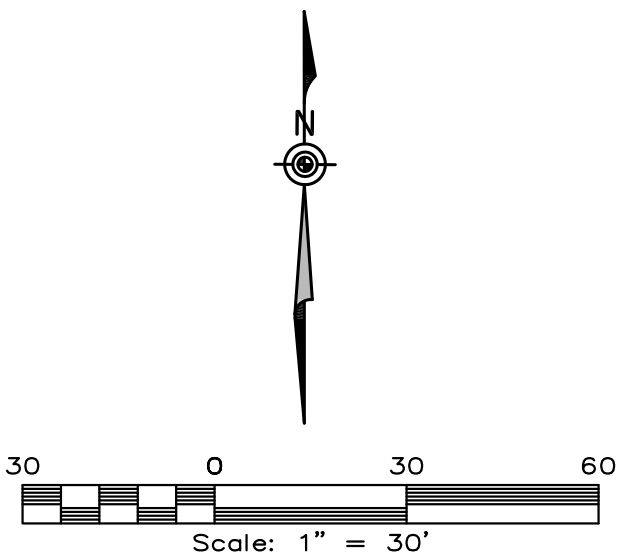


REPLAT OF LOTS E, H AND I, TWIN ISLES SUBDIVISION

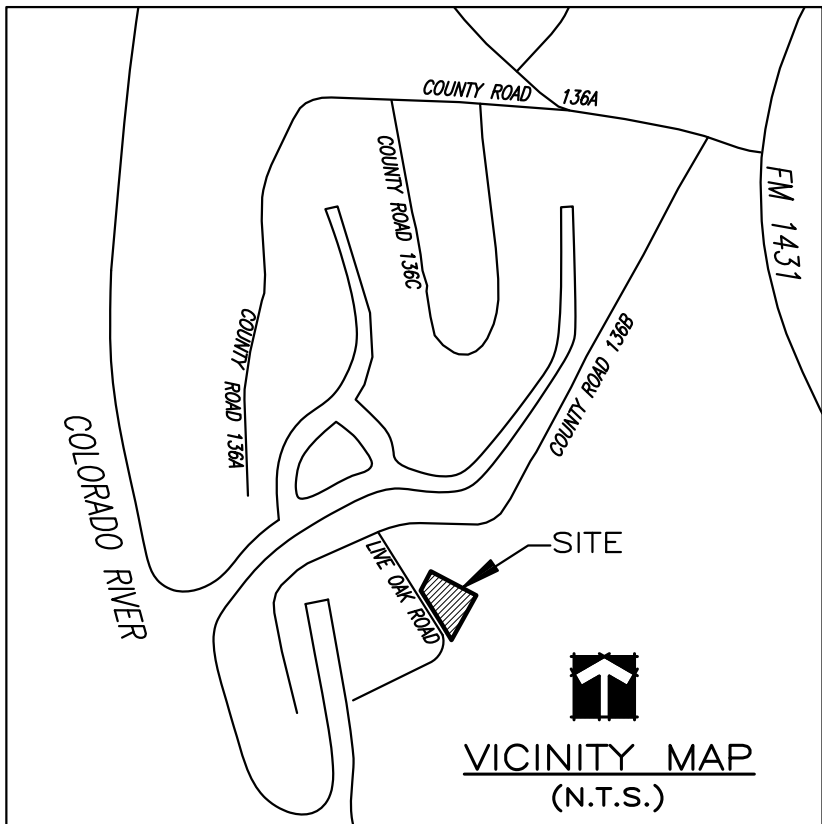
A SUBDIVISION RECORDED IN CABINET 1, SLIDE 60C, PLAT RECORDS, BURNET COUNTY, TEXAS

- TOTAL ACREAGE: 0.52 ACRE
- NO. OF LOTS: 1
- USE: RESIDENTIAL
- LENGTH OF EXISTING STREET: 204 LF
- OWNER/DEVELOPER: SCOTT HABBIT
2618 ROLLING OAKS
SAN MARCOS, TEXAS 78666
- ELECTRICAL SERVICE PROVIDED BY PEC
- WATER PROVIDED BY ON-SITE WELLS
- SEWER SERVICE PROVIDED BY KINGSLAND MUD
- THIS AREA IS SHOWN TO LIE WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) No. 48053C0450F DATED MARCH 15, 2012.
- NO LOTS LIE WITHIN THE E.T.J. OF A MUNICIPALITY
- THIS PLAT SUBSTANTIALLY CONFORMS TO THE BURNET COUNTY SUBDIVISION REGULATIONS
- THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE
- ALL DISTANCES SHOWN HEREON ARE SURFACE (U.S. FEET)
- MAXIMUM OF 5" WELL BORE FOR ALL WATER WELLS
- SURVEYING: TRIPLE C SURVEYING CO. (10193916)
P.O. BOX 367
BUCHANAN DAM, TEXAS 78609
512-845-5440
- DATE OF SURVEY: APRIL 26, 2026
- DATE OF PLAT PREPARATION: JULY 2026
- PLAT PREPARED BY: WILLIAM C. STEWART
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5785



BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 83, AS DETERMINED BY GPS OBSERVATIONS.

- LEGEND**
- IRON ROD FOUND (As Noted)
 - 90d NAIL FOUND
 - O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET CO.



OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF BURNET § KNOW ALL MEN BY THESE PRESENTS:

That we, Scott D. Habbit and Myra Allen Habbit being the owners of Lots E, H and I, Twin Isles Subdivision, Burnet County, Texas by Warranty Deed recorded as Document No. 201607394 of the Official Public Records of Burnet County do hereby plat and adopt this plat to be known as **Replat of Lots E, H and I, Twin Isles Subdivision** as the official plat of the same, the easements hereon are reserved for the use of public utility providers.

Scott D. Habbit Myra Allen Habbit

STATE OF TEXAS §
COUNTY OF BURNET § KNOW ALL MEN BY THESE PRESENTS:

Before me, the under signed authority, on this day personally appeared Scott D. Habbit, known unto me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purposed and considerations therein stated. Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public, _____ County

STATE OF TEXAS §
COUNTY OF BURNET § KNOW ALL MEN BY THESE PRESENTS:

Before me, the under signed authority, on this day personally appeared Myra Allen Habbit, known unto me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purposed and considerations therein stated. Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public, _____ County

COUNTY CERTIFICATION:

STATE OF TEXAS §
COUNTY OF BURNET § KNOW ALL MEN BY THESE PRESENTS:

The attached plat, being "REPLAT OF LOTS E, H AND I, TWIN ISLES SUBDIVISION", a public subdivision, Burnet County, Texas, was found to comply with the statutes and laws of the State of Texas and was approved for filing in the Official Public Records of Burnet County.

To certify which, the undersigned as County Judge of Burnet County, Texas this ____ day of _____, 20____.

Bryan Wilson, County Judge, Burnet County

Jim Luther, Jr., Commissioner, Precinct 1

PERIMETER FIELD NOTES

BEING 0.52 acre of land out of the James S. Harwell Survey, Abstract No. 422, Burnet County, Texas, and being Lots E, H & I, Twin Isles Subdivision, a subdivision recorded in Cabinet 1, Slide 60C, Plat Records, Burnet County and described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with no cap found in the northeast line of Live Oak Road for the most southerly corner of Lot D, Twin Isles Subdivision and being the southwest corner of said Lot E and this tract;

THENCE: N 27°45'05" E 76.15 feet to a 90d nail found in the southeasterly line of said Lot D and being the northwest corner of said Lot E and this tract;

THENCE: with the north line of this tract the following courses and distances:
1. S 61°53'31" E 60.23 feet to a 90d nail found for the northwest corner of said Lot H and being northeast corner of said Lot E,

2. S 62°25'41" E 60.136 feet to a 1/2" iron rod with no cap found for the northwest corner of said Lot I and being the northeast corner of said Lot H,

3. S 62°07'13" E 59.80 feet to a 3/8" iron rod found for the northeast corner of said Lot I and this tract;

THENCE: S 28°57'03" W 179.20 feet to a 1/2" iron rod with yellow cap inscriber "CCC 4835" found at the most easterly corner of said Live Oak Road and being the most southerly corner of said Lot I and this tract;

THENCE: with the north line of Live Oak Road the following courses and distances:

1. N 31°18'54" W 67.30 feet to a 90d nail found for the southeast corner of said Lot H and being the most westerly corner of said Lot I,

2. N 32°00'53" W 67.44 feet to a 90d nail found for the southeast corner of said Lot E and being the most westerly corner of said Lot H,

3. N 32°19'11" W 69.70 feet to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.

SURVEYOR'S CERTIFICATION:

