

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: THAT, TIM M. COEN AND PAM COEN, BEING THE OWNERS OF LOTS 17 & RESERVE TRACT "B" OF RIDGE HARBOR SUBDIVISION, SECTION I, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 190C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND LOT 18-A, RIDGE HARBOR, SECTION I, A SUBDIVISION LOCATED IN BURNET COUNTY TEXAS AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201703482 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID LOT 18-A BEING FURTHER DESCRIBED IN DOCUMENT NO. 201610268 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND VOLUME 1363, PAGE 775 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS SAID LOTS 17 AND RESERVE TRACT "B" BEING FURTHER DESCRIBED IN DOCUMENT NO. 201802428 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 "LOT 17-A & 18-B, RIDGE HARBOR, 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.

TIM M. COEN -- OWNER
PAM COEN -- OWNER

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIM M. COEN AND PAM COEN, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS 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 17 & RESERVE TRACT "B" OF RIDGE HARBOR SUBDIVISION, SECTION I, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 190C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND LOT 18-A, RIDGE HARBOR, SECTION 1, A SUBDIVISION LOCATED IN BURNET COUNTY TEXAS AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201703482 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "LOT 17-A & 18-B, RIDGE HARBOR, SECTION I" WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILLING 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 "LOT 17-A & 18-B, RIDGE HARBOR, 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.

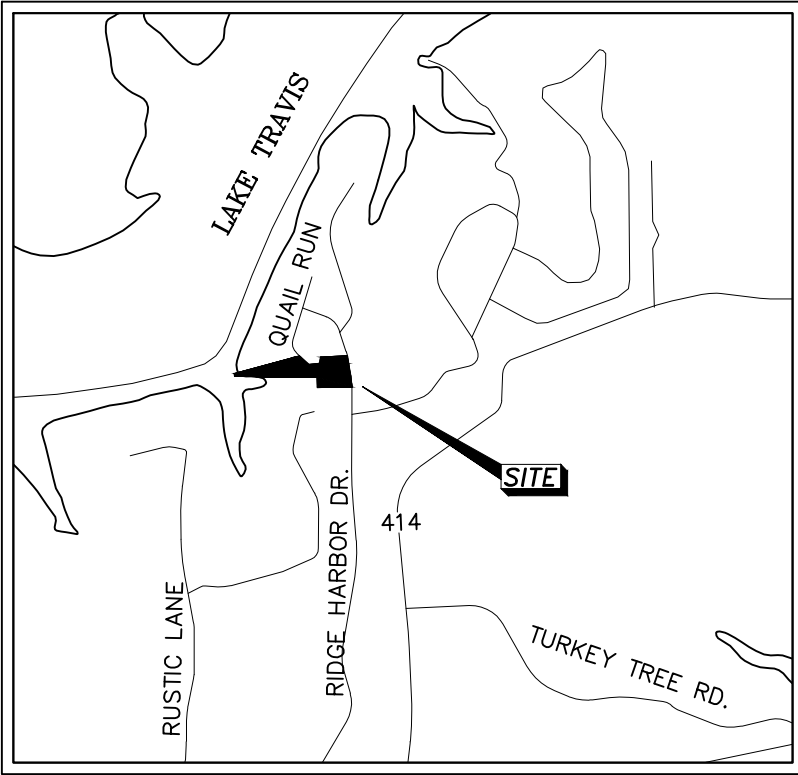
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2018.

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

PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 663.18c. 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:

- THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY, TEXAS CURRENT SUBDIVISION REGULATIONS.
- THIS PLAT HEREBY DELETES AND TAKES PLACE OF LOT 17, & RESERVE TRACT "B" OF RIDGE HARBOR SUBDIVISION, SECTION I, A BURNET COUNTY SUBDIVISION AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 190C, OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND LOT 18-A RIDGE HARBOR, SECTION 1, AS SHOWN ON DOCUMENT NO. 201703482 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
- PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE AE (AREAS INSIDE THE 100 YR 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 1.0001125 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).
- BEARINGS AND DISTANCES SHOWN FOR LOT 18-A, RIDGE HARBOR, SECTION I, ARE THE SAME AS THOSE SHOWN ON PLAT RECORDED IN DOC. NO. 201703482, O.P.R.B.C.



