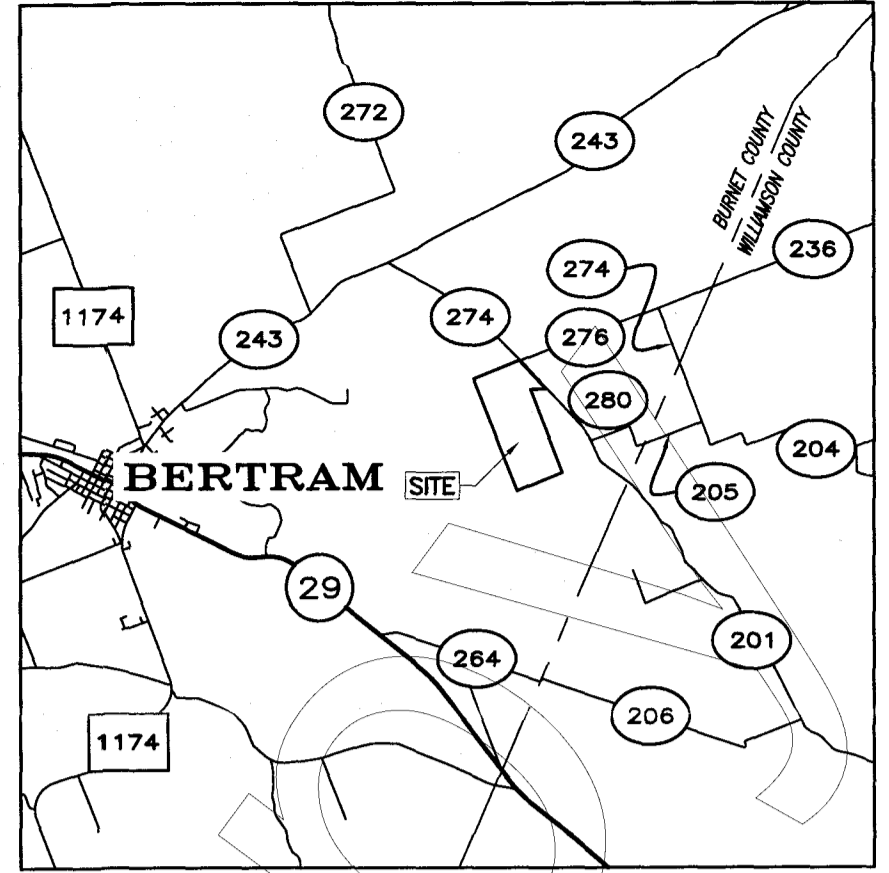


BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

REPLAT OF
LOTS 52 AND 53
THE POINT-PHASE TWO
A SUBDIVISION OF BURNET COUNTY
(A PRIVATE SUBDIVISION)

BEING LOTS 52 AND 53, OF THE POINT-PHASE TWO, A SUBDIVISION
IN BURNET COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN DOCUMENT 202208017, PLAT RECORDS,
BURNET COUNTY, TEXAS



VICINITY MAP
SCALE: 1" = 8000'±

PLAT NOTES

- TOTAL ACREAGE: 6.22 ACRES
- NO. OF LOTS: 2
- USE: RESIDENTIAL
- 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 O.S.S.F.
- 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
- DATE OF SURVEY: MARCH 2023
- DATE OF PLAT PREPARATION: APRIL 2022
- PLAT PREPARED BY: CLYDE C. CASTLEBERRY, JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4835

PERIMETER FIELD NOTES:

BEING 6.22 acres of land out of the W.E. Miller Survey, Abstract No. 578, Burnet County, Texas and being part of the 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 also known as lots 52 and 53 of THE POINT-PHASE TWO and further described by metes and bounds as follows:

BEGINNING: at an iron pin with cap stamped "CCC 4835" found in the west margin of Prairie Point Drive, being the southeast corner of Lot 51, the northeast corner of Lot 52 and this tract;

THENCE: with the east line of Lot 52 and the west margin of Prairie Point Drive:
1. Along a curve having a central angle of 3°43'10", a radius of 2,965.00 feet, an arc length of 192.47 feet, and bears a chord of South 23°05'28" East, and a chord distance of 192.44 feet to an iron pin with cap stamped "CCC 4835" found
2. South 21°13'53" East a distance of 122.04 feet to an iron pin with cap stamped "CCC 4835" set for the southeast corner of Lot 52 and the northeast corner of Lot 53;

THENCE: South 21°13'53" East with the east line of Lot 53 and the west margin of Prairie Point Drive, a distance of 217.19 feet to an iron pin with cap stamped "CCC 4835" found for the southeast corner of Lot 53, the northeast corner of Lot 54, and being the southeast corner of this tract;

THENCE: South 68°46'07" West with the common line of Lot 53 and Lot 54, a distance of 527.64 feet to an iron pin with cap stamped "CCC 4835" found for the southwest corner of Lot 53 and this tract;

THENCE: North 21°13'29" West with the east line of Lots 55, 56 & 57 and the west line of Lots 52 & 53, a distance of 497.68 feet to an iron pin with cap stamped "CCC 4835" found for the southwest corner of Lot 51, the northwest corner of Lot 52 and this tract;

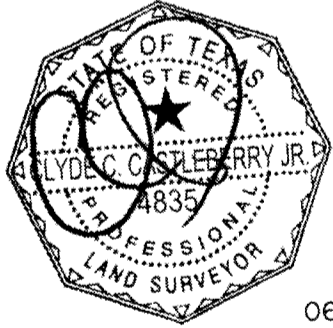
THENCE: North 65°02'57" East with the South line of Lot 51 and the north line of Lot 52, a distance of 522.44 feet to the Point of Beginning.