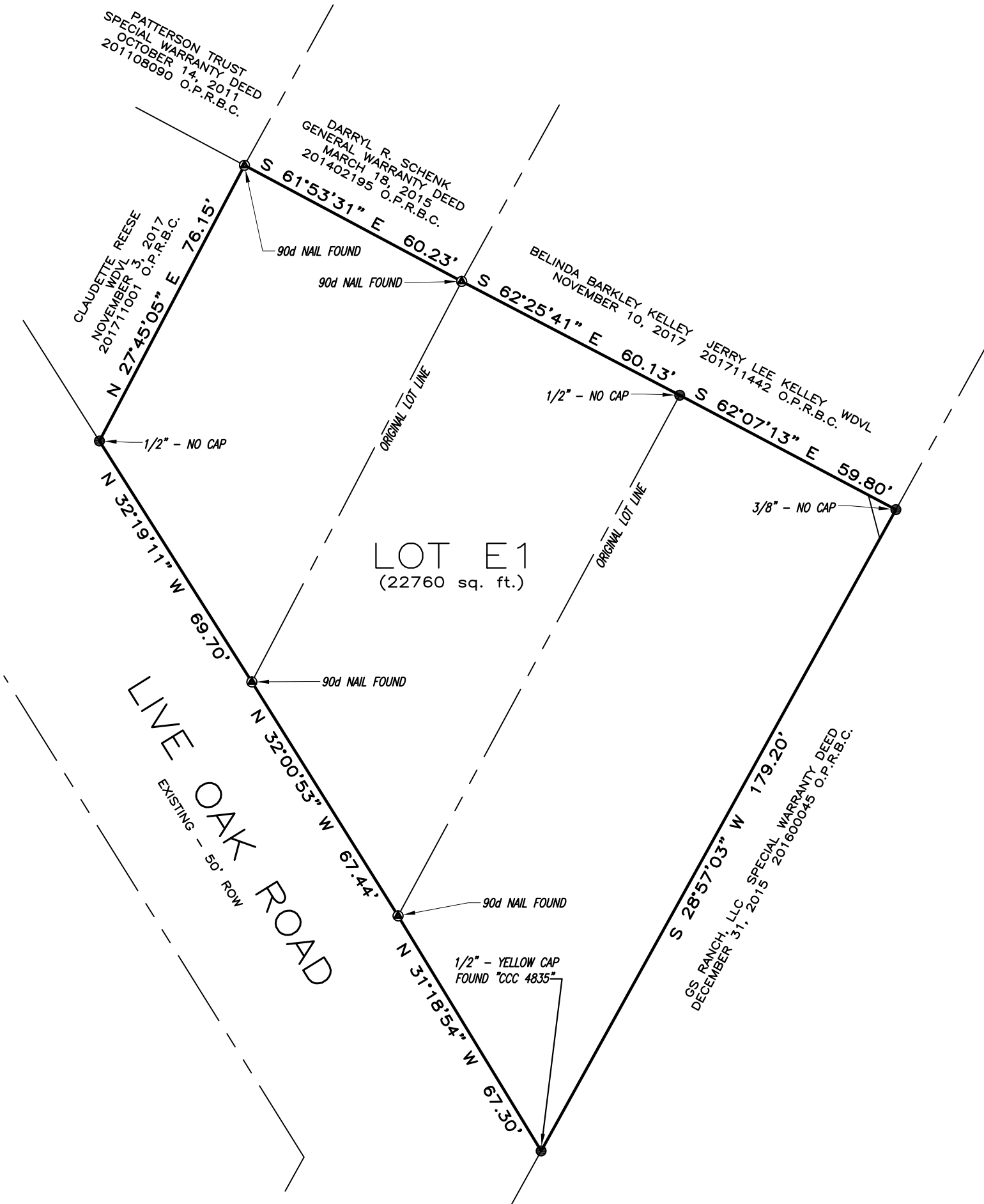
STATE OF TEXAS §
COUNTY OF BURNET § KNOW ALL MEN BY THESE PRESENTS:

I, William C. Stewart, Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that the corner monuments shown thereon were found or properly placed under my supervision in accordance with the Burnet County, Texas Subdivision Regulations.

FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY
WILLIAM C. STEWART, RPLS NO. 5785
9/29/2026

William C. Stewart
Registered Professional Land Surveyor No 5785
State of Texas

XX/XX/26



	TRIPLE C SURVEYING Co., LLC	JOB No.: 260331
	122 South Main Street, Suite 7 - Burnet, Texas	DRAWN: CCC
	P.O. Box 367 - Buchanan Dam, Texas 76550	SHEET:
	email: admin@triplecsurveying.com www.triplecsurveying.com Firm No. 10193916	1 OF 1