



FINAL PLAT

THE POINT—PHASE TWO

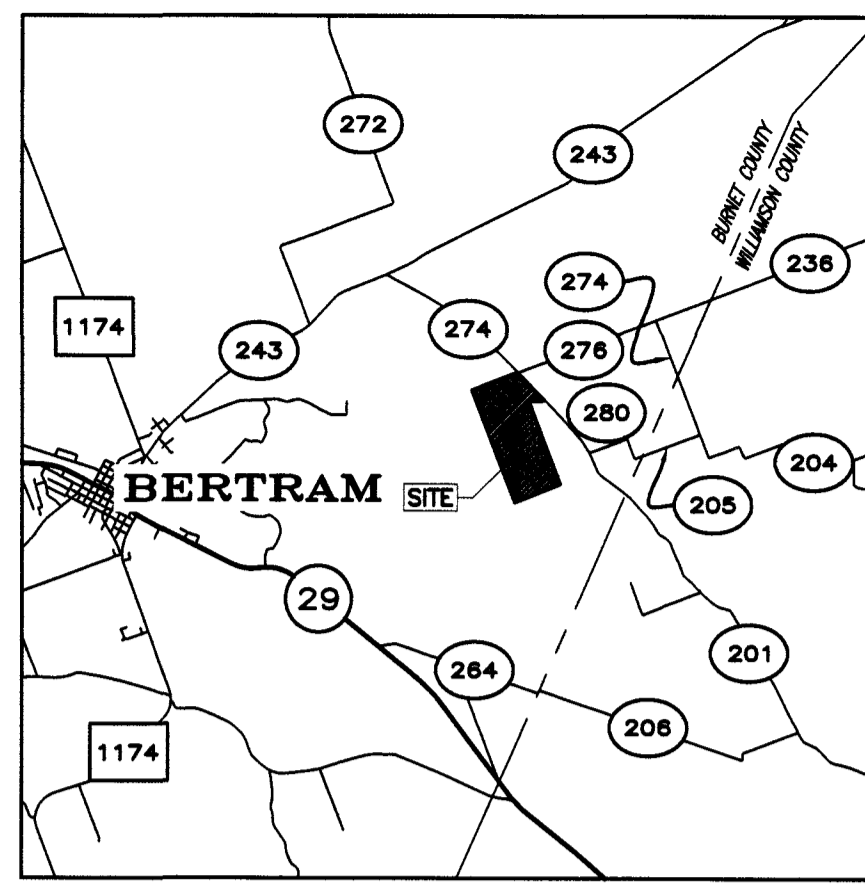
A SUBDIVISION OF BURNET COUNTY

(A PRIVATE SUBDIVISION)

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



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

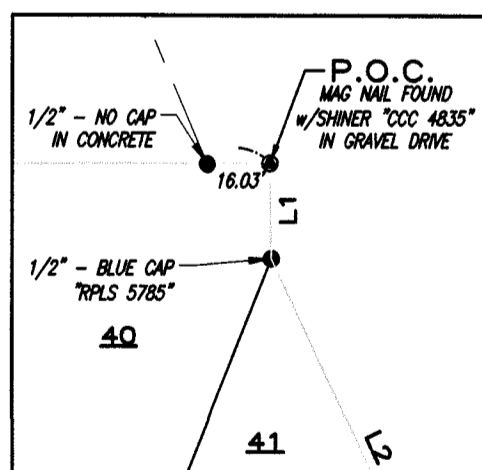


VICINITY MAP
SCALE: 1" = 8000'±

PLAT NOTES

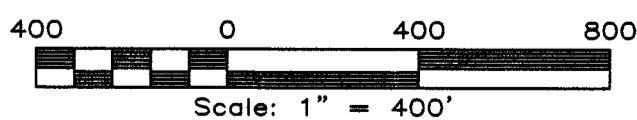
- TOTAL ACREAGE: 164.38 ACRES
- NO. OF LOTS: 48
- USE: RESIDENTIAL
- LENGTH OF PROPOSED STREET: PRAIRIE POINT DRIVE, 7129.90 LF
- OWNER/DEVELOPER: PRAIRIE POINTE ESTATES, INC.
2000 SOUTH IH 35
ROUND ROCK, TX 78681
- ELECTRICAL SERVICE PROVIDED BY PEC
- WATER PROVIDED BY ON-SITE WELLS
- SEWER SERVICE PROVIDED BY PERMITTED OSSF MEETING PECO 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

INSET "A"
SCALE 1" = 50'

