

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: THAT RANDY JAMES BLAKELY & CARRIE MENA BLAKELY, BEING THE OWNERS OF LOTS 64 AND 65, CLEARWATER LANDING AT LBJ, PLAT NO. 1.1, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 4, SLIDE 22-A OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND BEING DESCRIBED IN DOCUMENT NO. 200708119 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY REPEAT THE SAME AS SHOWN HEREON AND DO HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS LOT 64-A, CLEARWATER LANDING AT LBJ, PLAT NO. 1.1 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 _____ DAY OF _____, 2021.

RANDY JAMES BLAKELY - OWNER

CARRIE MENA BLAKELY - OWNER

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RANDY JAMES BLAKELY AND CARRIE MENA BLAKELY, 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT OF ALL OF LOTS 64 & 65, CLEARWATER LANDING AT LBJ, PLAT NO. 1.1, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 4, SLIDE 22-A OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "LOT 64-A, CLEARWATER LANDING AT LBJ, PLAT NO. 1.1," 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 _____, 2021.

ATTEST:

JIM LUTHER, COMMISSIONER PRECINCT 1

JAMES OAKLEY, COUNTY JUDGE, BURNET COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

I, K.C. LUST, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS REPEAT OF "LOT 64-A, CLEARWATER LANDING AT LBJ, PLAT NO. 1.1" 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 _____ DAY OF _____, 2021.

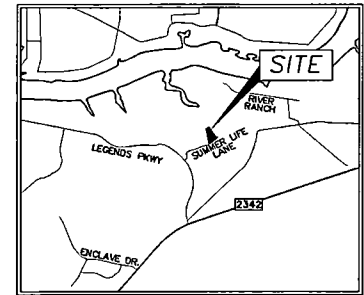
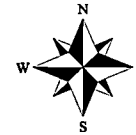
K.C. LUST, R.P.L.S. NO. 5273



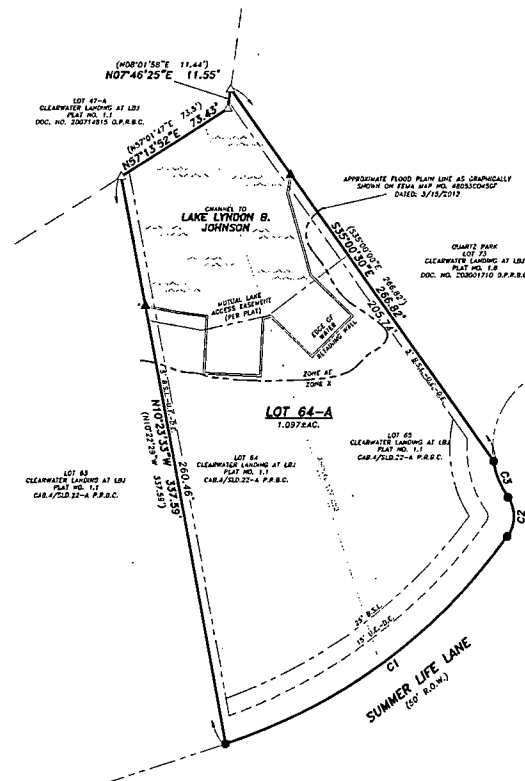
CURVE TABLE									
CURVE	DELTA	ANGLE	RADIUS	ARC	CHORD	LEN	CHD	BPO	
C1	36°27'42"	325.00	206.82	203.55	153°32'03"	E			
(C1)	---	---	---	---	---	---	---	---	---
C2	69°50'46"	20.00	24.38	22.90	500°46'03"	W			
(C2)	69°51'59"	20.00	24.32	24.34	500°29'25"	W			
C3	26°03'59"	50.00	22.74	22.55	521°46'50"	E			
(C3)	25°59'08"	50.00	22.68	22.68	521°28'25"	E			

CUPLIN & ASSOCIATES
LAND SURVEYORS & PLANNERS

LEGEND
● 1/2" IRON PIN FOUND (UNLESS NOTED)
▲ 600 NAIL FOUND
△ CALC. POINT
--- VOLUME PLANE
P.B.C. PLAT RECORDS BURNET CO.
O.P.B.C. OFFICIAL PUBLIC RECORDS
BURNET COUNTY
() RECORD INFO/SUBJECT
B.S.L. BLDG. SETBACK LINE
U.E. UTILITY EASEMENT
D.C. DRAINAGE EASEMENT



LOCATION MAP
NOT TO SCALE



NOTES:

1. WATER WILL BE PROVIDED BY KINGSLAND WATER.
2. WASTE WATER WILL BE SUPPORTED BY KINGSLAND MUNICIPAL UTILITY DISTRICT.
3. GARBAGE PICKUP IS AVAILABLE BY COMMERCIAL FIRM.
4. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY CURRENT SUBDIVISION REGULATIONS.
5. THIS PLAT HEREBY DELETES AND TAKES PLACE OF LOTS 64 AND 65, CLEARWATER LANDING AT LBJ, PLAT NO. 1.1, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 4, SLIDE 22-A OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.
6. 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. 48053C0450F, EFFECTIVE 03/15/2012.
7. SUBJECT TO ALL CURRENT LAND USE ORDINANCES AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.
8. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM - NAD 83, CENTRAL ZONE.
9. THE COORDINATES SHOWN HEREON ARE GRID VALUES, FOR SURFACE VALUES APPLY A COMBINED SCALE FACTOR OF 1.00013857 FEET.

BEING A REPEAT OF LOTS 64 AND 65, CLEARWATER LANDING AT LBJ, PLAT NO. 1.1, A BURNET COUNTY SUBDIVISION, BURNET COUNTY, TEXAS

TO BE KNOWN AS
LOTS 64-A, CLEARWATER LANDING AT LBJ, PLAT NO. 1.1

PROJ. NO. 201971
PREPARED FOR: RANDY & CARRIE BLAKELY
TECH: JTM
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 12/21/2020
COPYRIGHT: 2021
PROFESSIONAL FIRM NO: 10126900

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

SCALE 1" = 50'
0 25 50

DATE	NO.	DESCRIPTION
	2	
	1	
		REVISIONS

1 of 1
SHEET

201971