LOCATION MAP
NOT TO SCALE

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	8°52'08"	600.02'	92.88'	92.78'	S13°31'26"E
(C1)	-----	600.02'	-----	-----	-----
C2	9°18'44"	600.02'	97.52'	97.41'	S04°26'01"E
(C2)	-----	600.02'	-----	-----	-----
C3	147°16'10"	50.00'	128.52'	95.95'	N69°13'10"E
(C3)	-----	50.00'	128.52'	95.95'	N69°13'10"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°00'00"W	32.10'
L2	S86°25'53"W	13.03'
L3	N35°24'23"W	8.74'
(L3)	N35°24'23"W	8.74'
L4	N17°28'13"W	20.40'
(L4)	N17°28'13"W	20.40'

LOT 29-A
A REPLAT OF LOT NOS. 26-R, 28 AND 29
RIDGE HARBOR SUBDIVISION
SECTION I
DOC. NO. 201104018--O.P.R.B.C.

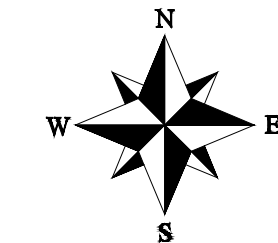
LOT 18-A
RIDGE HARBOR SUBDIVISION
SECTION I
DOC. NO. 201703482 O.P.R.B.C.

APPROXIMATE LOCATION OF THE 100 YEAR
FLOOD PLAIN LINE AS GRAPHICALLY SHOWN ON
FEMA MAP NO. 48053C0705F

20' U.E. (1/190C, P.R.B.C.)

A REPLAT OF THE PLACE, CAB. 2, SLD. 15D P.R.B.C.

PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 663.18c. 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"



LEGEND	
▲	60D NAIL FOUND
△	CALC POINT
●	1/2" IRON PIN FOUND
()	(UNLESS NOTED)
X	X-CUT IN CONCRETE FOUND
...	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
B.S.L.	BLDG. SETBACK LINE
U.E.	UTILITY EASEMENT

BEING A REPLAT OF LOT 17 AND RESERVE TRACT B OF RIDGE HARBOR, SUBDIVISION, SECTION I, AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 190C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND LOT 18-A, RIDGE HARBOR, SECTION I, AS SHOWN ON DOCUMENT NO. 201703482 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS
TO BE KNOWN AS

LOT 17-A & 18-B, RIDGE HARBOR, SECTION I



PROJ. NO. 18350
PREPARED FOR: TIM COEN
TECH: M. CANALES
APPROVED: K.CUPLIN
FIELDWORK PERFORMED ON: 3/29/18
COPYRIGHT:2018
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

REVISIONS		DATE	NO.	DESCRIPTION	SHEET
1	OF 1				
2					
1					

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: THAT, TIM M. COEN AND PAM COEN, BEING THE OWNERS OF ALL OF LOT 18 OF RIDGE HARBOR SUBDIVISION, SECTION 1, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 190C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND LOT 26-A OF A REPLAT OF LOT NOS. 26-R, 28 AND 29 RIDGE HARBOR SUBDIVISION, SECTION 1, A SUBDIVISION LOCATED IN BURNET COUNTY TEXAS AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201104018 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID LOT 18 BEING FURTHER DESCRIBED IN VOLUME 1363, PAGE 775 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS DOES HEREBY PLAT THE SAME AS SHOWN HEREON AND DO HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "LOT 18-A, RIDGE HARBOR, SECTION 1" 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 29th DAY OF March, 2017.

Tim M. Coen
TIM M. COEN - OWNER

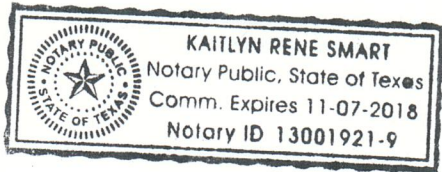
Pam Coen
PAM COEN - OWNER

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIM M. COEN AND PAM COEN, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS 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 29th DAY OF March, 2017.

Kaitlyn Rene Smart
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED REPLAT OF LOT 18 OF RIDGE HARBOR SUBDIVISION, SECTION 1, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 190C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND LOT 26-A OF A REPLAT OF LOT NOS. 26-R, 28 AND 29 RIDGE HARBOR SUBDIVISION, SECTION 1, A SUBDIVISION LOCATED IN BURNET COUNTY TEXAS AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201104018 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "LOT 18-A, RIDGE HARBOR, SECTION 1" WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILLING THEREOF IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS,

THIS 11th DAY OF April, 2017.