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

SURVEYOR'S CERTIFICATION:

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

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.



06/15/2023

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

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 202306201

PLAT Fee: \$90.00
05/27/2023 02:43 PM

Handwritten signature

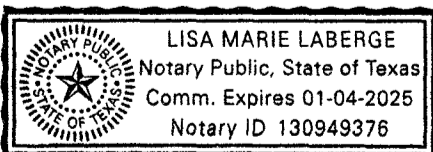
Vicinta Stafford, County Clerk
Burnet County, Texas

OWNER'S CERTIFICATION:

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

That I, Allan L. Reagan, President, PRAIRIE POINTE ESTATES, INC. being the owner of 6.22 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 also known as lots 52 and 53 of THE POINT-PHASE TWO do hereby plat and adopt this plat to be known as the REPLAT OF LOTS 52 AND 53, THE POINT-PHASE TWO as the official plat of the same, the easements hereon are reserved for the use of public utility providers.

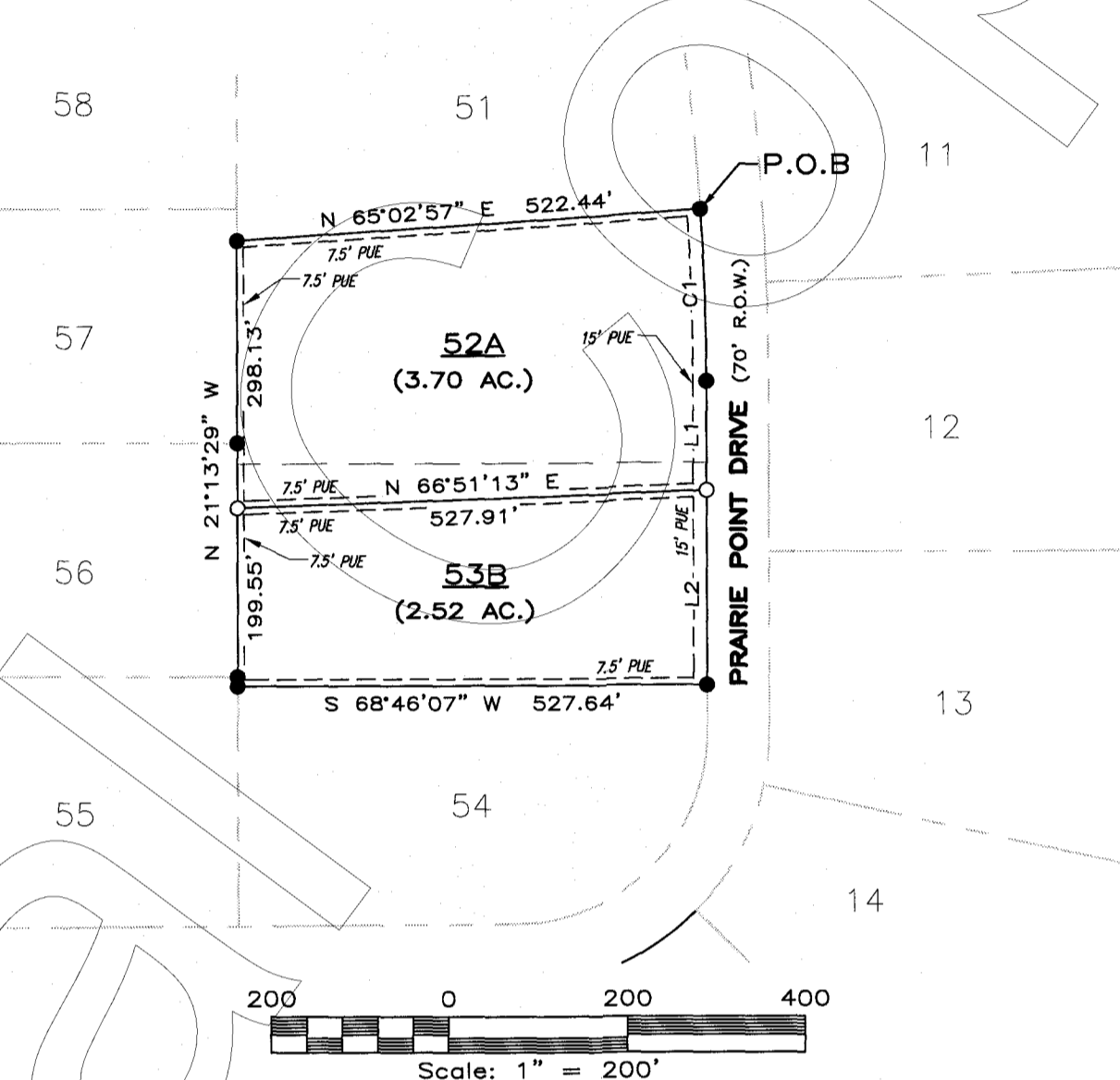
Handwritten signature of Allan L. Reagan
Allan L. Reagan, President



