	10.00'	14.46'	13.24'
C18	175.00'	31.61'	31.57'
C19	20.00'	19.88'	19.07'
C20	62.50'	54.72'	52.98'
C21	62.50'	56.95'	55.00'
C22	62.50'	56.95'	55.00'
C23	62.50'	56.95'	55.00'
C24	62.50'	56.95'	55.00'
C25	62.50'	38.07'	37.48'
C26	20.00'	19.88'	19.07'

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S83°35'18"W	51.95'	
L2	S17°41'16"W	12.70'	
L3	S46°31'05"W	48.16'	
L4	N68°58'36"W	50.94'	
L5	N49°42'56"W	60.06'	
L6	N17°31'25"E	54.08'	
L7	S17°32'13"W	51.77'	
L8	S22°07'34"E	15.92'	
L9	N68°55'19"W	14.11'	
L10	S58°28'06"W	13.99'	
L11	S25°35'23"W	56.73'	
L12	N26°39'21"W	15.01'	
L13	S61°17'46"W	49.92'	
L14	S26°13'23"E	14.89'	
L15	N26°39'21"W	50.04'	
L16	S61°17'46"W	49.92'	
L17	N26°50'22"W	35.13'	
L18	S04°47'01"W	45.60'	
L19	S76°57'08"E	5.62'	
L20	S16°27'42"W	24.96'	
L21	N53°10'54"W	4.92'	
L22	N53°10'54"W	7.49'	

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

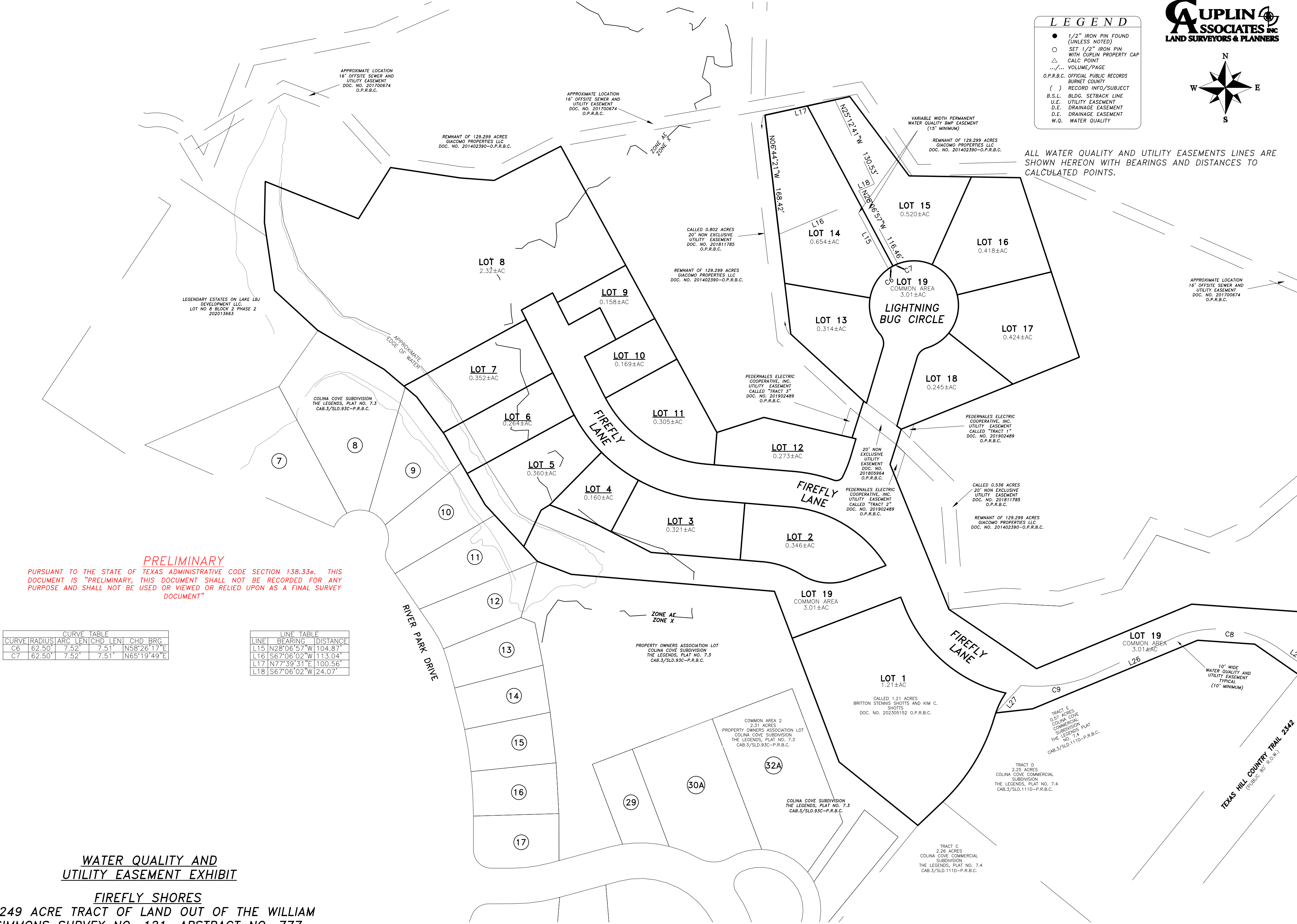
FIREFLY SHORES
11.249 ACRE TRACT OF LAND OUT OF THE WILLIAM SIMMONS SURVEY NO. 121, ABSTRACT NO. 777
BURNET COUNTY, TEXAS

PROJ. NO. 201770	1500 OLLIE LANE	SCALE 1" = 80'	2
PREPARED FOR: GARY MARTIN	MARBLE FALLS, TX. 78654	DATE	1
TECH: P. LANGDON	PH. 325-388-3300/830-693-8815	NO.	
APPROVED: PEYTON FOX	WWW.CUPLINASSOCIATES.COM	DESCRIPTION	
FIELDWORK PERFORMED ON: 11/17/21		REVISIONS	
COPYRIGHT: 2025	PROFESSIONAL FIRM NO: 10126900		



LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
○	SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
△	CALC. POINT
...	VOLUME/PAGE
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
W.Q.	WATER QUALITY

ALL WATER QUALITY AND UTILITY EASEMENTS LINES ARE SHOWN HEREON WITH BEARINGS AND DISTANCES TO CALCULATED POINTS.



PRELIMINARY

PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33e, 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"

CURVE TABLE					
CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG	
C6	62.50'	7.52'	7.51'	N58°26'17"E	
C7	62.50'	7.52'	7.51'	N65°19'49"E	

LINE TABLE		
LINE	BEARING	DISTANCE
L15	N28°06'57"W	104.87'
L16	S67°06'02"W	113.04'
L17	N77°39'31"E	100.56'
L18	S67°06'02"W	24.07'

WATER QUALITY AND UTILITY EASEMENT EXHIBIT

FIREFLY SHORES

11.249 ACRE TRACT OF LAND OUT OF THE WILLIAM SIMMONS SURVEY NO. 121, ABSTRACT NO. 777
BURNET COUNTY, TEXAS

PRELIMINARY

PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33e, 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"

PROJ. NO. 201770
PREPARED FOR: GARY MARTIN
TECH: P. LANGDON
APPROVED: PEYTON FOX
FIELDWORK PERFORMED ON: 11/17/21
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" = 80'
0 40 80

REVISIONS		DATE	NO.	DESCRIPTION	SHEET
1					
2					4 OF 4