

LOCATION MAP
NOT TO SCALE

LEGEND	
●	1/2" IRON PIN FOUND
⊙	3/4" IRON PIPE FOUND
⊠	CONCRETE MONUMENT FND.
...	VOLUME/PAGE
P.R.B.C.	PLAT RECORDS BURNET CO.
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
()	RECORD INFO/SUBJECT
U.E.	UTILITY EASEMENT
R.W.E.	ROAD WIDENING EASEMENT

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 WELL.
- THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY CURRENT SUBDIVISION REGULATIONS.
- THIS PLAT HEREBY DELETES AND TAKES PLACE OF LOT 5, COUNTY LINE ESTATES, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 47B, PLAT RECORDS OF BURNET COUNTY, TEXAS.
- SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR BASE FLOOD ELEVATION) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0525F, 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 1.00015597.
- BURNET COUNTY DOES NOT GUARANTEE THE QUALITY OR QUANTITY OF A RELIABLE WATER SOURCE.

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: THAT SHENANIGANS ENTERPRISES, LLC, BEING THE OWNERS OF LOT 5, COUNTY LINE ESTATES, RECORDED IN CABINET 2, SLIDE 47B, PLAT RECORDS OF BURNET COUNTY, BEING DESCRIBED IN DOCUMENT NO. 201705313, 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 "LOTS 5A & 5B, COUNTY LINE ESTATES" AS THE OFFICIAL PLAT OF SAME.

SHENANIGANS ENTERPRISES, LLC, AUTHORIZED AGENT

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SHENANIGANS ENTERPRISES, LLC AUTHORIZED AGENT KNOWN TO ME TO BE THE PERSON 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 _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT OF LOT 5, COUNTY LINE ESTATES, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 47B OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "LOTS 5A & 5B, COUNTY LINE ESTATES", WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING THEREOF IN THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

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

THIS _____ DAY OF _____, 2019.

ATTEST:

DAMON BEIERLE, COMMISSIONER PRECINCT 2

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 PLAT TO BE KNOWN AS "LOTS 5A & 5B, COUNTY LINE ESTATES" 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. **PRELIMINARY**

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2019.

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"

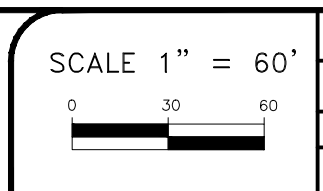
DANNY J. STARK, R.P.L.S. NO. 5602

BEING A REPLAT OF LOT 5, COUNTY LINE ESTATES, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 47B, PLAT RECORDS OF BURNET COUNTY, TEXAS

LOTS 5A & 5B, COUNTY LINE ESTATES

PROJ NO. 19882
PREPARED FOR: SHENANIGANS ENTERPRISES
TECH: M. CANALES
APPROVED: D. STARK
FIELDWORK PERFORMED ON: 6/3/19
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WWW.CUPLINASSOCIATES.COM



DATE	NO.	DESCRIPTION
	2	
	1	