ATTEST:

Joe Don Dockery
JOE DON DOCKERY COMMISSIONER PRECINCT

J. Oakley
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 "LOT 18-A, RIDGE HARBOR, SECTION 1", 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 4th DAY OF April, 2017.

K.P. Cuplin
KYLE P. CUPLIN, P.L.S. NO. 5938



NOTES:

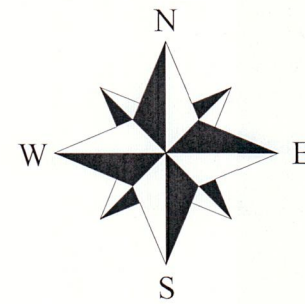
- THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY, TEXAS CURRENT SUBDIVISION REGULATIONS.
- THIS PLAT HEREBY DELETES AND TAKES PLACE OF LOT 18 OF RIDGE HARBOR SUBDIVISION, SECTION 1, A BURNET COUNTY SUBDIVISION AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 190C, OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND LOT 26-A OF A REPLAT OF LOT NOS. 26-R, 28 AND 29 RIDGE HARBOR SECTION 1 AS SHOWN ON DOCUMENT NO. 201104018 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
- PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE AE (AREAS INSIDE THE 100 YR 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 1.00011125 FEET.
- PEDEARNES 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 (TECO).



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Janet Parker
Janet Parker, County Clerk
Burnet County Texas
4/11/2017 9:34:54 AM
FEE: \$80.00
PLAT
201703482

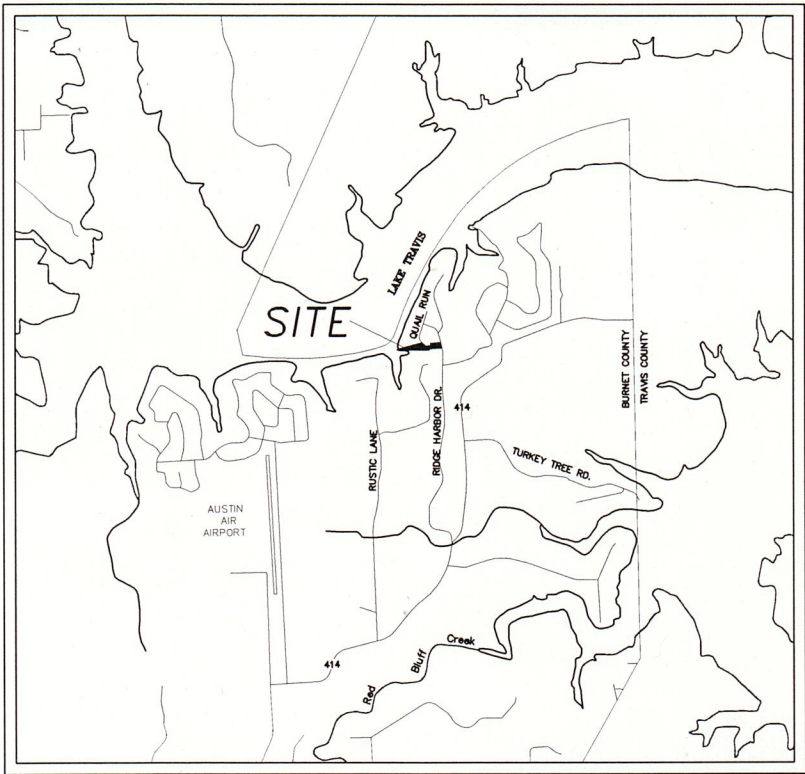
CUPLIN ASSOCIATES INC.
LAND SURVEYORS & PLANNERS



LEGEND

- 1/2" IRON PIN FOUND
- CALC POINT
- 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/PLAT-LOT 26-A
- [] RECORD INFO/PLAT-LOT 18
- B.S.L. BLDG. SETBACK LINE
- U.E. UTILITY EASEMENT

