

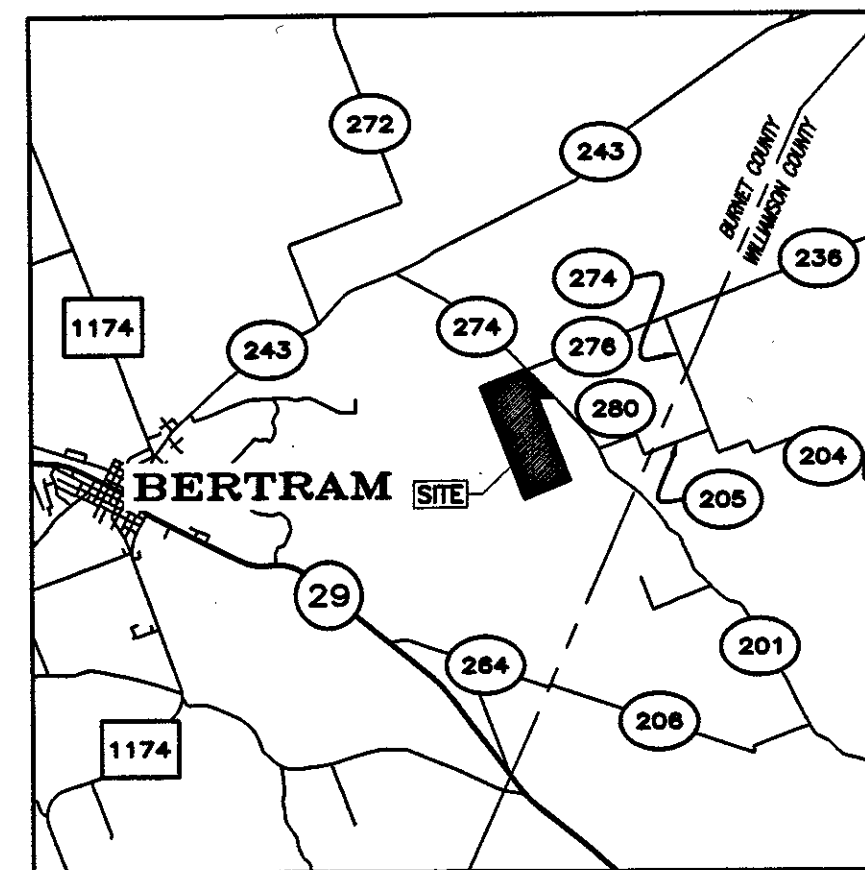
# FINAL PLAT

## THE POINT-PHASE ONE

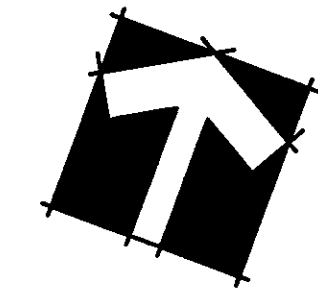
### A SUBDIVISION OF BURNET COUNTY

(A PRIVATE SUBDIVISION)

77.71 ACRES OUT OF THE W.E. MILLER SURVEY,  
ABSTRACT NO. 578, BURNET COUNTY, TEXAS



VICINITY MAP  
SCALE: 1" = 8000'±



BEARINGS BASED ON  
TEXAS STATE PLANE  
COORDINATE SYSTEM,  
CENTRAL ZONE NAD 83.

