

KNOW ALL MEN BY THESE PRESENTS: THAT, MAURIZIO IAQUANIELLO AND CANDICE IAQUANIELLO, BEING THE OWNERS OF A PORTION OF LOT 5 AND ALL OF LOT 6, OF KINGSLAND RANCH, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 168B OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND BEING DESCRIBED IN DOCUMENT NO. 201205187 AND 2015082821 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND L. KENT BURKHART AND CONNIE A. BURKHART, BEING THE OWNERS OF A PORTION OF LOTS 4 AND 5 OF LOT 5, OF KINGSLAND RANCH, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 168B OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND BEING DESCRIBED IN DOCUMENT NO. 201806358 AND 201809102 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND DO HEREBY REPLAT THE SAME AS SHOWN HEREON AND DO HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "LOT 4A & 5A, KINGSLAND RANCH" AS THE OFFICIAL PLAT OF SAME.

L. KENT BURKHART, OWNER CONNIE A. BURKHART- OWNER

MAURIZIO IAQUANIELLO, OWNER

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED L. KENT BURKHART AND CONNIE A. BURKHART 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 _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MAURIZIO IAGUANIELLO AND CANDICE IAGUANIELLO, 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 _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE ATTACHED PLAT OF ALL OF LOTS 4, 5, AND 6 OF KINGSLAND RANCH, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 168B OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "LOT 4A & 5A OF KINGSLAND RANCH", 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.

THIS _____ DAY OF _____, 2018.

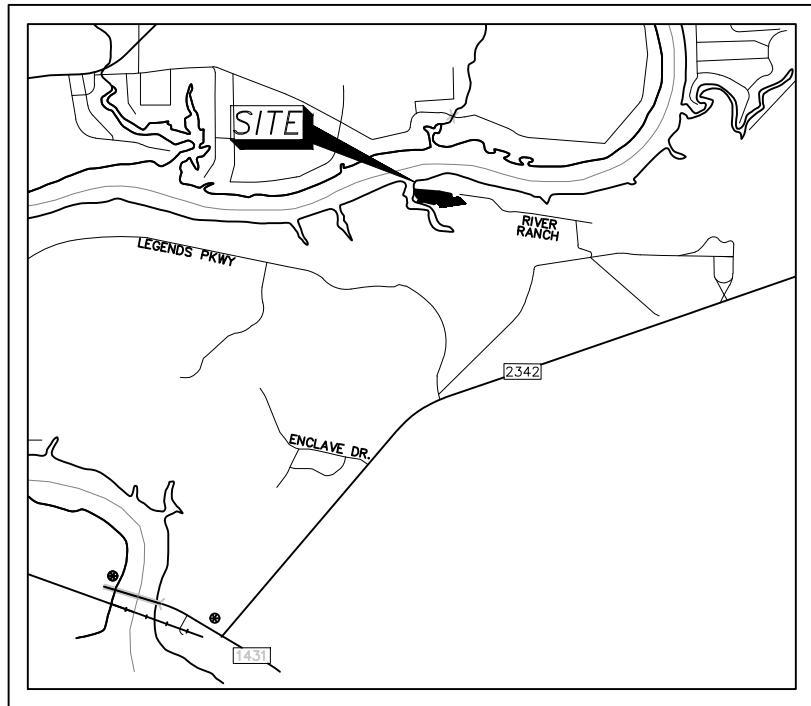
ATTEST:

JIM LUTHER JR., COMMISSIONER PRECINCT 1 JAMES OAKLEY, COUNTY JUDGE, BURNET COUNTY, TEXAS

I, K.C. LUST, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS REPLAT OF "LOTS 4A & 5A, KINGSLAND RANCH", 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.

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"