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

Before me, the under signed authority, on this day personally appeared Allan L. Reagan, 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 purposes and considerations therein stated. Given under my hand and seal of office this 20th day of June, 2023.

Handwritten signature of Notary Public
Notary Public, Williamson County



LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S 21°13'53" E	122.04'
L2	S 21°13'53" E	217.19'

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD DIRECTION	CHORD DISTANCE
C1	3°43'10"	2965.00'	192.47'	S 23°05'28" E	192.44'

COUNTY CERTIFICATION:

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

The attached plat, being "REPLAT OF LOTS 52 AND 53, THE POINT-PHASE TWO", 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___.

Handwritten signature of James Oakley
James Oakley, County Judge, Burnet County

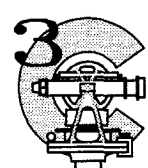
Handwritten signature of Damon Beierle
Damon Beierle, Commissioner, Precinct 2

WATER CERTIFICATION:

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

I, Mitchell Sodek, have reviewed the plat of the proposed "REPLAT OF LOTS 52 AND 53, THE POINT-PHASE TWO" 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



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: CLH
SHEET:
1 OF 1

Issued By:
BURNET CENTRAL APPRAISAL DIST
223 S PIERCE
P O BOX 908
BURNET, TX 78611

Property Information	
Property ID: 122101	Geo ID: 07215-0200-00053-000
Legal Acres: 3.0100	
Legal Desc: S7215 THE POINT LOT 53, PHASE 2, 3.01	
Situs: PRAIRIE POINT DR BERTRAM, TX 78605	
DBA:	
Exemptions:	

Owner ID: 225020 100.00%
PRAIRIE POINTE ESTATES INC
2000 S IH-35 #Q11
ROUND ROCK, TX 78681

For Entities	Value Information
BURNET COUNTY	Improvement HS: 0
BURNET ISD	Improvement NHS: 0
CO SPECIAL, ROAD & BRIDGE	Land HS: 0
EMERG SERV DIST #4 (ESD4)	Land NHS: 24,080
WATER CONSERV DIST OF CENTRA	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 24,080

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 06/27/2023

Total Due if paid by: 06/30/2023

0.00

Tax Certificate Issued for:	Taxes Paid in 2022
BURNET COUNTY	80.93
CO SPECIAL, ROAD & BRIDGE	9.75
BURNET ISD	255.16
WATER CONSERV DIST OF CENTR	1.37
EMERG SERV DIST #4 (ESD4)	19.43

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

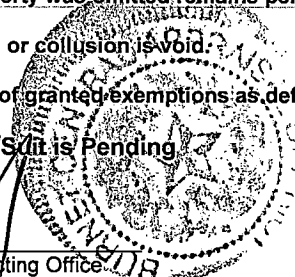
A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 06/27/2023
Requested By: PRAIRIE POINTE ESTATES IN
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer or Collecting Office



Issued By:
BURNET CENTRAL APPRAISAL DIST
223 S PIERCE
P O BOX 908
BURNET, TX 78611

Property Information	
Property ID: 122100	Geo ID: 07215-0200-00052-000
Legal Acres: 3.2200	
Legal Desc: S7215 THE POINT LOT 52, PHASE 2, 3.22	
Situs: PRAIRIE POINT DR BERTRAM, TX 78605	
DBA:	
Exemptions:	

Owner ID: 225020 100.00%
PRAIRIE POINTE ESTATES INC
2000 S IH-35 #Q11
ROUND ROCK, TX 78681

For Entities	Value Information
BURNET COUNTY	Improvement HS: 0
BURNET ISD	Improvement NHS: 19,010
CO SPECIAL, ROAD & BRIDGE	Land HS: 0
EMERG SERV DIST #4 (ESD4)	Land NHS: 25,760
WATER CONSERV DIST OF CENTRA	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 44,770

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 06/27/2023

Total Due if paid by: 06/30/2023

0.00

Tax Certificate Issued for:	Taxes Paid in 2022
BURNET COUNTY	150.47
CO SPECIAL, ROAD & BRIDGE	18.13
BURNET ISD	474.38
WATER CONSERV DIST OF CENTR	2.55
EMERG SERV DIST #4 (ESD4)	36.13

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 06/27/2023
Requested By: PRAIRIE POINTE ESTATES IN
Fee Amount: 10.00
Reference #: