

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

KNOW ALL MEN BY THESE PRESENTS: THAT DANIEL L. BLACK & KAREN L. BLACK, BEING THE OWNERS OF A 6.34 ACRE TRACT OF LAND OUT OF THE SMITH BAILEY SURVEY NO. 100, ABSTRACT NO. 55, IN BURNET COUNTY, TEXAS, AND BEING FURTHER DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 202216926 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 "SPLIT ROCK 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.

DANIEL L. BLACK – OWNER

KAREN L. BLACK – OWNER

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DANIEL L. BLACK & KAREN L. BLACK, 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 6.34 ACRE TRACT OF LAND OUT OF THE SMITH BAILEY SURVEY NO. 100, ABSTRACT NO. 55, IN BURNET COUNTY, TEXAS, AND BEING FURTHER DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 202216926 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 "SPLIT ROCK 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 "SPLIT ROCK 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 17<sup>TH</sup> DAY OF JUNE, 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"

#### LEGAL DESCRIPTION

BEING A 6.34 ACRE TRACT OF LAND OUT OF THE SMITH BAILEY SURVEY NO. 100, ABSTRACT NO. 55, IN BURNET COUNTY, TEXAS, AND BEING FURTHER DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO DANIEL L. BLACK & KAREN L. BLACK, RECORDED IN DOCUMENT NO. 202216926 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 6.34 ACRES BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND ALONG THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 2342, AT THE NORTHWEST CORNER OF A CALLED 770.1 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO CAMP BUCKNER, RECORDED IN VOLUME 103, PAGE 324 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, THE SOUTHWEST CORNER OF SAID 6.34 ACRE TRACT, AND HEREOF;  
NORTHING: 10222070.47 EASTING: 2909809.07

THENCE ALONG THE EAST RIGHT-OF-WAY OF F.M. HIGHWAY 2342, THE WEST LINE OF SAID 6.34 ACRE TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES:  
1) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 3859.72', AN ARC LENGTH OF 584.31', AND A CHORD LENGTH OF 583.75' THAT BEARS NORTH 14°27'16" EAST, TO A TXDOT CONCRETE RIGHT-OF-WAY MONUMENT FOUND;  
2) NORTH 10°08'22" EAST, A DISTANCE OF 1050.51' TO A 1/2" IRON PIN FOUND ALONG THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 2342, THE WEST LINE OF A CALLED 456.7 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO LONGHORN CAVERN STATE PARK, RECORDED IN VOLUME 81, PAGE 359 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS, AT THE NORTHERN MOST CORNER OF SAID 6.34 ACRE TRACT, AND HEREOF;

THENCE SOUTH 01°48'37" EAST, ALONG THE WEST LINE OF SAID 456.7 ACRES, THE EAST LINE OF SAID 6.34 ACRES, AND HEREOF, A DISTANCE OF 1593.99' TO A 1/2" IRON PIN FOUND ALONG THE NORTH LINE OF SAID 770.1 ACRE TRACT, AT THE SOUTHWEST CORNER OF SAID 456.7 ACRE TRACT, THE SOUTHEAST CORNER OF SAID 6.34 ACRE TRACT, AND HEREOF;

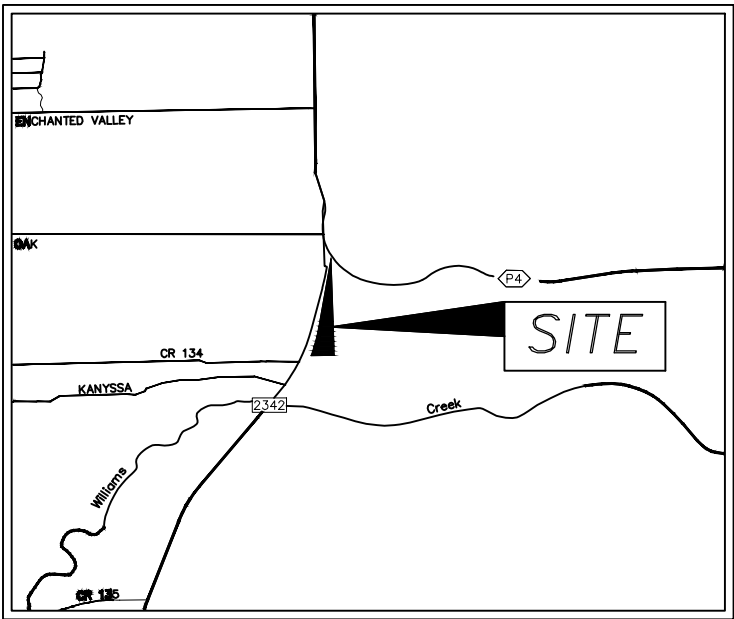
THENCE SOUTH 89°04'10" WEST, ALONG THE NORTH LINE OF SAID 770.1 ACRE TRACT, THE SOUTH LINE OF SAID 6.34 ACRE TRACT, AND HEREOF, A DISTANCE OF 381.06' TO THE POINT OF BEGINNING, AND CONTAINING 6.34 ACRES, MORE OR LESS.

#### NOTES:

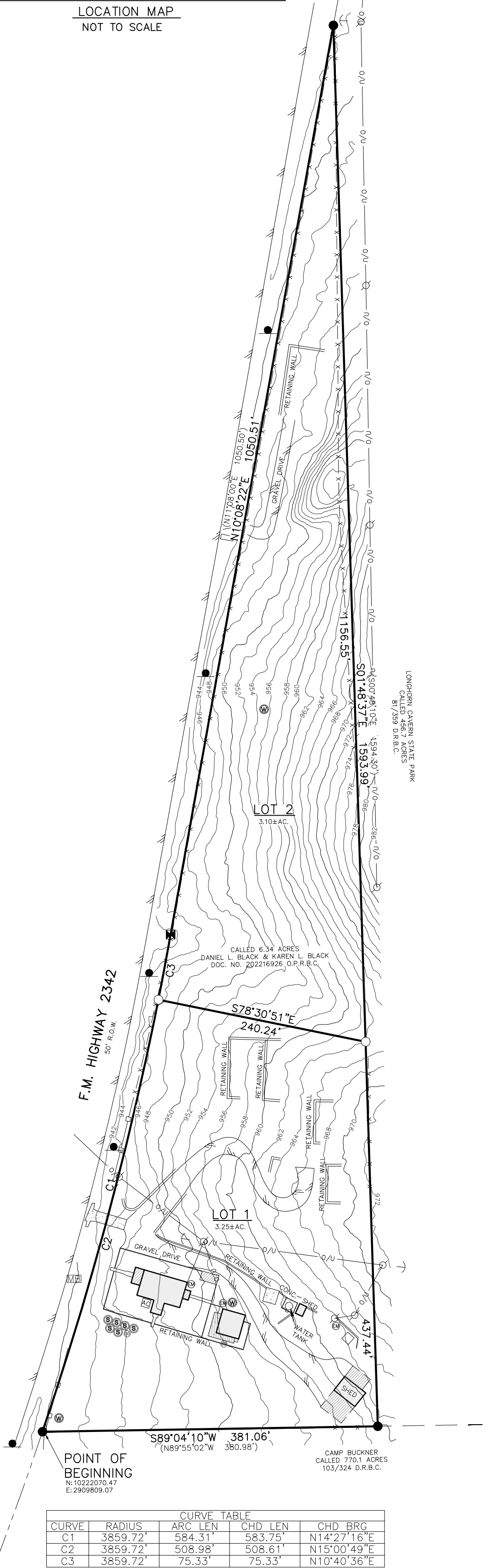
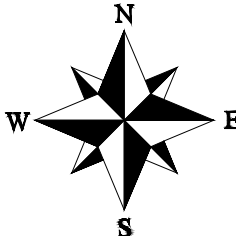
- WATER WILL BE PROVIDED BY PRIVATE WELL.
- WASTE WATER WILL BE SUPPORTED BY O.S.S.F.
- GARBAGE PICKUP IS AVAILABLE BY COMMERCIAL FIRM.
- THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY CURRENT SUBDIVISION REGULATIONS.
- ENTIRETY OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0450F, EFFECTIVE 03/15/2012.
- 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 1.00014948 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 1 & 2 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.

BEING A PLAT OF A 6.34 ACRE TRACT OF LAND OUT OF THE SMITH BAILEY SURVEY NO. 100, ABSTRACT NO. 55, IN BURNET COUNTY, TEXAS, AND BEING FURTHER DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO DANIEL L. BLACK & KAREN L. BLACK, RECORDED IN DOCUMENT NO. 202216926 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS

## SPLIT ROCK SUBDIVISION



CUPLIN ASSOCIATES INC.  
LAND SURVEYORS & PLANNERS

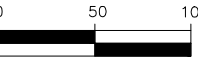


| CURVE TABLE |          |         |         |
|-------------|----------|---------|---------|
| CURVE       | RADIUS   | ARC LEN | CHD LEN |
| C1          | 3859.72' | 584.31' | 583.75' |
| C2          | 3859.72' | 508.98' | 508.61' |
| C3          | 3859.72' | 75.33'  | 75.33'  |

|                                                          |
|----------------------------------------------------------|
| PROJ NO. 26041                                           |
| PREPARED FOR: DANIEL & KAREN BLACK                       |
| TECH: JTM                                                |
| APPROVED: K.C. LUST                                      |
| FIELDWORK PERFORMED ON: 02/02/2026                       |
| FILE PATH: PROJECTS\2026\26041\DWG\26041 SUBDIVISION.dwg |
| COPYRIGHT:2026                                           |

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

SCALE 1" = 100'



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

1 OF 1  
SHEET