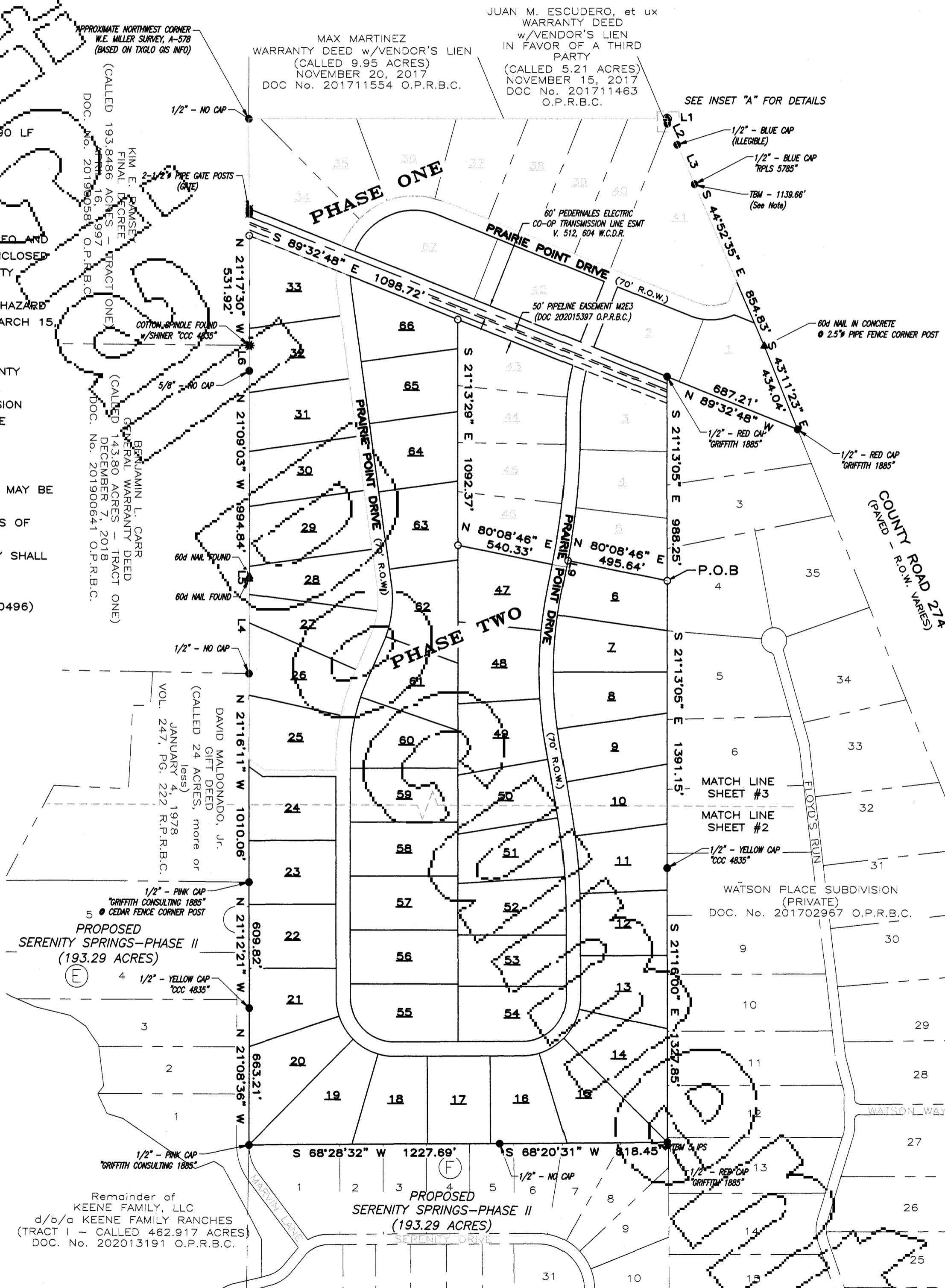


LEGEND

- 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



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)



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Janet Parker
Janet Parker, County Clerk
Burnet County Texas
5/24/2022 12:58:48 PM
FEE: \$315.00
202208017
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 4

C:\200925 SRC - FINAL PLAT - 043021_PHASE TWO_Rev.dwg/REV/3/29/2022

FINAL PLAT

THE POINT—PHASE TWO

A SUBDIVISION OF BURNET COUNTY

(A PRIVATE SUBDIVISION)

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

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

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.

