

KNOW ALL MEN BY THESE PRESENTS: THAT, WILLIAM JAMES EMERSON AND KRISTEN MARIE EMERSON, BEING THE OWNERS OF LOTS 13 & 14, COLINA COVE SUBDIVISION, THE LEGENDS, PLAT 7.3, A SUBDIVISION IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 3, SLIDE 93C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND SAID LOTS BEING DESCRIBED IN DOCUMENT NO. 202209622 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND A 0.05 ACRE PORTION OF COMMON AREA 2, COLINA COVE SUBDIVISION, PLAT 7.3, DESCRIBED IN DOCUMENT NO. 202309611 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND DO HEREBY REPEAT THE SAME AS SHOWN HEREON AND DO HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "LOT 13A, COLINA COVE SUBDIVISION, THE LEGENDS, PLAT 7.3" AS THE OFFICIAL PLAT OF SAME AND DO HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC

**WILLIAM JAMES EMERSON – OWNER**

**KRISTEN MARIE EMERSON – OWNER**

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED WILLIAM JAMES EMERSON AND KRISTEN MARIE EMERSON, 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 \_\_\_\_\_, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE ATTACHED PLAT OF LOTS 13 & 14, COLINA COVE SUBDIVISION, THE LEGENDS, PLAT 7.3, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 3, SLIDE 93C OF THE PLAT RECORDS OF BURNET COUNTY, AND A 0.05 ACRE PORTION OF COMMON AREA 2, COLINA COVE SUBDIVISION, PLAT 7.3, DESCRIBED IN DOCUMENT NO. 202309611 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "LOT 13A, COLINA COVE SUBDIVISION, THE LEGENDS, PLAT 7.3", 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.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