#### PLAT NOTES

- TOTAL ACREAGE: 77.71 ACRES
- NO. OF LOTS: 19
- USE: RESIDENTIAL
- LENGTH OF PROPOSED STREET: PRAIRIE POINT DRIVE 3697.30 LF
- OWNER/DEVELOPER: PRAIRIE POINTE ESTATES, INC.  
2000 SOUTH IH 35  
ROUND ROCK, TX 78681
- ELECTRICAL SERVICE PROVIDED BY PEC
- WATER PROVIDED BY ON-SITE WELLS
- SEWER SERVICE PROVIDED BY PERMITTED OSSF MEETING TCEQ AND BURNET COUNTY REQUIREMENTS. ANY STRUCTURE FULLY ENCLOSED EXCEEDING 400 SQUARE FEET MUST HAVE A BURNET COUNTY DEVELOPMENT PERMIT.
- THIS SUBDIVISION DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE A PER FEMA MAP No. 48053C0550F, DATED MARCH 15, 2012
- NO LOTS LIE WITHIN THE E.T.J. OF A MUNICIPALITY
- THIS PLAT SUBSTANTIALLY CONFORMS TO THE BURNET COUNTY SUBDIVISION REGULATIONS
- THIS SUBDIVISION WILL BE CONSIDERED A PRIVATE SUBDIVISION
- THE BURNET COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE
- TOPOGRAPHICAL INFORMATION BASED ON TNRS GIS DATA
- MAXIMUM OF 5" WELL BORE FOR ALL WATER WELLS
- NO LOT MAY BE FURTHER SUBDIVIDED HOWEVER, THE LOTS MAY BE COMBINED.
- BY FILING THIS PLAT, THE OWNER AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY ACKNOWLEDGE AND AGREE THAT BURNET COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS IN THIS SUBDIVISION.
- ENGINEER: ECKERMANN ENGINEERING, INC. (F-10496)  
202 SPRING HO AVENUE  
LAMPASAS, TEXAS 76550  
(512) 556-8160
- DATE OF SURVEY: OCTOBER 2020
- DATE OF PLAT PREPARATION: AUGUST 2021
- PLAT PREPARED BY: CLYDE C. CASTLEBERRY, JR.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4835

APPROXIMATE NORTHWEST CORNER  
W.E. MILLER SURVEY, A-578  
(BASED ON TXGLO GIS INFO)

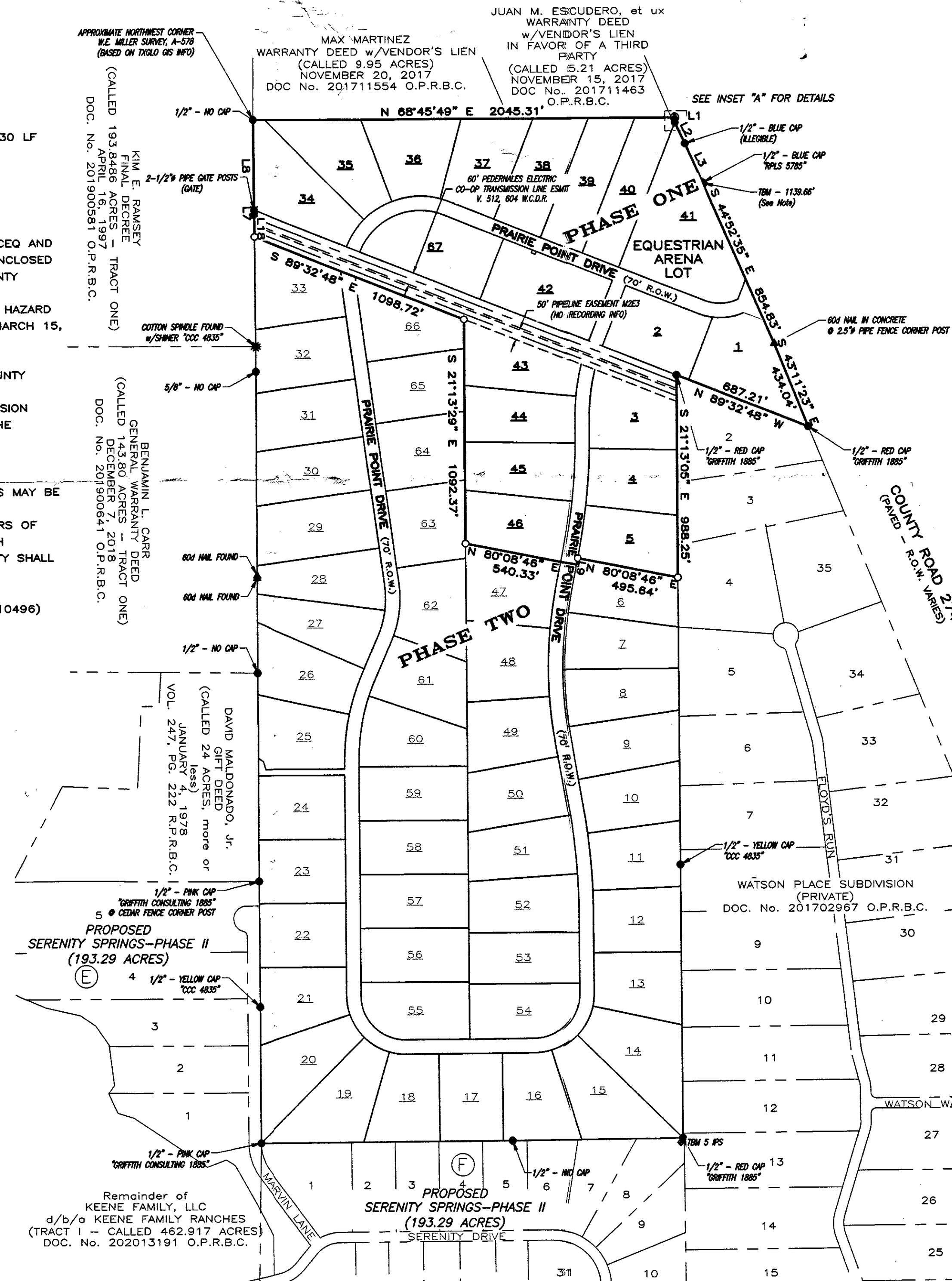
MAX MARTINEZ  
WARRANTY DEED w/VENDOR'S LIEN  
(CALLED 9.95 ACRES)  
NOVEMBER 20, 2017  
DOC No. 201711554 O.P.R.B.C.

