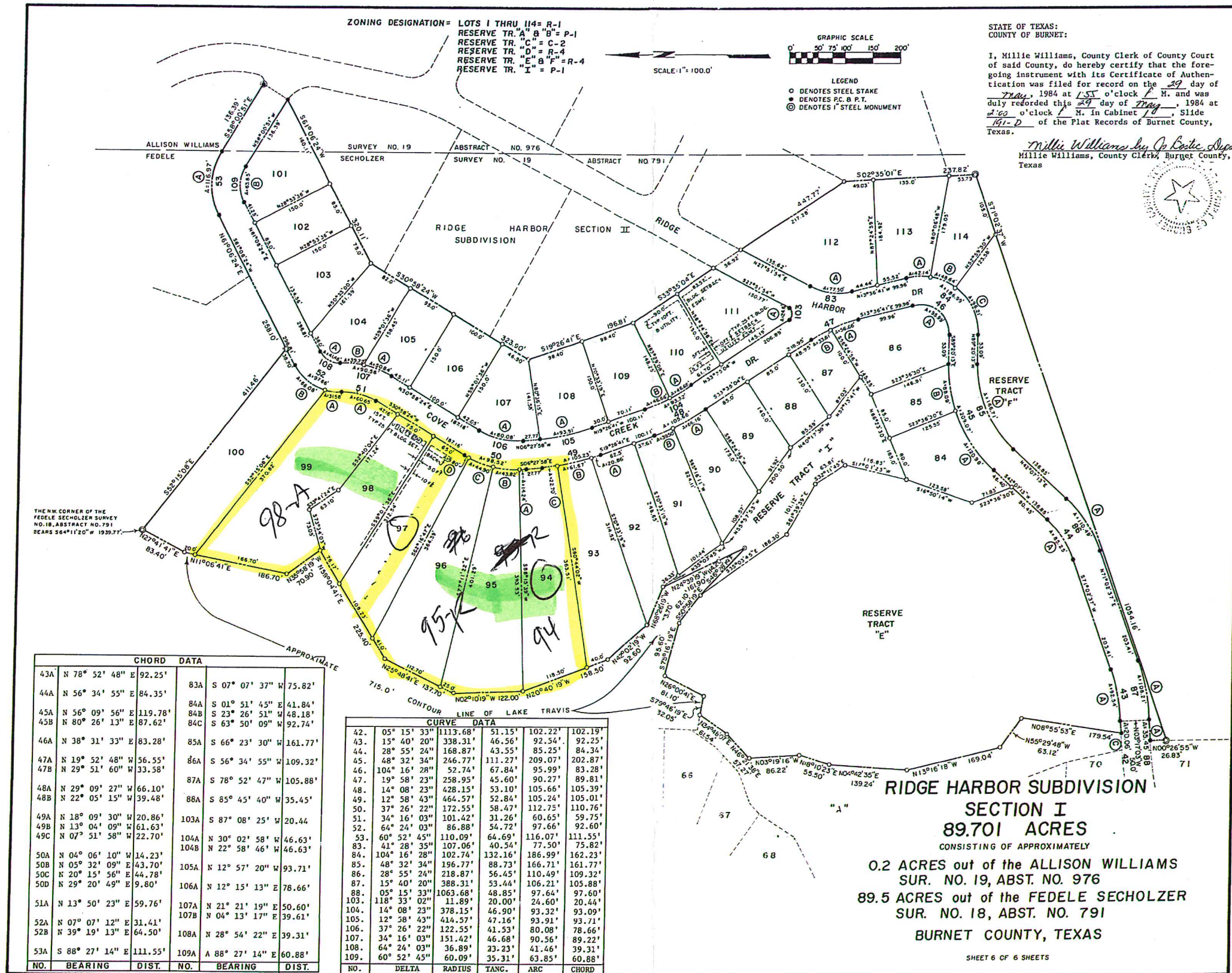


#18211-Plat

191D



STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: THAT, JOHN CHRISTIAN CONNER AND CAROL CHEMLIK CONNER, BEING THE OWNERS OF ALL OF LOT 98A OF RIDGE HARBOR SUBDIVISION, SECTION I, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201703481 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS BEING FURTHER DESCRIBED IN VOLUME 1127, PAGE 556, AND VOLUME 1131, PAGE 556 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND JOHN CHRISTIAN CONNER, CAROL CHEMLIK CONNER, KATHY NUNN, AND JERRY MICHAEL CAIN, BEING THE OWNERS OF ALL OF LOT 97 OF RIDGE HARBOR SUBDIVISION, SECTION I, A SUBDIVISION IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 190C, OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, SAID LOT 97 BEING FURTHER DESCRIBED IN DOCUMENT NO. 201802004 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND KATHY S. NUNN AND JERRY MICHAEL CAIN BEING THE OWNERS OF ALL OF LOT 94 OF RIDGE HARBOR SUBDIVISION, SECTION I, A SUBDIVISION IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 190C, OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND ALL OF LOT 95-R OF RIDGE HARBOR SUBDIVISION, SECTION I, A SUBDIVISION IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 3, SLIDE 15B, OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, SAID LOT 94 & LOT 95-R BEING FURTHER DESCRIBED IN VOLUME 882, PAGE 28, VOLUME 898, PAGE 212, AND DOCUMENT NO. 201710284 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY PLAT THE SAME AS SHOWN HEREON AND DO HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "LOTS 94A & 97A OF RIDGE HARBOR SUBDIVISION, SECTION I" AS THE OFFICIAL PLAT OF SAME AND DO 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 _____, 2018.

JOHN CHRISTIAN CONNER – OWNER

CAROL CHEMLIK CONNER – OWNER

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOHN CHRISTIAN CONNER AND CAROL CHEMLIK CONNER, KNOWN TO ME TO BE THE PERSONS WHOSE NAME 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 _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN WITNESS WHEREOF, HAS THE PRESENTS TO BE SIGNED ON THIS _____ DAY OF _____, 2018.

KATHY S. NUNN – OWNER

JERRY MICHAEL CAIN – OWNER