**ATTEST:**

JIM LUTHER JR., COMMISSIONER PRECINCT 1

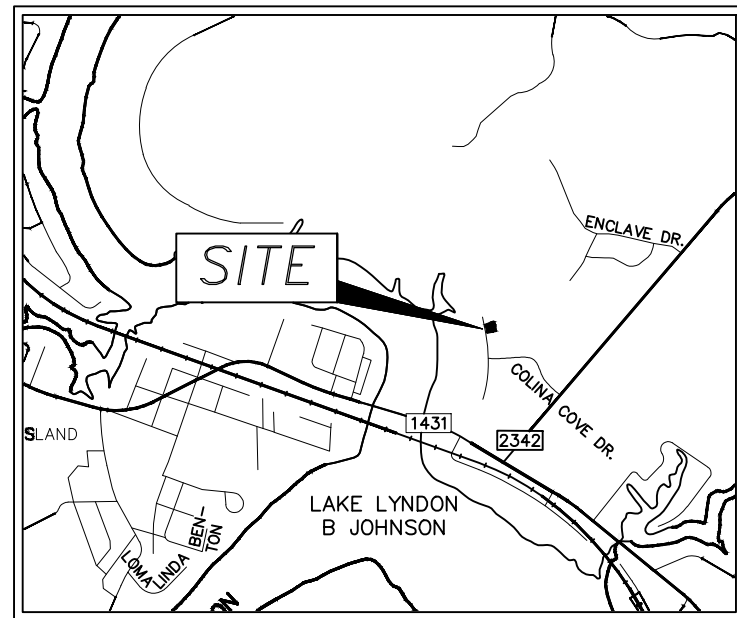
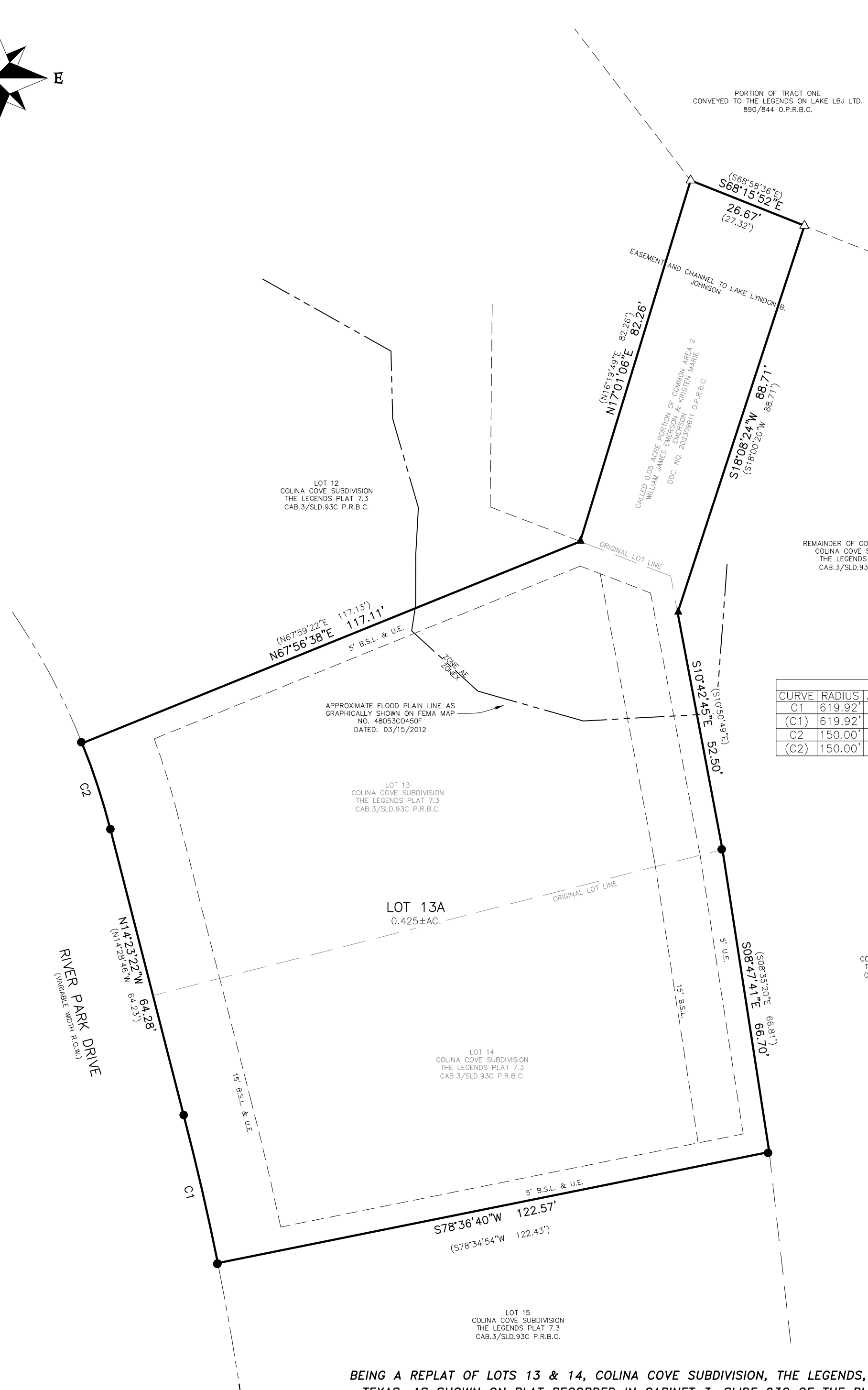
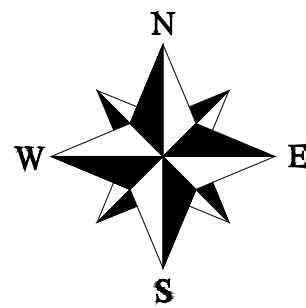
BRIAN WILSON, COUNTY JUDGE, BURNET COUNTY, TEXAS

I, K.C. LUST, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS REPLAT OF "LOT 13A COLINA COVE SUBDIVISION, THE LEGENDS, PLAT 7.3", 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 4<sup>TH</sup> DAY OF FEBRUARY, 2026.

