

STATE OF TEXAS:
COUNTY OF _____:

KNOW ALL MEN BY THESE PRESENTS: THAT REPUBLIC OF TEXAS REAL ESTATE, LLC, BEING THE OWNERS OF A 1.00 ACRE PORTION OF LOT 12, BLOCK 2, COUNTY LINE ESTATES, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 47-B OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND BEING DESCRIBED IN DOCUMENT NO. 202119449 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 12A & 12B, BLOCK 2, COUNTY LINE ESTATES" 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.

REPUBLIC OF TEXAS REAL ESTATE, LLC – OWNER
AUTHORIZED AGENT

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED THE AUTHORIZED AGENT FOR REPUBLIC OF TEXAS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE 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 LOT 12, BLOCK 2, COUNTY LINE ESTATES, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 47-B OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "LOTS 12A & 12B, BLOCK 2, COUNTY LINE ESTATES", 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:

CHAD COLLIER, COMMISSIONER PRECINCT 3

BRYAN WILSON, COUNTY JUDGE, BURNET COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

I, LEE P. FOX, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS REPLAT OF "LOTS 12A & 12B, BLOCK 2, COUNTY LINE ESTATES" 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 _____ DAY OF _____, 2026.

LEE P. FOX, R.P.L.S. NO. 7125

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"

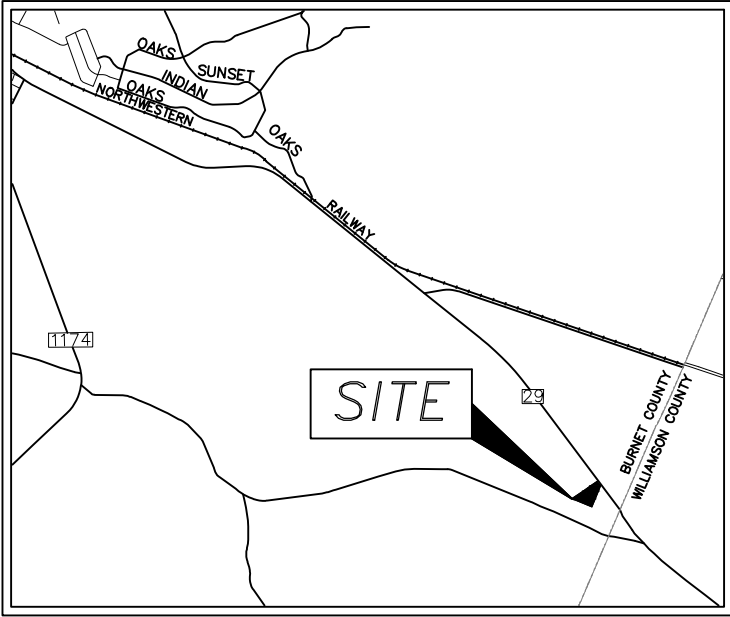
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S37°01'01"E	48.35'
(L1)	S36°00'30"E	48.31'
L2	N34°25'54"W	65.13'
(L2)	N33°16'00"W	65.00'
L3	S55°30'23"W	29.90'
(L3)	S56°44'00"W	30.00'
L4	S34°26'45"E	75.06'
(L4)	S33°16'00"E	75.00'

NOTES:

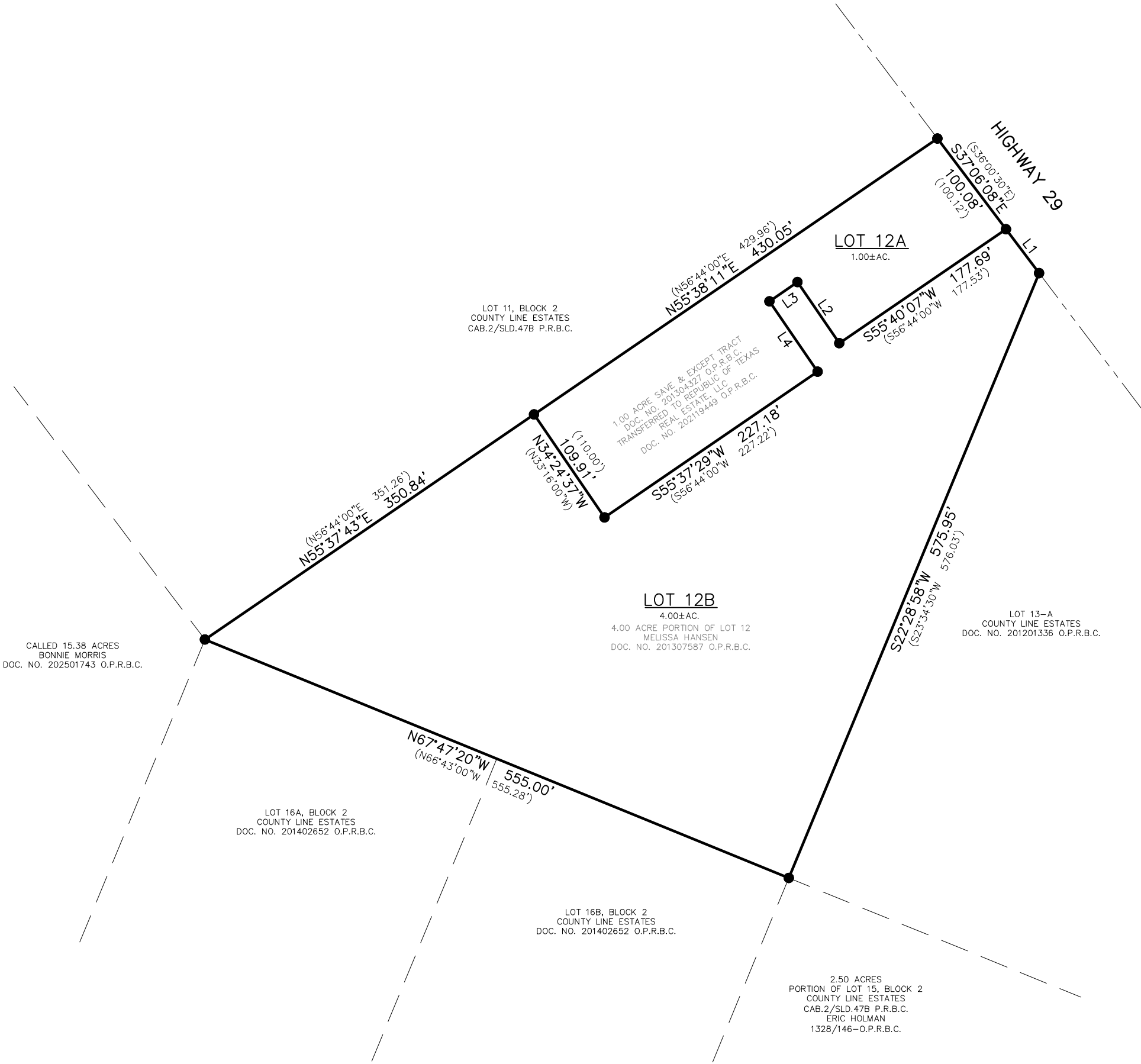
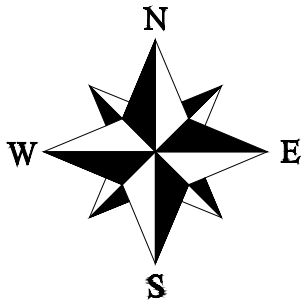
- WATER WILL BE PROVIDED BY WELL.
- WASTE WATER WILL BE SUPPORTED BY O.S.S.F.
- GARBAGE PICKUP IS AVAILABLE BY COMMERCIAL FIRM.
- THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY CURRENT SUBDIVISION REGULATIONS.
- THIS PLAT HEREBY DELETES AND TAKES PLACE OF LOT 12, BLOCK 2, COUNTY LINE ESTATES, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 47-B OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.
- ALL 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. 48053C0525G, 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 1.00015929.

CUPLIN ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
.....	VOLUME/PAGE
P.R.B.C.	PLAT RECORDS BURNET CO.
D.R.B.C.	DEED RECORDS BURNET CO.
R.P.R.B.C.	REAL PROPERTY RECORDS BURNET COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
()	RECORD INFO/SUBJECT



LOCATION MAP
NOT TO SCALE



CALLED 15.38 ACRES
BONNIE MORRIS
DOC. NO. 202501743 O.P.R.B.C.

LOT 16A, BLOCK 2
COUNTY LINE ESTATES
DOC. NO. 201402652 O.P.R.B.C.

LOT 16B, BLOCK 2
COUNTY LINE ESTATES
DOC. NO. 201402652 O.P.R.B.C.

2.50 ACRES
PORTION OF LOT 15, BLOCK 2
COUNTY LINE ESTATES
CAB.2/SLD.47B P.R.B.C.
ERIC HOLMAN
1328/146-O.P.R.B.C.

LOT 13-A
COUNTY LINE ESTATES
DOC. NO. 201201336 O.P.R.B.C.

COUNTY SEAL AND FILING INFORMATION

BEING A REPLAT OF LOT 12, BLOCK 2, COUNTY LINE ESTATES, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 47-B OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS,

TO BE KNOWN AS

LOTS 12A & 12B, BLOCK 2, COUNTY LINE ESTATES

PROJ. NO. 26605
PREPARED FOR: REPUBLIC OF TEXAS REAL ESTATE, LLC
TECH: JTM
APPROVED: LEE P. FOX
FIELDWORK PERFORMED ON: 06/25/2026
FILE PATH: PROJECTS 2026\26605\DWG\26605 REPLAT.dwg
COPYRIGHT:2026 PROFESSIONAL FIRM NO: 10126900

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