JUAN M. ESCUDERO, et ux  
WARRANTY DEED  
w/VENDOR'S LIEN  
IN FAVOR OF A THIRD  
PARTY  
(CALLED 5.21 ACRES)  
NOVEMBER 15, 2017  
DOC No. 201711463  
O.P.R.B.C.

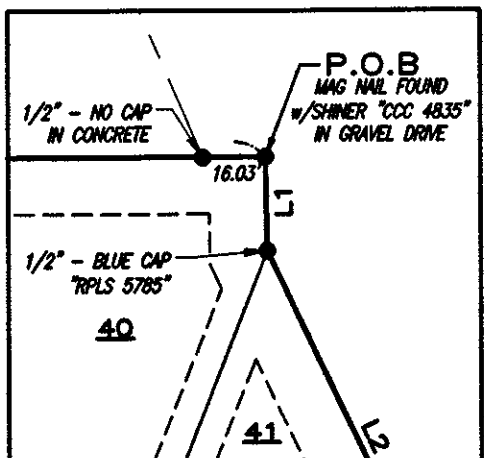
KIM E. RAMSEY  
FINAL DECREE  
(CALLED 193.8488 ACRES - TRACT ONE)  
APRIL 06, 1997  
DOC. No. 201900581 O.P.R.B.C.

BENJAMIN L. CARR  
GENERAL WARRANTY DEED  
(CALLED 143.80 ACRES - TRACT ONE)  
DECEMBER 7, 2018  
DOC. No. 201900641 O.P.R.B.C.

DAVID MALDONADO, Jr.  
GIFT DEED  
(CALLED 24 ACRES, more or  
less)  
JANUARY 4, 1978  
VOL. 247, PG. 222 R.P.R.B.C.

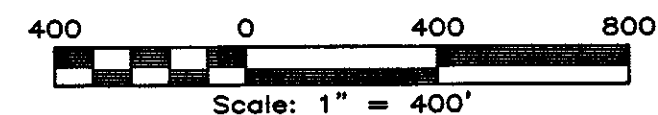


INSET "A"  
SCALE 1" = 50'



#### LEGEND

- 1/2" IRON PIN SET w/YELLOW CAP "CCC 4835"
- IRON PIN FOUND (AS NOTED)
- COTTON SPINDLE SET w/SHINER "CCC 4835"
- MAG NAIL SET w/SHINER "CCC 4835"
- PIPE FENCE POST (AS NOTED)
- R.P.R.B.C. REAL PROPERTY RECORDS BURNET CO.
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET CO.
- P.O.B. POINT OF BEGINNING BENCHMARK (AS NOTED)
- ⊙ BLOCK DESIGNATION



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

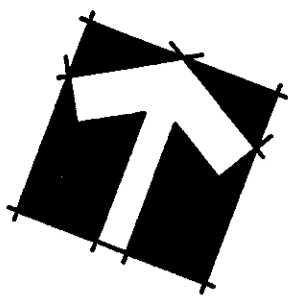
Janet Parker  
Janet Parker, County Clerk  
Burnet County Texas  
9/30/2021 2:48:26 PM  
FEE: \$240.00 202116457  
PLAT

