

STATE OF TEXAS: _____;
COUNTY OF _____;

KNOW ALL MEN BY THESE PRESENTS: THAT MARTA MEIER, BEING THE OWNER OF LOT MCE 2, WOLF CREEK RANCH, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 163D OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND BEING DESCRIBED IN VOLUME 1281, PAGE 348 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 MCE 2-A & MCE 2-B, WOLF CREEK RANCH" 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.

MARTA MEIER – OWNER

STATE OF TEXAS: _____;
COUNTY OF _____;

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MARTA MEIER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE 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 LOT MCE 2, WOLF CREEK RANCH, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 163D OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "LOTS MCE 2-A & MCE 2-B, WOLF CREEK RANCH", 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 MCE 2-A & MCE 2-B, WOLF CREEK 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 _____ 8TH DAY OF _____ AUGUST, 2025.

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

PRELIMINARY – ADMINISTRATIVE REVIEW

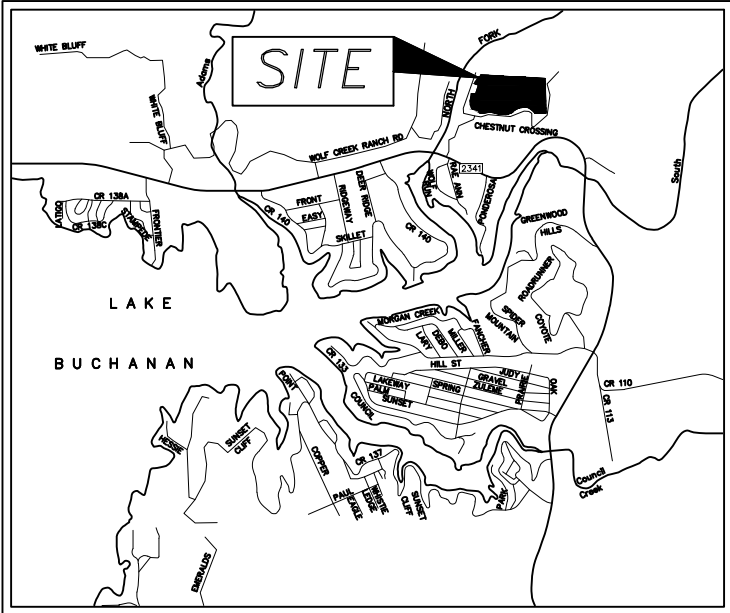
PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33(e), THIS DOCUMENT IS "PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

NOTES:

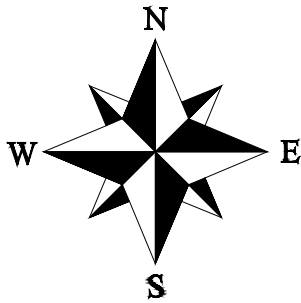
- WATER WILL BE PROVIDED BY WELL.
- WASTE WATER WILL BE SUPPORTED BY O.S.S.F.
- GARBAGE PICKUP IS AVAILABLE BY COMMERCIAL FIRM.
- THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY CURRENT SUBDIVISION REGULATIONS.
- THIS PLAT HEREBY DELETES AND TAKES PLACE OF LOT MCE 2, WOLF CREEK RANCH, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 163D 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. 48053C0325G, EFFECTIVE 11/1/2019.
- 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 1.00016508 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.
- EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED ON LOTS MCE 2-A & MCE 2-B MUST BE PERMITTED, INSPECTED AND APPROVED FOR OPERATION UNDER THOSE TERMS, STANDARDS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND LOWER COLORADO RIVER AUTHORITY AS ARE IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS ARE MADE. THESE LOTS MAY REQUIRE PROFESSIONALLY DESIGNED WASTEWATER DISPOSAL SYSTEMS DUE TO TOPOGRAPHICAL, GEOLOGICAL AND WATER WELL CONSIDERATIONS.



LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
○	SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
....	VOLUME/PAGE
P.R.B.C.	PLAT RECORDS BURNET CO.
D.R.B.C.	DEED RECORDS BURNET CO.
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
()	RECORD INFO/SUBJECT
B.S.L.	BLDG. SETBACK LINE
U.E.	UTILITY EASEMENT

