

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: THAT, PAUL ABITANTE AND ROSARIO H. ABITANTE BEING THE OWNERS OF LOTS 47 AND 48, COUNCIL CREEK UNIT NO. 1 RECORDED IN CABINET 1, SLIDE 23D, PLAT RECORDS OF BURNET COUNTY, BEING DESCRIBED IN DOC. VOLUME 1355, PAGE 48, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, A 1840 SQUARE FOOT TRACT OUT OF LOT 46, COUNCIL CREEK UNIT NO. 1, RECORDED IN CABINET 1, SLIDE 23D, PLAT RECORDS OF BURNET COUNTY, BEING DESCRIBED IN DOC. No. 200909178, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND A 0.06 ACRE TRACT OUT OF LOT 46, COUNCIL CREEK UNIT NO. 1, RECORDED IN CABINET 1, SLIDE 23D, PLAT RECORDS OF BURNET COUNTY, BEING DESCRIBED IN DOC. No. 201809334, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY REPLAT THE SAME AS SHOWN HEREON AND DO HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "LOT LOT 47A COUNCIL CREEK VILLAGE, UNIT NO. 1" AS THE OFFICIAL PLAT OF SAME.

PAUL ABITANTE, OWNER

ROSARIO H. ABITANTE – OWNER

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PAUL ABITANTE AND ROSARIO H. ABITANTE 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

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT OF LOTS 47, 48, A 1840 SQUARE FOOT PORTION OF LOT 46, AND A 0.06 PORTION OF LOT 46 OF COUNCIL CREEK VILLAGE, UNIT NO. 1, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 23-D OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "LOT 46-A AND LOT 47-A COUNCIL CREEK VILLAGE, UNIT ONE", 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:

JIM LUTHER JR., COMMISSIONER PRECINCT 1

JAMES OAKLEY, COUNTY JUDGE, BURNET COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

I, DANNY J. STARK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS REPLAT OF "LOT LOT 47A COUNCIL CREEK VILLAGE, UNIT NO. 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 _____ 21ST DAY OF _____ SEPTEMBER, 2018.

DANNY J. STARK, R.P.L.S. NO. 5602

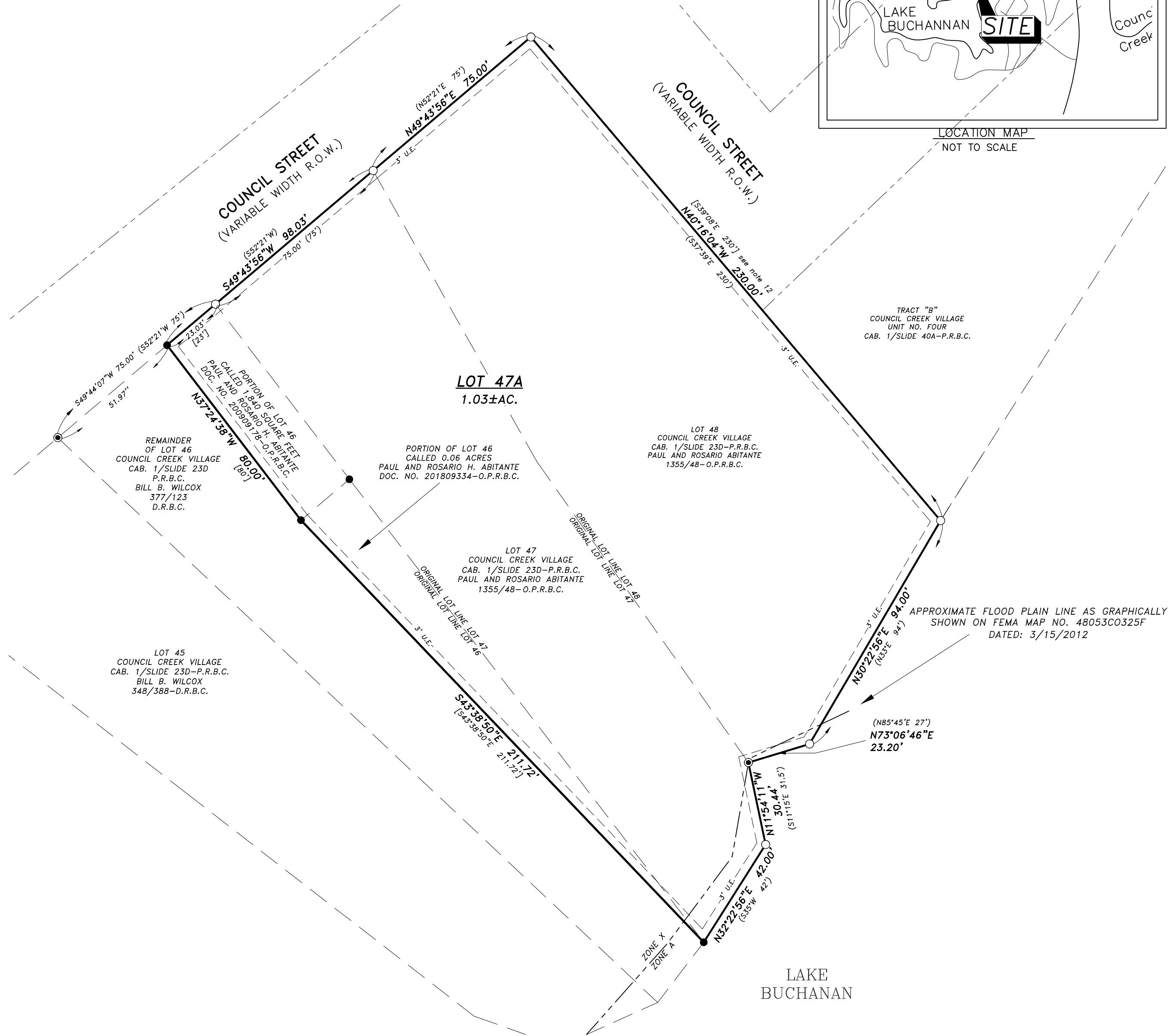
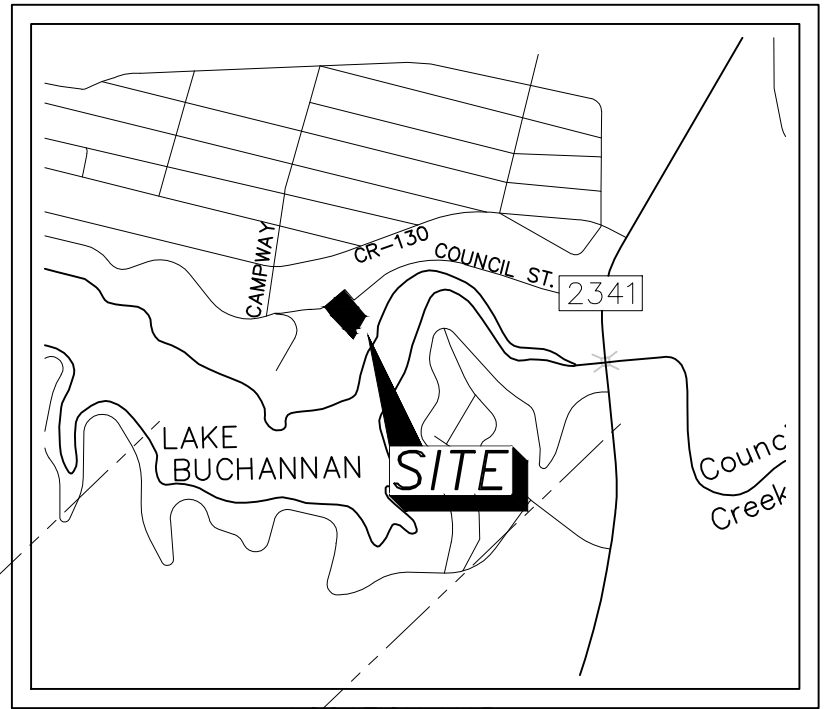
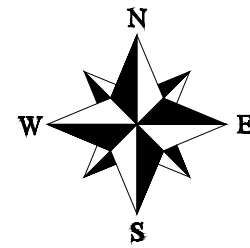