**TRIPLE C SURVEYING Co.**  
P.O. BOX 544 - Lampasas, Texas 76550  
(512) 845-5440  
email: admin@triplecsurveying.com  
www.triplecsurveying.com Firm No. 10193916

JOB No.: 200925  
DRAWN: AEN  
SHEET: 1 OF 3

C:\200925 SPC - FINAL PLAT - 043021\_PHASE ONE.dwg/REV 9/23/2021

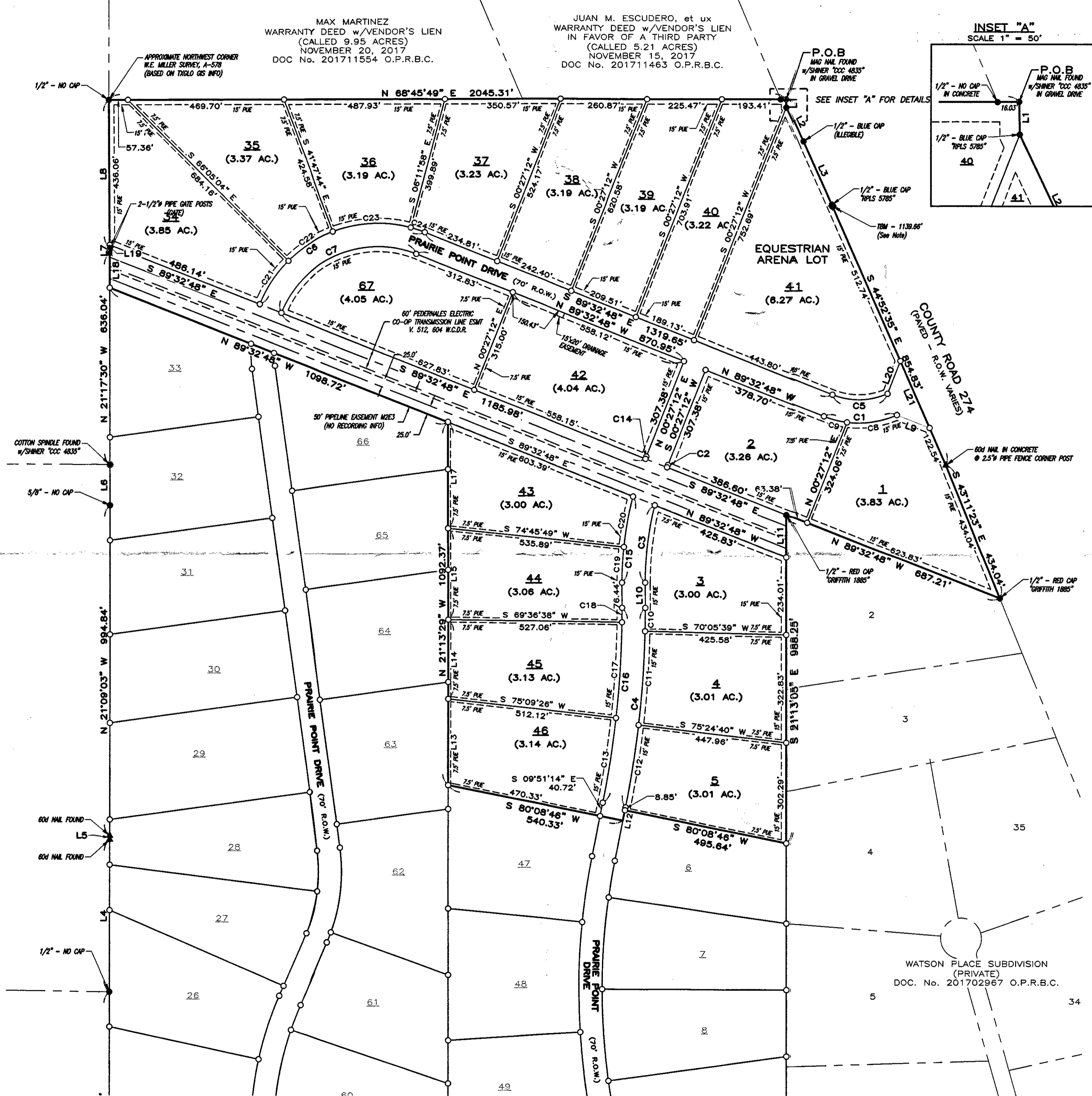
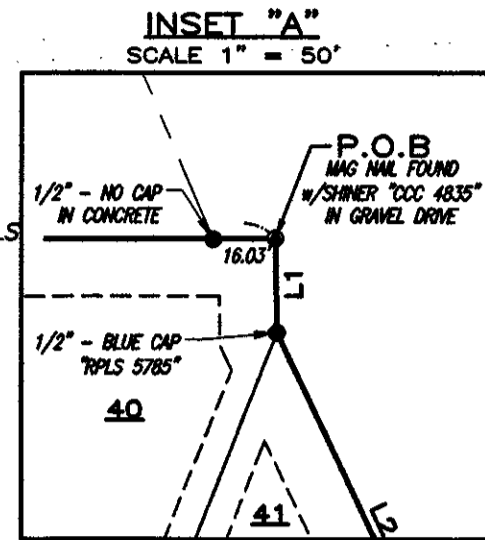
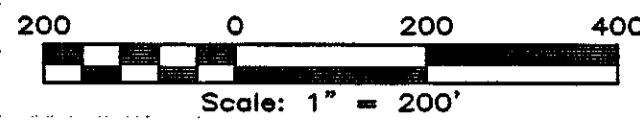
IBM NOTE:  
A 1/2" IRON PIN ESTABLISHED IN THE FENCED SOUTHWEST MARGIN OF C.R. 274, APPROXIMATELY 5' SOUTHEAST OF A 1/2" IRON PIN WITH BLUE PLASTIC CAP STAMPED "RPLS 5785". ELEVATION BASED ON GPS OBSERVATIONS & AN OPUS SOLUTION (37262741.200OP1601560209805) CONDUCTED 10/01/2020 - EL: 1139.66" (NAVD88)



