

STATE OF TEXAS §
COUNTY OF BURNET §

WHEREAS, JOEL B. COHEN and LAUREN KLEMANN-COHEN, being the owners of those certain Lot Nos. 167, 168, AND 169 of Council Creek South, Unit No. 1 a subdivision in Burnet County, Texas, as recorded in Plat Cabinet 1, Slide 48-B of the Burnet County Plat Records, and Lot 2E-1R of A Minor Replat of Lot 2E and Lot 164 Council Creek South, and as recorded in Doc. No. 202215523 and Doc. No. 202303488 of the Official Public Records of Burnet County, Burnet County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That JOEL B. COHEN and LAUREN KLEMANN-COHEN, do hereby adopt this plat designating the herein above descried property as a "MINOR REPLAT OF LOTS 167, 168, 169, AND 2E-1R OF COUNCIL CREEK SOUTH UNIT NO. 1", and do hereby dedicate in full to the public use forever, the streets, right-of-ways, public utility easements and other public improvements as shown hereon for the purposes indicated on the plat.

The purpose of this Minor Replat is to replat those certain lots 167, 168, 169, AND 2E-1R into one lot.

This replat approved subject to all platting ordinances, rules, regulations, and resolutions of the County of Burnet, Texas.

WITNESS, my hand, this the ____ day of _____, 2025.

JOEL B. COHEN

WITNESS, my hand, this the ____ day of _____, 2025.

LAUREN KLEMANN-COHEN

STATE OF TEXAS §
COUNTY OF BURNET §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared JOEL B. COHEN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2025.

Notary Public in and for the State of Texas
My Commission Expires on:

STATE OF TEXAS §
COUNTY OF BURNET §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared LAUREN KLEMANN-COHEN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2025.

Notary Public in and for the State of Texas
My Commission Exires on:

STATE OF TEXAS §
COUNTY OF LAMPASAS §

I, Paul W. Maples, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinances of Burnet County, Texas.

Paul W. Maples, RPLS No. 5043
Job No. 230501

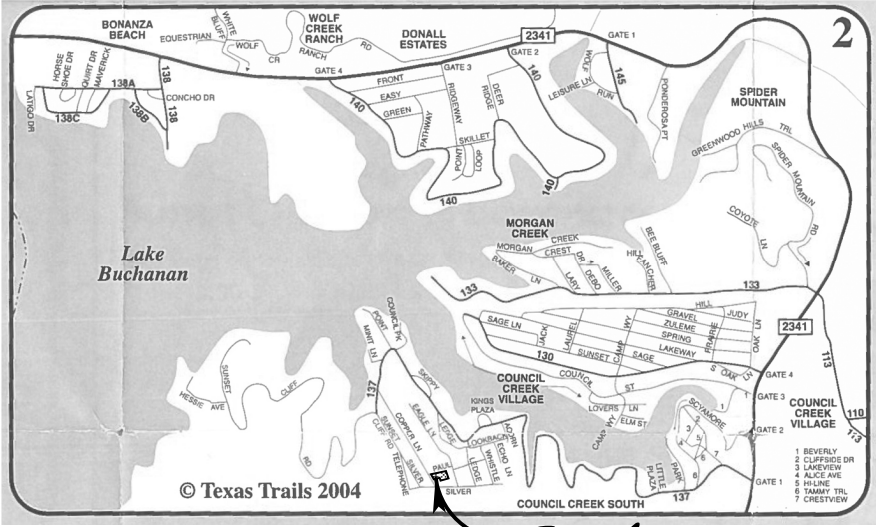


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I, Jim Luther, Jr., County Commissioner of Precinct No. 4, in Burnet County, Texas, have reviewed the plat of this Subdivision and hereby approve said plat for presentation to the Commissioner's Court of Burnet County.