NOTES:

- 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) AND THE L.C.R.A.
- WATER IS SUPPLIED BY COUNCIL CREEK WATER SYSTEM.
- 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 LOTS 47, 48, AND A PORTION OF 46 OF COUNCIL CREEK VILLAGE, UNIT NO. 1, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CAB.1, SLIDE 23-D OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.
- A PORTION OF THE PROPERTY IS LOCATED WITHIN ZONE A (AREAS WITHIN THE 100 YR FLOOD-UNSPECIFIED BASE FLOOD ELEVARTION) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0325F, EFFECTIVE 03/15/2012.
- SUBJECT TO ALL CURRENT LAND USE ORDINANCES AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.
- BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM 4203 – CENTRAL ZONE (NAD83).
- THE COORDINATES SHOWN HEREON ARE GRID VALUES, FOR SURFACE VALUES APPLY A COMBINED SCALE FACTOR OF 1.00015522 FEET.
- BURNET COUNTY DOES NOT GUARANTEE THE THE QUALITY OR QUANTITY OF A RELIABLE WATER SOURCE.
- MONUMENTS SET PER PLAT IN CAB.1, SLIDE 23-D OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, HOWEVER, TITLE PASSES TO THE 1020' CONTOUR LINE OF BUCHANAN LAKE.
- EQUATION BETWEEN COUNCIL CREEK UNIT NO. 1 AND COUNCIL CREEK UNIT NO. 4.



LEGEND	
●	3/8" IRON PIN FOUND
○	1/2" IRON PIN FOUND
○	SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
△	CALC. POINT
P.R.B.C.	PLAT RECORDS BURNET CO.
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
()	RECORD INFO/SUBJECT
[]	RECORD INFO/ADJOINER
U.E.	UTILITY EASEMENT



BEING A REPLAT OF LOTS 47, 48, A 1840 SQUARE FOOT PORTION OF LOT 46, AND A 0.06 PORTION OF LOT 46, COUNCIL CREEK VILLAGE, UNIT NO. 1, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 23-D, PLAT RECORDS OF BURNET COUNTY, TEXAS

TO BE KNOWN AS
LOT 47A, COUNCIL CREEK VILLAGE, UNIT NO. 1

COUNTY SEAL AND FILING INFORMATION

PROJ. NO. 18977
PREPARED FOR: PAUL ABITANTE
TECH: M. CANALES
APPROVED: D.STARK
FIELDWORK PERFORMED ON: 7/5/18
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" = 30'
0 15 30

DATE	NO.	DESCRIPTION
	2	
	1	
REVISIONS		

1 OF 1
SHEET