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KATHY S. NUNN AND JERRY MICHAEL CAIN, KNOWN TO ME TO BE THE PERSONS WHOSE NAME 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 _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED REPLAT OF LOTS 94 AND 97 OF RIDGE HARBOR SUBDIVISION SECTION I, AS SHOWN ON CABINET 1, SLIDE 190C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, LOT 95-R OF RIDGE HARBOR SUBDIVISION SECTION I, AS SHOWN ON CABINET 3, SLIDE 15B OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND LOT NO. 98A OF RIDGE HARBOR SUBDIVISION SECTION I, AS SHOWN ON DOCUMENT NUMBER 201703481 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "LOTS 94A & 97A OF RIDGE HARBOR SUBDIVISION, SECTION I", 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 _____, 2018.

ATTEST:

JOE DON DOCKERY COMMISSIONER PRECINCT 4

JAMES OAKLEY, COUNTY JUDGE, BURNET COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

I, KYLE P. CUPLIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS REPLAT OF "LOTS 94A & 97A OF RIDGE HARBOR SUBDIVISION, SECTION I", 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 _____, 2018.

KYLE P. CUPLIN, R.P.L.S. NO. 5938

NOTES:

- THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY, TEXAS CURRENT SUBDIVISION REGULATIONS.
- THIS PLAT HEREBY DELETES AND TAKES PLACE OF LOT NOS. 94 AND LOT 97 OF RIDGE HARBOR SUBDIVISION SECTION I, AS SHOWN ON CABINET 1, SLIDE 190C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, LOT NO. 95-R OF RIDGE HARBOR SUBDIVISION SECTION I, AS SHOWN ON CABINET 3, SLIDE 15B OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND LOT NO. 98A OF RIDGE HARBOR SUBDIVISION SECTION I, AS SHOWN ON DOCUMENT NUMBER 201703481 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
- PORTIONS OF SUBJECT PROPERTY ARE LOCATED WITHIN ZONE AE, AREAS INSIDE THE 1% ANNUAL CHANCE FLOOD, AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0705F, EFFECTIVE 3/15/2012.
- SUBJECT TO ALL CURRENT LAND USE ORDINANCES AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.
- BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- THE COORDINATES SHOWN HEREON ARE GRID VALUES, FOR SURFACE VALUES APPLY A COMBINED SCALE FACTOR OF 1.00011586 FEET.
- PEDERNALES ELECTRIC COOP. IS THE ELECTRIC FACILITY PROVIDER OF THIS PROPERTY.
- CENTRAL SEWAGE IS THE WASTEWATER PROVIDER OF THIS PROPERTY.
- CENTRAL WATER IS THE WATER SUPPLY OF THIS PROPERTY.
- THERE ARE NO NEW ROADS.
- 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 DWELLING CONSTRUCTED OR PLACED ON THIS SUBDIVISION SHALL BE CONNECTED TO A SEWAGE AND WASTEWATER DISPOSAL FACILITY MEETING THE SPECIFICATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TECQ).