BEARINGS BASED ON  
TEXAS STATE PLANE  
COORDINATE SYSTEM,  
CENTRAL ZONE NAD 83.

FINAL PLAT  
**THE POINT—PHASE ONE**  
A SUBDIVISION OF BURNET COUNTY  
(A PRIVATE SUBDIVISION)  
77.71 ACRES OUT OF THE W.E. MILLER SURVEY,  
ABSTRACT NO. 578, BURNET COUNTY, TEXAS

- LEGEND**
- 1/2" IRON PIN SET w/YELLOW CAP "CCC 4835"
  - IRON PIN FOUND (AS NOTED)
  - ⊙ COTTON SPINDLE SET w/SHINER "CCC 4835"
  - ⊙ MAG NAIL SET w/SHINER "CCC 4835"
  - ⊙ PIPE FENCE POST (AS NOTED)
  - R.P.R.B.C. REAL PROPERTY RECORDS BURNET CO.
  - O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET CO.
  - P.O.B. POINT OF BEGINNING BENCHMARK (AS NOTED)
  - ⊙ BLOCK DESIGNATION



C:\200925\_SPC - FINAL PLAT - 043021\_PHASE ONE.dwg/REV/19/20/2021

	<b>TRIPLE C SURVEYING Co.</b>	JOB No.: 200925
	P.O. BOX 544 - Lampasas, Texas 76550	DRAWN: AEN
	(512) 845-5440	SHEET:
	email: admin@triplecsurveying.com www.triplecsurveying.com Firm No. 10193916	2 OF 3

**THE POINT-PHASE ONE**  
A SUBDIVISION OF BURNET COUNTY

(A PRIVATE SUBDIVISION)

77.71 ACRES OUT OF THE W.E. MILLER SURVEY,  
ABSTRACT NO. 578, BURNET COUNTY, TEXAS

**PERIMETER FIELD NOTES:**

BEING 77.71 acres of land out of the W.E. Miller Survey, Abstract No. 578, Burnet County, Texas and being part of a tract described as 232.959 acres in a Special Warranty Deed granted to Prairie Pointe Estates, Inc. dated November 11, 2020 and recorded as Document No. 202015785 of the Official Public Records of Burnet County, Texas, and all that tract described as Lot 1, Watson Place Subdivision (recorded as Document No. 201702967 of said official public records) in a General Warranty Deed with Vendor's Lien granted to Prairie Pointe Estates, Inc., dated August 22, 2019 and recorded as Document No. 201908927 of said official public records and further described by metes and bounds as follows:

BEGINNING: at a mag nail with shiner stamped "CCC 4835" found in a gravel drive at the northern terminus of a 30-foot access easement described in Volume 260, Page 579 and Volume 261, Page 597 of the Deed Records of Burnet County Texas in the irregular southwest margin of Burnet County Road 274 for the northeast corner of said Prairie Pointe Estates, Inc tract (#202015785) and this tract;

THENCE: along the irregular east line of this tract in the following courses and distances:

1. South 22° 04' 35" East, a distance of 24.58 feet with the irregular southwest margin of said county road to a 1/2" iron pin with blue plastic cap stamped "RPLS 5785" found for the northerly corner of Lot 1, Watson Place Subdivision, continuing with the southwest margin of said county road and the northeast line of said Lot 1,
2. South 46° 31' 21" East, a distance of 112.10 feet to an uncapped 1/2" iron pin with illegible blue plastic cap found,
3. South 45° 11' 47" East, a distance of 209.06 feet to a 1/2" iron pin with blue plastic cap stamped "RPLS 5785" found,
4. South 44° 52' 35" East, a distance of 854.83 feet to a 60d nail in concrete found at a 2-1/2" pipe fence corner post,
5. South 43° 11' 23" East, a distance of 434.04 feet to a 1/2" iron pin with red plastic cap stamped "GRIFFITH 1885" found for the southeast corner of said Lot 1,
6. North 89° 32' 48" West, a distance of 687.21 feet leaving said county road and continuing across said Watson Place Subdivision with the south line of said Lot 1 to a 1/2" iron pin with red plastic cap stamped "GRIFFITH 1885" found in the east line of said said Prairie Pointe Estates, Inc tract (#202015785) and continuing with the east line of the same,
7. South 21° 13' 05" East, a distance of 988.25 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,

THENCE: over and across the said Prairie Pointe Estates, Inc. tract (#2020015785) in the following courses and distances:

1. South 80° 08' 46" West, a distance of 495.64 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. South 09° 51' 14" East, a distance of 31.87 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
3. South 80° 08' 46" West, a distance of 540.33 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
4. North 21° 13' 29" West, a distance of 1092.37 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
5. North 89° 32' 48" West, a distance of 1098.72 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,

THENCE: along the west line of said Prairie Pointe Estates, Inc tract (#202015785) and this tract in the following courses and distances:

1. North 21° 17' 30" West, a distance of 104.12 feet to a 2-1/2" diameter pipe fence corner post on the south side of a gate,
2. North 21° 14' 23" West, a distance of 16.98 feet across said gate to a 2-1/2" diameter pipe fence corner post,
3. and North 21° 29' 11" West, a distance of 444.17 feet to an uncapped 1/2" iron pin found for the northwest corner of said Prairie Pointe Estates, Inc tract (#202015785) and this tract, being the approximate northwest corner of said W.E. Miller Survey, Abstract No. 578;

THENCE: North 68° 45' 49" East, along the north line of said Prairie Pointe Estates, Inc tract (#202015785) at a distance 2029.01 feet passing an uncapped 1/2" iron pin in concrete found in the irregular southwest margin of said county road and continuing with the irregular southwest margin of the same, in all a distance of 2045.31 feet to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.

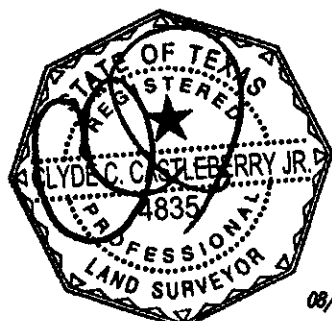
LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S 22°04'35" E	24.58'
L2	S 46°31'21" E	112.10'
L3	S 45°11'47" E	209.06'
L4	N 21°06'47" W	458.57'
L5	N 20°39'53" W	11.86'
L6	N 21°03'53" W	122.57'
L7	N 21°14'23" W	16.98'
L8	N 21°29'11" W	444.17'
L9	N 89°52'35" W	105.75'
L10	S 21°13'53" E	76.44'
L11	S 21°13'05" E	129.13'
L12	N 09°51'14" W	31.87'
L14	N 21°13'29" W	237.11'
L15	S 21°13'29" E	276.34'
L16	N 21°13'53" W	76.44'
L17	N 21°13'29" W	319.81'
L18	N 21°17'30" W	104.12'
L19	N 21°29'11" W	8.11'
L20	N 00°07'25" E	105.75'
L21	S 44°52'35" E	219.55'