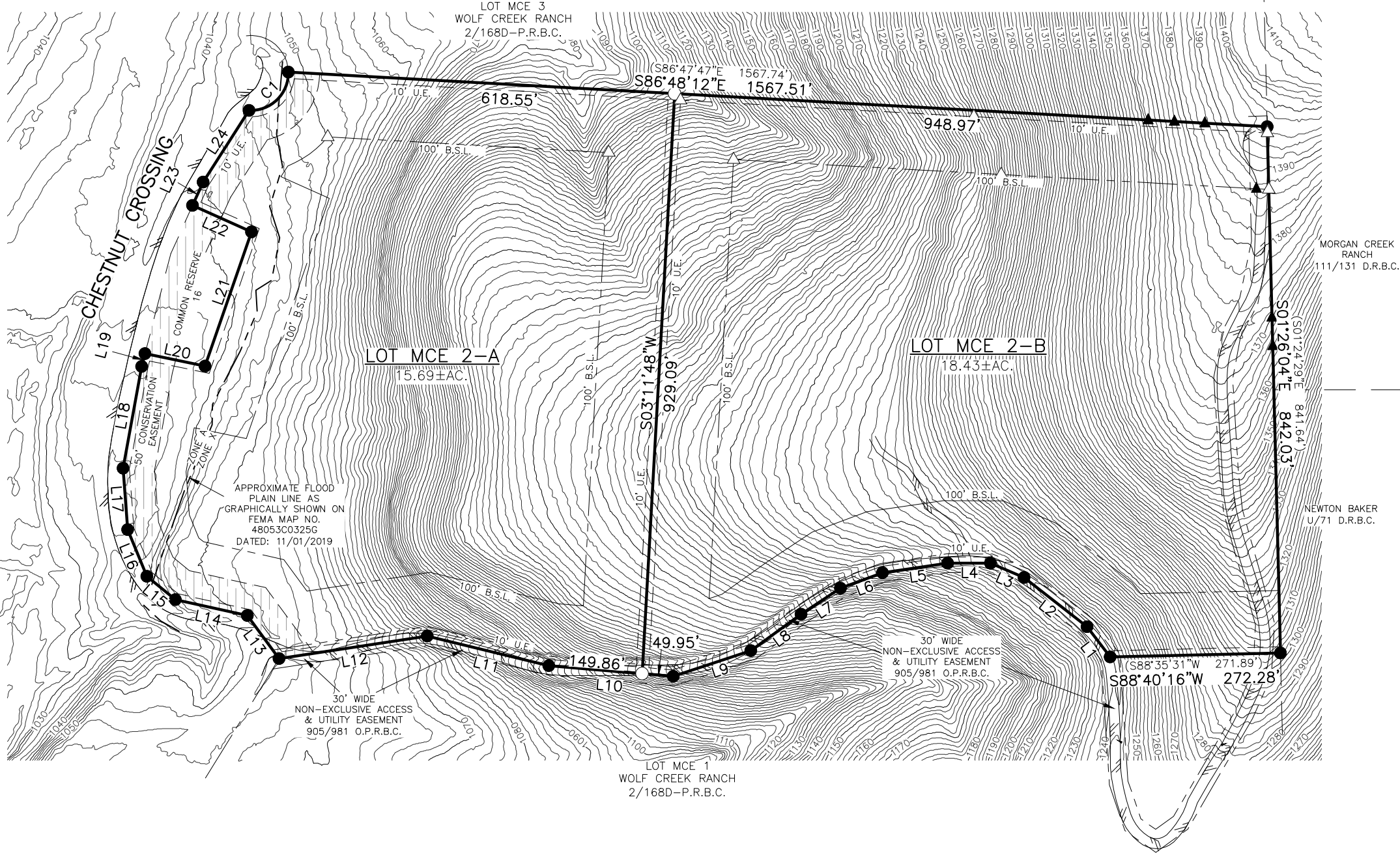


LOCATION MAP
NOT TO SCALE



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N37°18'31"W	60.79'	L13	N36°23'09"W	85.47'
(L1)	N37°21'02"W	60.80'	(L13)	N36°24'18"W	85.42'
L2	N52°01'45"W	127.95'	L14	N77°31'29"W	117.95'
(L2)	N52°01'50"W	128.16'	(L14)	N77°30'02"W	117.95'
L3	N66°56'29"W	58.13'	L15	N50°38'18"W	58.81'
(L3)	N67°01'44"W	58.01'	(L15)	N50°41'43"W	58.81'
L4	N89°49'23"W	68.62'	L16	N22°23'39"W	80.77'
(L4)	N89°49'16"W	66.54'	(L16)	N22°22'25"W	80.75'
L5	S81°39'02"W	105.34'	L17	N04°15'06"W	98.44'
(L5)	S81°41'23"W	105.23'	(L17)	N04°15'57"W	98.50'
L6	S69°37'13"W	71.54'	L18	N10°21'35"E	165.52'
(L6)	S69°33'59"W	71.71'	(L18)	N10°22'24"E	165.55'
L7	S56°30'55"W	75.49'	L19	N14°25'49"E	21.13'
(L7)	S56°29'31"W	75.47'	(L19)	N14°19'45"E	21.12'
L8	S54°09'52"W	99.17'	L20	S78°16'15"E	98.11'
(L8)	S54°11'56"W	99.10'	(L20)	S78°15'07"E	98.13'
L9	S71°41'04"W	130.55'	L21	N19°03'57"E	227.13'
(L9)	S71°43'04"W	130.57'	(L21)	N19°03'50"E	227.17'
L10	N85°07'32"W	199.82'	L22	N65°47'00"W	103.33'
(L10)	N85°10'03"W	199.87'	(L22)	N65°47'07"W	103.29'
L11	N76°18'14"W	200.00'	L23	N24°19'01"E	40.93'
(L11)	N76°17'46"W	200.00'	(L23)	N24°16'21"E	40.89'
L12	S81°20'52"W	239.64'	L24	N32°40'01"E	136.17'
(L12)	S81°22'21"W	239.75'	(L24)	N32°40'41"E	136.18'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	94°01'53"	60.00'	98.47'	87.78'	N45°39'59"E
(C1)	94°05'10"	60.00'	98.53'	87.82'	N45°38'06"E



COUNTY SEAL AND FILING INFORMATION

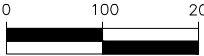
BEING A REPLAT OF LOT MCE 2, WOLF CREEK RANCH, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 163D OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS

LOTS MCE 2-A & MCE 2-B, WOLF CREEK RANCH

PROJ. NO. 25043
PREPARED FOR: MARTA MEIER
TECH: JTM
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 08/06/2025
FILE PATH: PROJECTS 2025\25043\DWG\25043 REPLAT.dwg
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1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 200'



	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		

1 OF 1
SHEET