

STATE OF TEXAS:
COUNTY OF _____:

KNOW ALL MEN BY THESE PRESENTS: THAT EARL QUINTON SOLOMON & LESLIE TIFFANY ROWE, BEING THE OWNERS OF A 2.986 ACRE TRACT OF LAND OUT OF THE SMITH BAILEY SURVEY NO. 100, ABSTRACT NO. 55, IN BURNET COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN 42.02 ACRE TRACT OF LAND FURTHER DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 201804190 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY PLAT THE SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "SOLOMON SUBDIVISION" 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 _____, 2026.

EARL QUINTON SOLOMON – OWNER

LESLIE TIFFANY ROWE – OWNER

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED EARL QUINTON SOLOMON & LESLIE TIFFANY ROWE, 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

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT OF ALL OF A 2.986 ACRE TRACT OF LAND OUT OF THE SMITH BAILEY SURVEY NO. 100, ABSTRACT NO. 55, IN BURNET COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN 42.02 ACRE TRACT OF LAND FURTHER DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 201804190 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY PLAT THE SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "SOLOMON SUBDIVISION", 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, JR., COMMISSIONER PRECINCT 1

BRYAN WILSON, COUNTY JUDGE

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 PLAT OF "SOLOMON SUBDIVISION" 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 17TH DAY OF MARCH, 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 PRIVATE 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. PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE AE (AREAS INSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0450F, EFFECTIVE 03/15/2012.
6. SUBJECT TO ALL CURRENT LAND USE ORDINANCES AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.
7. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM – NAD 83, CENTRAL ZONE.
8. THE COORDINATES SHOWN HEREON ARE GRID VALUES, FOR SURFACE VALUES APPLY A COMBINED SCALE FACTOR OF 1.00014891 FEET.
9. 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.
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. EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED ON LOTS 1-3 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.
12. PROPERTY IS SUBJECT TO A BLANKET TYPE UTILITY EASEMENT EXECUTED BY ALLEYNE LEWIS IN FAVOR THE PEDERNALES ELECTRIC COOPERATIVE, INC., IN DOCUMENT SIGNED ON THE 5TH OF JANUARY, 1981.

BEING A PLAT OF A 2.986 ACRE TRACT OF LAND OUT OF THE SMITH BAILEY SURVEY NO. 100, ABSTRACT NO. 55, IN BURNET COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN 42.02 ACRE TRACT OF LAND FURTHER DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO EARL QUINTON SOLOMON & LESLIE TIFFANY ROWE, RECORDED IN DOCUMENT NO. 201804190 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS

SOLOMON SUBDIVISION

LEGAL DESCRIPTION:

BEING A 2.986 ACRE TRACT OF LAND OUT OF THE SMITH BAILEY SURVEY NO. 100, ABSTRACT NO. 55, IN BURNET COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN 42.02 ACRE TRACT OF LAND FURTHER DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 201804190 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 2.986 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND AT THE SOUTHWEST CORNER OF A CALLED 42.02 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO RAYMOND C. BAKER, RECORDED IN DOCUMENT NO. 201505095 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, THE NORTHWEST CORNER OF SAID SOLOMON TRACT, AND HEREOF;
NORTHING: 10222115.93 EASTING: 2901601.71

THENCE NORTH 88°53'22" EAST, ALONG THE SOUTH LINE OF SAID BAKER TRACT, THE NORTH LINE OF SAID SOLOMON TRACT, AND HEREOF, A DISTANCE OF 668.04' TO A 1/2" IRON PIN WITH SURVEY CAP STAMPED "CUPLIN" SET AT THE NORTHEAST CORNER HEREOF;

THENCE OVER AND ACROSS SAID SOLOMON TRACT, FOR THE EAST AND SOUTH LINE HEREOF, THE FOLLOWING COURSES AND DISTANCES:

- 1) SOUTH 01°06'38" EAST, A DISTANCE OF 102.00' TO A 1/2" IRON PIN WITH SURVEY CAP STAMPED "CUPLIN";
- 2) NORTH 88°53'22" EAST, A DISTANCE OF 51.00' TO A 1/2" IRON PIN WITH SURVEY CAP STAMPED "CUPLIN";
- 3) SOUTH 01°06'38" EAST, A DISTANCE OF 102.00' TO A 1/2" IRON PIN WITH SURVEY CAP STAMPED "CUPLIN" SET AT THE SOUTHEAST CORNER HEREOF;
- 4) SOUTH 88°53'22" WEST, A DISTANCE OF 476.18' TO A 1/2" IRON PIN WITH SURVEY CAP STAMPED "CUPLIN";
- 5) NORTH 86°56'06" WEST, A DISTANCE OF 143.59' TO A 1/2" IRON PIN WITH SURVEY CAP STAMPED "CUPLIN" SET ALONG THE WEST LINE OF SAID SOLOMON TRACT, AND AT THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 28°21'10" WEST, ALONG THE WEST LINE OF SAID SOLOMON TRACT, AND HEREOF, A DISTANCE OF 217.69' TO THE POINT OF BEGINNING, AND CONTAINING 2.986 ACRES, MORE OR LESS.

CUPLIN ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ▲ 60D NAIL FOUND
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- △ CALC POINT
- .../... 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
- () UTILITY POLE
- GUY WIRE
- O/U— OVERHEAD UTILITY
- EDGE/PAVEMENT/GRAVEL
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- X— WIRE FENCE