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

PRELIMINARY DOCUMENT FOR CLIENT REVIEW AND COMMENT: 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"



LOCATION MAP  
NOT TO SCALE



### L E G E N D

|            |                                          |
|------------|------------------------------------------|
| ●          | 1/2" IRON PIN FOUND<br>(UNLESS NOTED)    |
| ▲          | MAG NAIL FOUND                           |
| .../...    | VOLUME/PAGE                              |
| P.R.B.C.   | PLAT RECORDS BURNET CO.                  |
| O.P.R.B.C. | OFFICIAL PUBLIC RECORDS<br>BURNET COUNTY |
| ( )        | RECORD INFO/SUBJECT                      |
| B.S.L.     | BLDG. SETBACK LINE                       |
| U.E.       | UTILITY EASEMENT                         |

| CURVE TABLE |         |         |         |             |
|-------------|---------|---------|---------|-------------|
| CURVE       | RADIUS  | ARC LEN | CHD LEN | CHD BRG     |
| C1          | 619.92' | 33.12'  | 33.11'  | N12°59'45"W |
| (C1)        | 619.92' | 33.12'  | 33.12'  | N12°56'56"W |
| C2          | 150.00' | 19.72'  | 19.70'  | N18°12'41"W |
| (C2)        | 150.00' | 19.72'  | 19.70'  | N18°14'42"W |

NOTES:

1. WASTEWATER SERVICE IS PROVIDED BY KINGSLAND MUNICIPAL UTILITY DISTRICT.
2. WATER IS PROVIDED BY KINGSLAND WATER SUPPLY, THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUALITY OR QUANTITY OF A RELIABLE WATER SOURCE.
3. PEDERNALES ELECTRIC COOPERATIVE IS THE ELECTRIC PROVIDER OF THIS PROPERTY.
4. 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 1-800-778-5272, EXTENSION 2324 FOR MORE INFORMATION.
5. GARBAGE PICKUP IS AVAILABLE BY COMMERCIAL FIRM.
6. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY CURRENT SUBDIVISION REGULATIONS.
7. THIS PLAT HEREBY DELETES AND TAKES PLACE OF LOTS 13 & 14, COLINA COVE SUBDIVISION, THE LEGENDS, PLAT 7.3, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON A RECORDED INSTRUMENT 5, SLIDE 83C OF THE BURNET COUNTY PLAT RECORDS, BURNET COUNTY, TEXAS, AND A 0.05 ACRE PORTION OF COMMON AREA 2, COLINA COVE SUBDIVISION, PLAT 7.3, DESCRIBED IN DOCUMENT NO. 202309611 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
8. SUBJECT PROPERTY IS 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.
9. SUBJECT TO ALL CURRENT LAND USE ORDINANCES AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.
10. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM – CENTRAL ZONE.
11. THE COORDINATES SHOWN HEREON ARE GRID VALUES, FOR SURFACE VALUES APPLY A COMBINED SCALE FACTOR OF 1.00014126 FEET.

BEING A REPLAT OF LOTS 13 & 14, COLINA COVE SUBDIVISION, THE LEGENDS, PLAT 7.3, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 3, SLIDE 93C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND A 0.05 ACRE PORTION OF COMMON AREA 2, COLINA COVE SUBDIVISION, PLAT 7.3, DESCRIBED IN DOCUMENT NO. 202309611 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

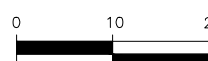
TO BE KNOWN AS

LOT 13A, COLINA COVE SUBDIVISION, THE LEGENDS, PLAT 7.3

|                                   |                                 |
|-----------------------------------|---------------------------------|
| PROJ NO. 26032                    |                                 |
| PREPARED FOR: EMERSON             |                                 |
| TECH: KCL                         |                                 |
| APPROVED: K.C. LUST               |                                 |
| FIELDWORK PERFORMED ON: 1/15/2026 |                                 |
| COPYRIGHT:2026                    | PROFESSIONAL FIRM NO: 101269000 |

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

SCALE 1" = 20'



|           |     |             |
|-----------|-----|-------------|
|           | 2   |             |
|           | 1   |             |
| DATE      | NO. | DESCRIPTION |
| REVISIONS |     |             |