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD DIRECTION	CHORD DISTANCE
C1	45°19'47"	285.00'	225.48'	S 67°47'18" W	219.64'
C2	0°27'08"	965.00'	7.62'	S 00°13'38" W	7.62'
C3	14°07'44"	962.06'	237.24'	N 14°11'19" W	236.64'
C4	11°22'39"	3035.00'	602.67'	S 15°32'34" E	601.68'
C5	45°19'47"	215.00'	170.10'	S 67°47'18" W	165.70'
C6	90°00'00"	385.00'	604.76'	S 45°27'12" W	544.47'
C7	90°00'00"	315.00'	494.80'	S 45°27'12" W	445.48'
C8	30°50'25"	285.00'	153.41'	N 60°32'37" E	151.56'
C9	14°29'22"	285.00'	72.07'	N 83°12'31" E	71.88'
C10	1°19'32"	3035.00'	70.22'	N 20°34'07" W	70.22'
C11	5°19'01"	3035.00'	281.64'	N 17°14'51" W	281.53'
C12	4°44'06"	3035.00'	250.82'	N 12°13'17" W	250.75'
C13	4°59'20"	2965.00'	258.17'	S 12°20'54" E	258.08'
C14	0°25'18"	1035.00'	7.62'	N 00°14'33" E	7.62'
C15	14°36'08"	1035.00'	263.78'	N 13°55'49" W	263.06'
C16	11°22'39"	2965.00'	588.77'	N 15°32'34" W	587.80'
C17	5°32'48"	2965.00'	287.04'	S 17°36'58" E	286.93'
C18	0°50'31"	2965.00'	43.57'	S 20°48'38" E	43.57'
C19	5°59'43"	1035.00'	108.30'	S 18°14'02" E	108.25'
C20	8°36'26"	1035.00'	155.48'	S 10°55'58" E	155.33'
C21	23°27'44"	385.00'	157.65'	S 12°11'04" W	156.55'
C22	24°17'20"	385.00'	163.21'	S 36°03'36" W	161.99'
C23	35°35'46"	385.00'	239.19'	S 66°00'09" W	235.36'
C24	6°39'10"	385.00'	44.70'	S 87°07'37" W	44.68'

**SURVEYOR'S CERTIFICATION:**

STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF BURNET §

I, Clyde C. Castleberry, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that the corner monuments shown thereon were found or properly placed under my supervision in accordance with the Burnet County, Texas Subdivision Regulations.



Clyde C. Castleberry, Jr.  
Registered Professional Land Surveyor No 4835  
State of Texas

**OWNER'S CERTIFICATION:**

STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF BURNET §

That I, Duane Davis, President, PRAIRIE POINTE ESTATES, INC. being the owner of 232.959 acres of land out of the W.E. Miller Survey, Abstract No. 578, Burnet County, Texas and being recorded in Document No. 202015785 of the Official Public Records of Burnet County do hereby plat and adopt this plat to be known as THE POINT-PHASE ONE as the official plat of the same, the easements hereon are reserved for the use of public utility providers and do hereby dedicate Prairie Point Drive as a public right-of-way.

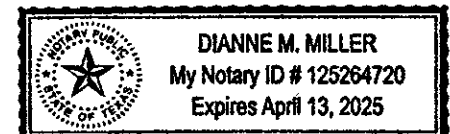
Duane Davis, President

STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BURNET §  
LAMPASAS

Before me, the under signed authority, on this day personally appeared Duane Davis, known unto me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purpose and considerations therein stated. Given under my hand and seal of office this 30 day of SEPTEMBER, 2021.

Notary Public, LAMPASAS County



**COUNTY CERTIFICATION:**

STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF BURNET §

The attached plat, being "THE POINT-PHASE ONE", a private subdivision, Burnet County, Texas, was found to comply with the statutes and laws of the State of Texas and was approved for filing in the Plat Records of Burnet County. To certify which, the undersigned as County Judge of Burnet County, Texas this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

James Oakley, County Judge, Burnet County

Damon Beierle, Commissioner, Precinct 2

**WATER CERTIFICATION:**

STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF BURNET §

I, Mitchell Sodek have reviewed the plat of the proposed "THE POINT-PHASE ONE" subdivision. Water well drilling operations shall not commence until proper authorization has been issued by the Central Texas Groundwater Conservation District.

Mitchell Sodek, General Manager