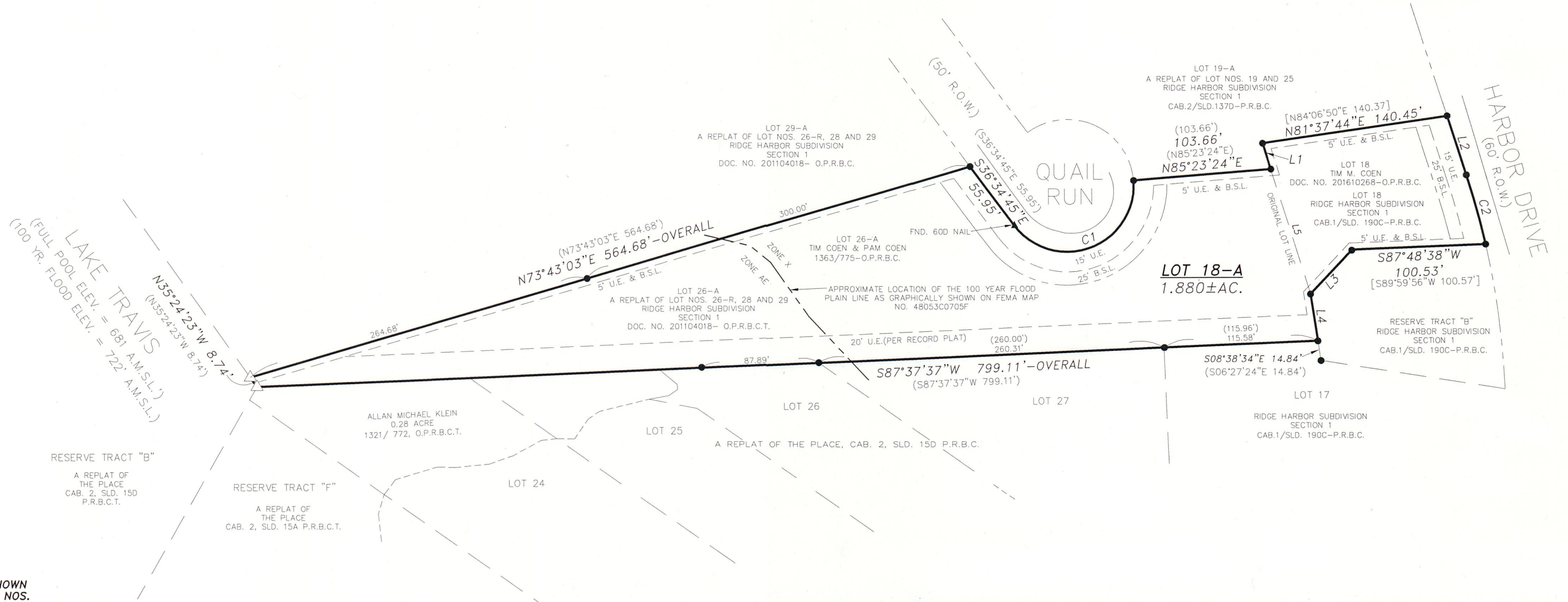
SCALE: 1"=80'



LOCATION MAP
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N17°28'13"W	20.40'
(L1)	N17°28'13"W	20.40'
L2	S17°49'33"E	46.84'
(L2)	S15°37'32"E	46.51'
L3	S43°16'25"W	45.82'
(L3)	S45°38'48"W	45.82'
L4	N08°38'34"W	35.87'
(L4)	N08°38'34"W	35.87'
L5	S17°28'13"E	98.90'
(L5)	S17°28'13"E	98.90'

CURVE TABLE				
CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	50.00'	128.52'	95.95'	N69°13'10"E
(C1)	50.00'	128.52'	95.95'	N69°13'10"E
C2	600.02'	54.41'	54.39'	S15°20'08"E
(C2)	600.02'	54.24'	54.22'	S13°02'09"E



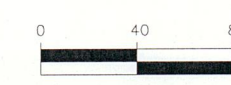
BEING A REPLAT OF LOT 18 OF RIDGE HARBOR SUBDIVISION, SECTION 1, AS SHOWN ON CABINET 1, SLIDE 190C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND LOT 26-A OF A REPLAT OF LOT NOS. 26-R, 28 AND 29 RIDGE HARBOR SECTION 1, AS SHOWN ON DOCUMENT NO. 201104018 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS
TO BE KNOWN AS

LOT 18A, RIDGE HARBOR, SECTION 1

PROJ. NO. 17007
PREPARED FOR: COEN
TECH: C.CUPLIN
APPROVED: K.CUPLIN
FIELDWORK PERFORMED ON: 01/30/2017
COPYRIGHT: 2017
PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH. 325-388-3300/830-693-8815
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SCALE 1" = 80'



DATE	NO.	DESCRIPTION	REVISIONS
	2		
	1		

SHEET
1 OF 1