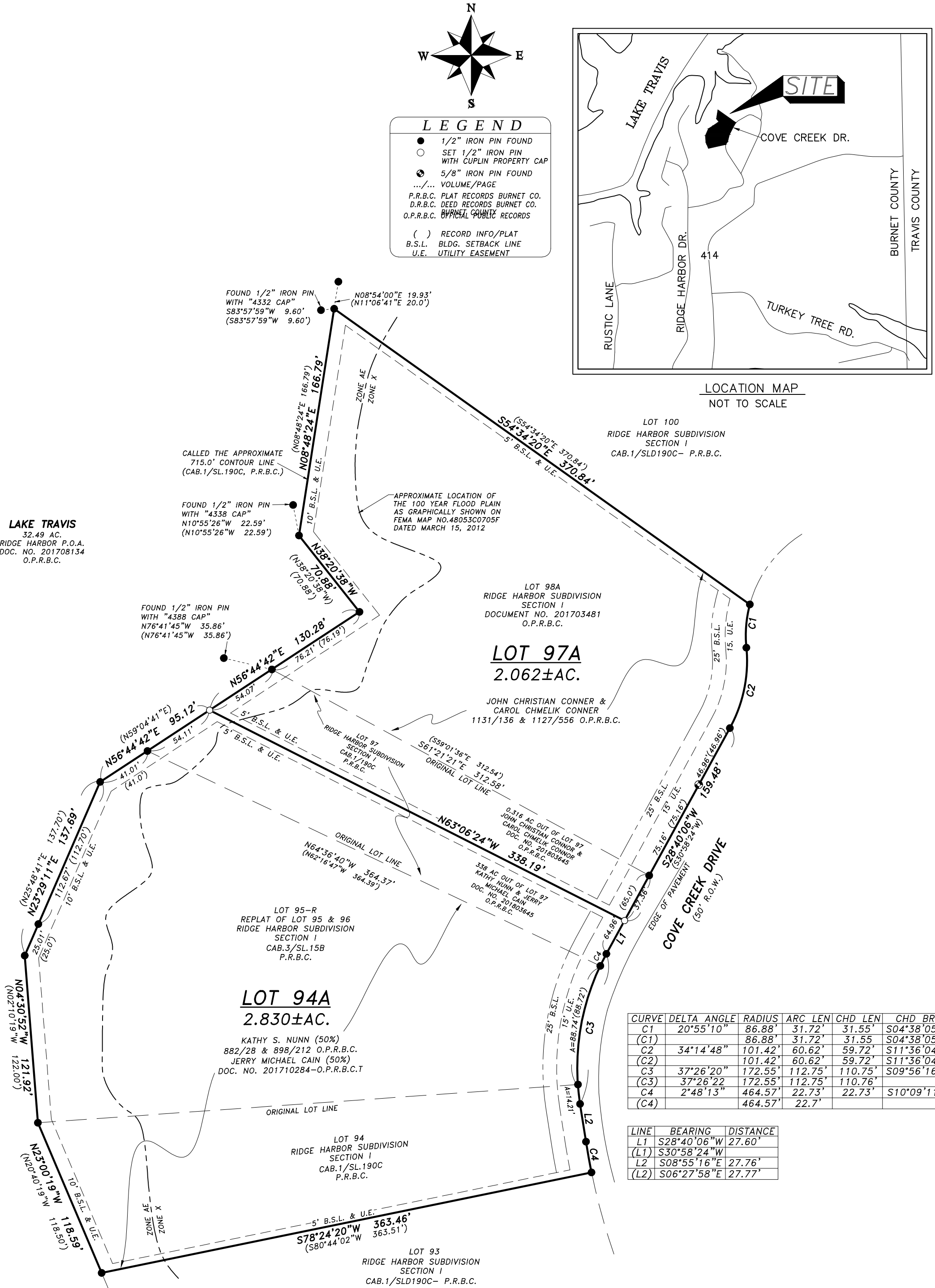
PROJ. NO. 18211
PREPARED FOR: NUNN, CONNOR, & CAIN
TECH: M. CANALES
APPROVED: K.CUPLIN
FIELDWORK PERFORMED ON: 3-2-18
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PROFESSIONAL FIRM NO: 10126900

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

SCALE 1" = 60'
0 30 60

	2		1 OF 1 SHEET
	1		
DATE	NO.	DESCRIPTION	
REVISIONS			



BEING A REPLAT OF LOTS 94 AND 97 OF RIDGE HARBOR SUBDIVISION, SECTION I, AS SHOWN ON CABINET 1, SLIDE 190C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, LOT 95-R OF RIDGE HARBOR SUBDIVISION, SECTION I, AS SHOWN ON CABINET 3, SLIDE 15B OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND LOT 98-A OF RIDGE HARBOR SUBDIVISION, SECTION I, AS SHOWN ON DOCUMENT NO. 201703481 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY,

TO BE KNOWN AS

LOTS 94A & 97A OF RIDGE HARBOR SUBDIVISION, SECTION I