

STATE OF TEXAS: _____;
COUNTY OF _____;

KNOW ALL MEN BY THESE PRESENTS: THAT KENNETH A. FUSELIER, BEING THE OWNER OF LOT 10, BLOCK 1, KINGS COVE ESTATES, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 40 OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, LOT 9, BLOCK 1, KINGS COVE ESTATES, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 110 OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND BEING DESCRIBED IN VOLUME 933, PAGE 759 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 "LOT 10A, BLOCK 1, KINGS COVE ESTATES" AS THE OFFICIAL PLAT OF SAME AND DOES HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER.

IN WITNESS WHEREOF, HAS THE PRESENTS TO BE SIGNED ON THIS _____ DAY OF _____, 2026.

KENNETH A. FUSELIER – OWNER

STATE OF TEXAS: _____;
COUNTY OF _____;

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KENNETH A. FUSELIER, 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 _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS: _____;
COUNTY OF BURNET:

THE ATTACHED PLAT OF LOT 10, BLOCK 1, KINGS COVE ESTATES, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 40 OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, LOT 9, BLOCK 1, KINGS COVE ESTATES, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 110 OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND BEING DESCRIBED IN VOLUME 933, PAGE 759 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "LOT 10A, BLOCK 1, KINGS COVE ESTATES" 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 _____, 2026.

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 "LOT 10A, BLOCK 1, KINGS COVE ESTATES" 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 5TH DAY OF JANUARY, 2026.

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

PRELIMINARY – ADMINISTRATIVE REVIEW

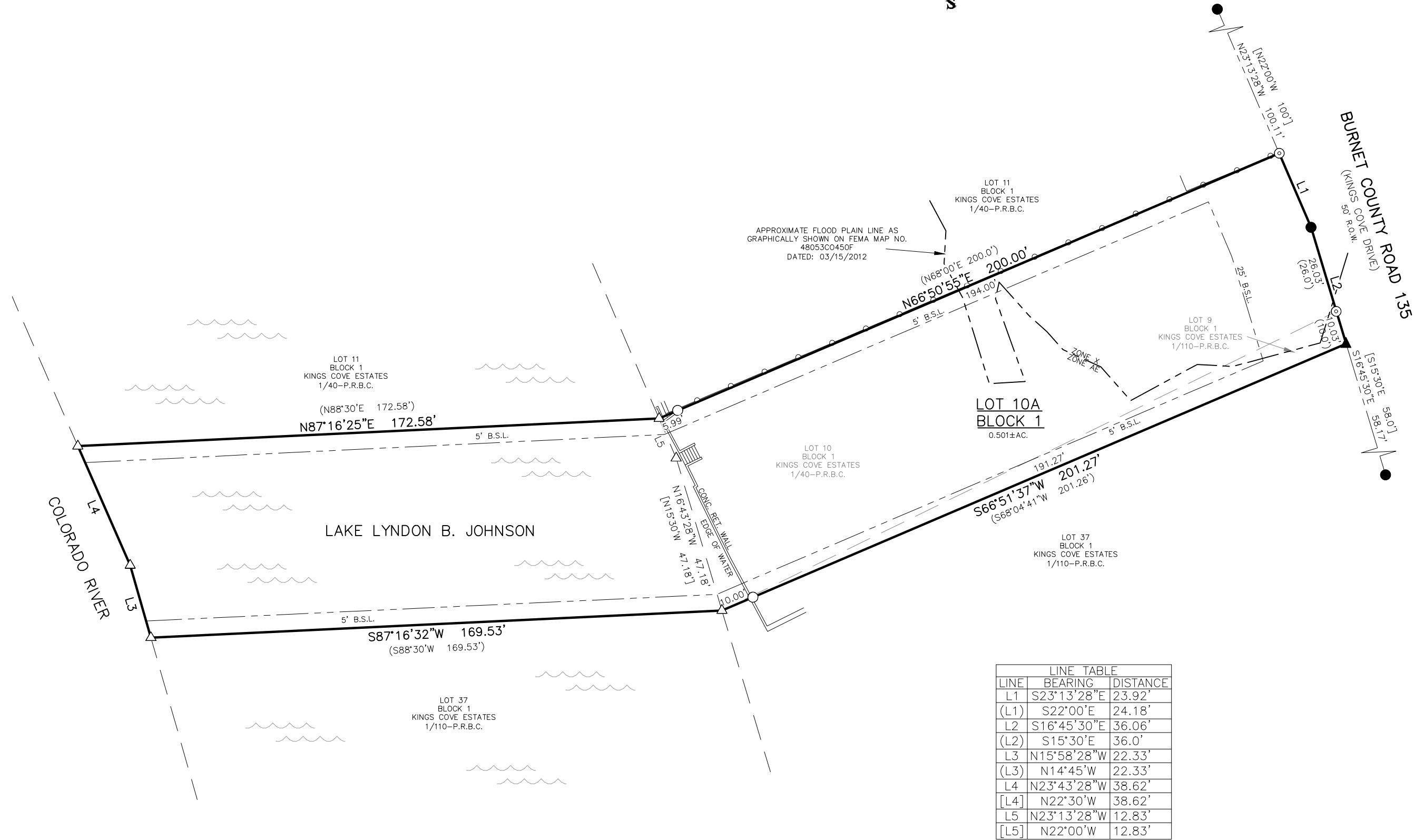
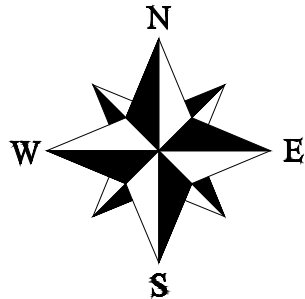
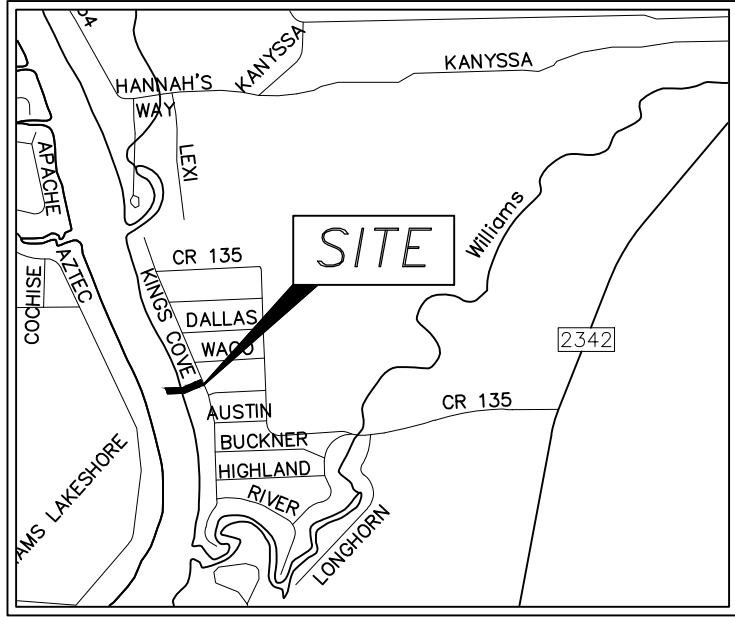
PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33(e). THIS DOCUMENT IS "PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