Jim Luther, Jr., Commissioner, Precinct No. 4

LOCATION MAP



LINE	BEARING	DISTANCE
L1	N24°07'48"W	18.34'

GENERAL NOTES:

- PUBLIC UTILITY EASEMENTS AND AND BUILDING SETBACK LINES ARE SHOWN HEREON.
- EACH DWELLING CONSTRUCTED IN THIS SUBDIVISION SHALL BE CONNECTED TO AN ON-SITE SEWAGE FACILITY MEETING STATE HEALTH DEPARTMENT STANDARDS AND REQUIREMENTS OR EQUAL.
- THE SELLING OR CONVEYING OF ANY PORTION OF THESE AMENDED TRACTS BY METES AND BOUNDS IS STRICTLY PROHIBITED.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE WRITTEN NOTIFICATION AND/OR PERMIT ARE REQUIRED PRIOR TO COMMENCING ANY DELEVOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-80076-5272 EXT. 2324 FOR MORE INFORMATION.
- ALL PROPERTY HEREIN IS SUBJECT TO BUILDING SETBACKS, UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON AND AS SHOWN ON THE SUBDIVISION PLAT FOR UNIT NO 1., COUNCIL CREEK SOUTH, AS RECORDED IN PLAT CABINET 1, SLIDE 210, PLAT RECORDS OF BURNET COUNTY, TEXAS.
- NO NEW RIGHT-OF-WAY AND/OR STREETS ARE DEDICATED WITH THIS PLAT.
- SUBJECT TRACTS ARE LOCATED IN ZONE X, AND NO PORTION OF SAID TRACTS ARE WITHIN A FLOOD PLANE, AS SHOWN ON FEMA FIRM MAP NO. 48053C0325F. EFFECTIVE DATE: MARCH 25, 2012.
- BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM. NAD83 TEXAS CENTRAL ZONE. SCALE FACTOR - 1.0001652610. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

STATE OF TEXAS §
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I, Mitchell Sodek, have reviewed the Minor Replat of Lots 167, 168, 169, and 2E-1R of Council Creek South Unit No. 1. Water well drilling operations shall not commence until proper authorization has been issued by the Central Texas Groundwater Conservation District.

Mitchell Sodek, General Manager
Central Texas Groundwater Conservation District

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I, James Oakley, Judge of the Commissioner's Court of Burnet County, Texas, hereby certify that the foregoing plat has been approved by the Commissioner's Court of Burnet County, and by my signature affixed hereto, authorize this plat to be recorded in the Plat Records of Burnet County, Texas.

Bryan Wilson, Burnet County Judge

TAX CERTIFICATE §

The BURNET County Tax Office, the taxing authority for all entities in Burnet County, Texas, does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