LOCATION MAP
NOT TO SCALE

LEGEND

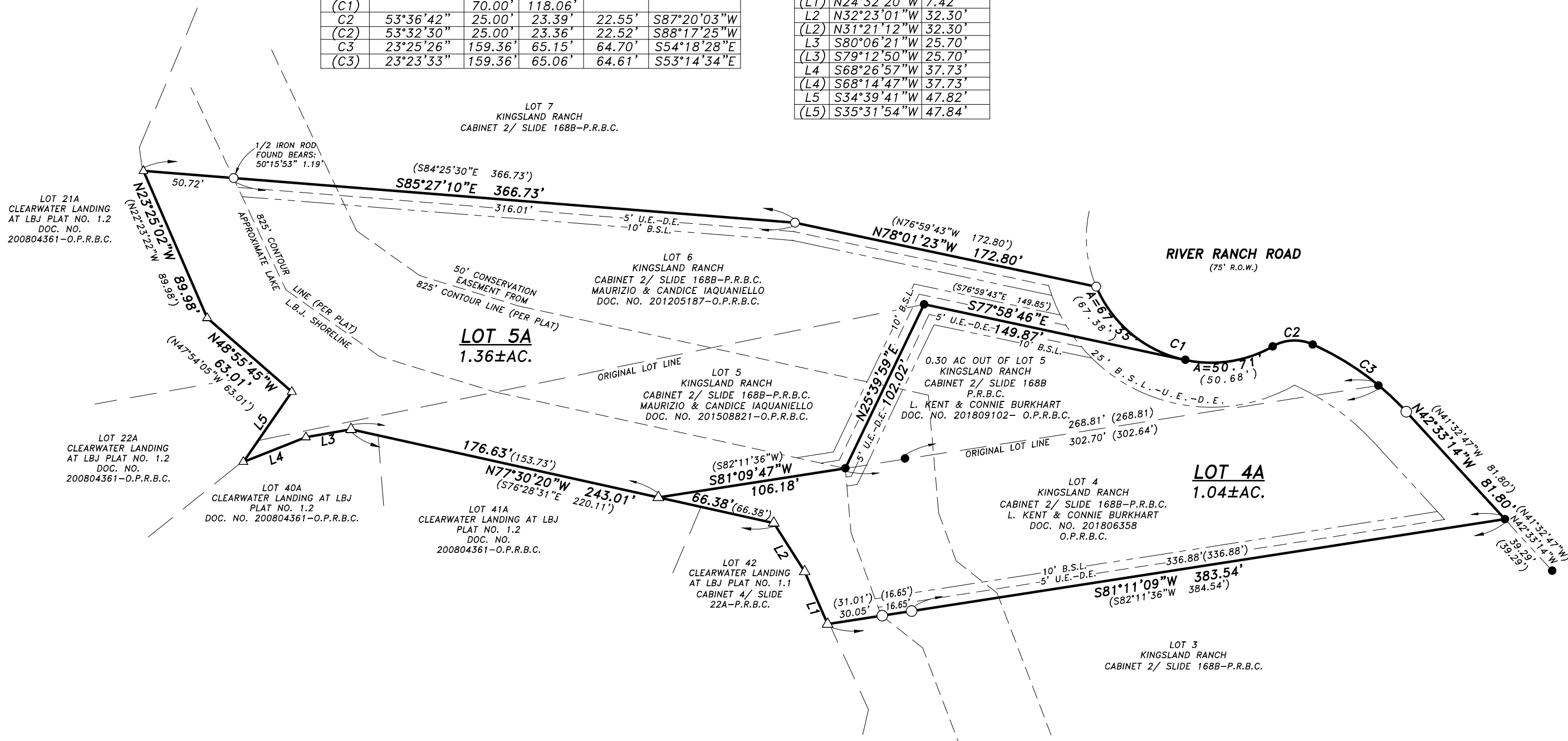
- 1/2" IRON PIN FOUND
○ SET 1/2" IRON PIN
WITH CUPLIN PROPERTY CAP
P.R.B.C. PLAT RECORDS BURNET CO.
O.P.R.B.C. OFFICIAL PUBLIC RECORDS
BURNET COUNTY
() RECORD INFO/SUBJECT
B.S.L. BLDG. SETBACK LINE
U.E. UTILITY EASEMENT

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	96°37'22"	70.00'	118.06'	104.55'	S71°18'04"E
(C1)		70.00'	118.06'		
G2	53°36'42"	25.00'	23.39'	22.55'	S87°20'03"W
(C2)	53°32'30"	25.00'	23.36'	22.52'	S88°17'25"W
C3	23°25'26"	159.36'	65.15'	64.70'	S54°18'28"E
(C3)	23°23'33"	159.36'	65.06'	64.61'	S53°14'34"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N23°37'33"W	32.16'
(L1)	N24°32'20"W	7.42'
L2	N32°23'01"W	32.30'
(L2)	N31°21'12"W	32.30'
L3	S80°06'21"W	25.70'
(L3)	S79°12'50"W	25.70'
L4	S68°26'57"W	37.73'
(L4)	S68°14'47"W	37.73'
L5	S34°39'41"W	47.82'
(L5)	S35°31'54"W	47.84'



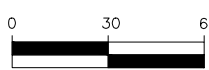
BEING A REPLAT OF LOTS 4, 5, & 6, OF KINGSLAND RANCH, A SUBDIVISION IN BURNET COUNTY, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 168B,
OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS,
TO BE KNOWN AS

LOTS 4A & 5A, KINGSLAND RANCH

PROJ. NO. 18861
PREPARED FOR:
TECH: M. CANALES
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 6/22/18
COPYRIGHT:2018
PROFESSIONAL FIRM NO: 101269000

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

SCALE 1" = 60'



	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		