NOTES:

1. WATER WILL BE PROVIDED BY 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 10, BLOCK 1, KINGS COVE ESTATES, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 40 OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND LOT 9, BLOCK 1, KINGS COVE ESTATES, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 110 OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.
6. PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE AE (AREAS OUTSIDE 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 1.00014307 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.
11. BUILDING SETBACKS ARE BASED ON PLAT RECORDED IN VOLUME 1, PAGE 40 OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.



LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
⊙	3/4" IRON PIPE FOUND
▲	60D NAIL FOUND
○	SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
△	CALC POINT
1/100	VOLUME/PAGE
P.R.B.C.	PLAT RECORDS BURNET CO.
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
()	933/759 O.P.R.B.C.
{ }	1/40 P.R.B.C.
B.S.L.	BLDG. SETBACK LINE
—○—	CHAIN LINK FENCE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S23°13'28"E	23.92'
(L1)	S22°00'E	24.18'
L2	S16°45'30"E	36.06'
(L2)	S15°30'E	36.0'
L3	N15°58'28"W	22.33'
(L3)	N14°45'W	22.33'
L4	N23°43'28"W	38.62'
[L4]	N22°30'W	38.62'
L5	N23°13'28"W	12.83'
[L5]	N22°00'W	12.83'

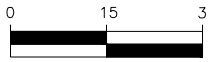
BEING A REPLAT OF LOT 10, BLOCK 1, KINGS COVE ESTATES, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 40 OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND LOT 9, BLOCK 1, KINGS COVE ESTATES, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 110 OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS TO BE KNOWN AS

LOT 10A, BLOCK 1, KINGS COVE ESTATES

PROJ. NO. 25930
PREPARED FOR: KENNETH A. FUSELIER
TECH: JTM
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 12/17/2025
FILE PATH: PROJECTS 2025\25930\DWG\25930 - REPLAT 12-09-2025.dwg
COPYRIGHT:2026 PROFESSIONAL FIRM NO: 10126900

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

SCALE 1" = 30'



	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		

1 OF 1
SHEET

COUNTY SEAL AND FILING INFORMATION