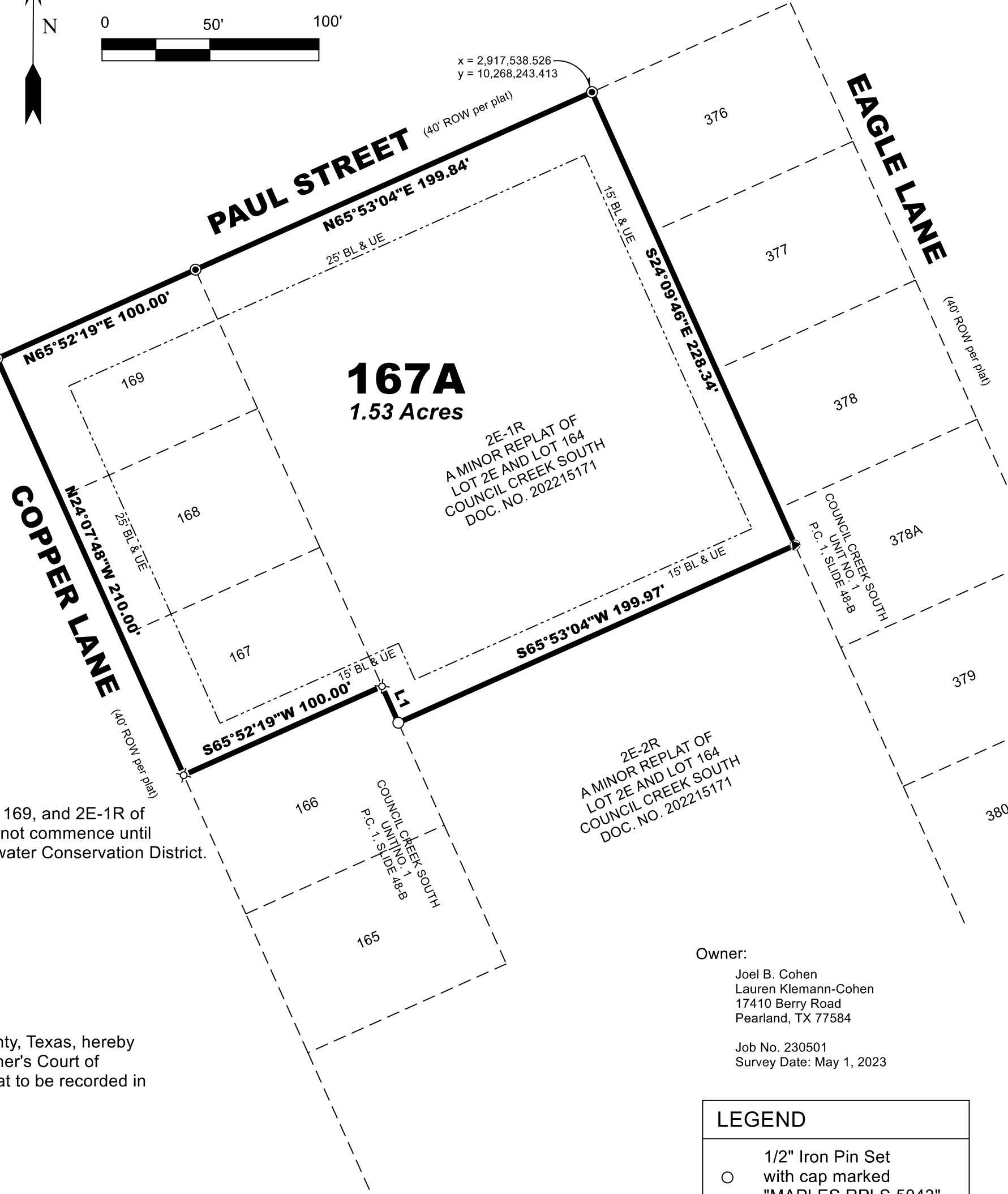
Dated this ____ day of _____, 2025 AD.

BURNET COUNTY TAX OFFICE
BY: _____

I, Janet Parker, County Clerk of Burnet County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of Authentication was filed for record in my office on the ____ day of _____, 2025 AD, at _____, in the Plat Records of Burnet County, Texas as Doc. No. _____.

Vicinta Stafford
Burnet County Clerk

A MINOR REPLAT OF
LOTS 167, 168, 169, AND 2E-1R
OF COUNCIL CREEK SOUTH UNIT NO. 1, AND A MINOR
REPLAT OF LOT 2E AND LOT 164 COUNCIL CREEK SOUTH,
A SUBDIVISION IN BURNET COUNTY, TEXAS.



Owner:
Joel B. Cohen
Lauren Klemann-Cohen
17410 Berry Road
Pearland, TX 77584

Job No. 230501
Survey Date: May 1, 2023

LEGEND	
○	1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
⌘	Cotton Spindle Set
▲	Mag Nail Set with washer marked "MAPLES RPLS 5043"
●	1/4" Iron Pin Found
---	Original Lot Lines

Surveyor:
Maples & Associates
420 S. Liveoak, Ste 200
P.O. Box 893
Lampasas, Texas 76550
Firm No. 10097700
Tel (512) 556-2078
Fax (512) 556-0500