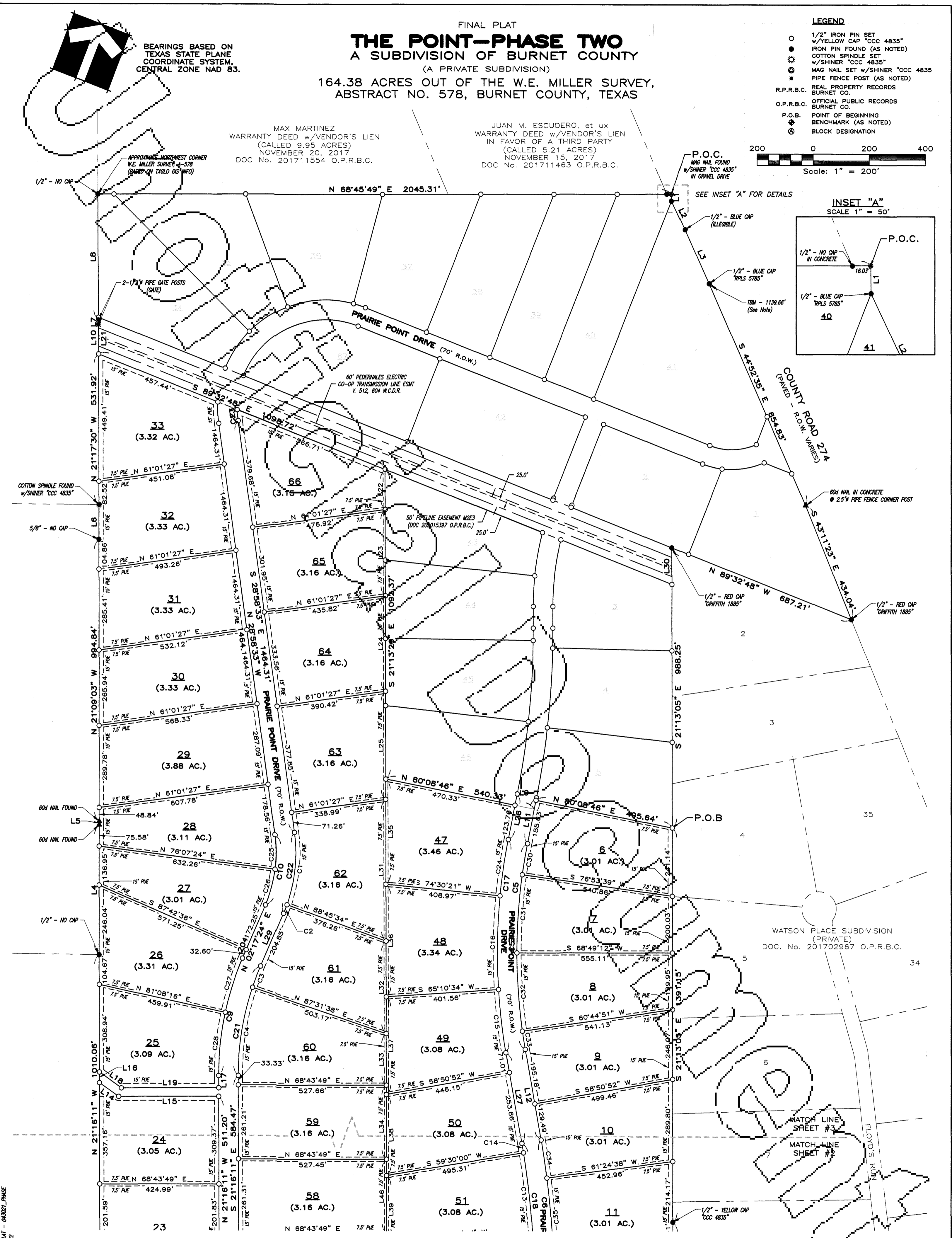
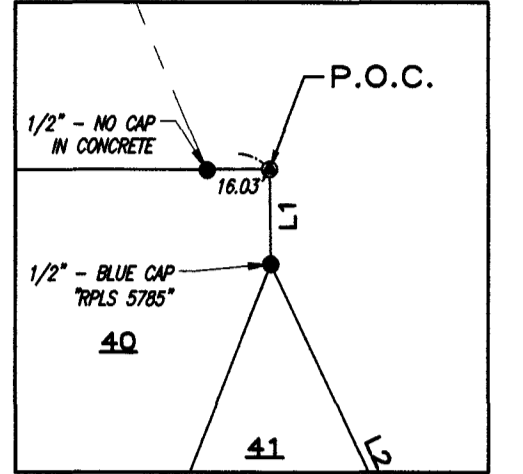
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- P.O.B. POINT OF BEGINNING BENCHMARK (AS NOTED)
- ⊕ BLOCK DESIGNATION



INSET "A"

SCALE 1" = 50'



WATSON PLACE SUBDIVISION
(PRIVATE)
DOC. No. 201702967 O.P.R.B.C.

C:\200925 SPC - FINAL PLAT - 043021_PHASE
TMC_Renewal\REV\4\1\2022



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JOB No.: 200925
DRAWN: AEN
SHEET:
2 OF 4

FINAL PLAT

THE POINT—PHASE TWO

A SUBDIVISION OF BURNET COUNTY

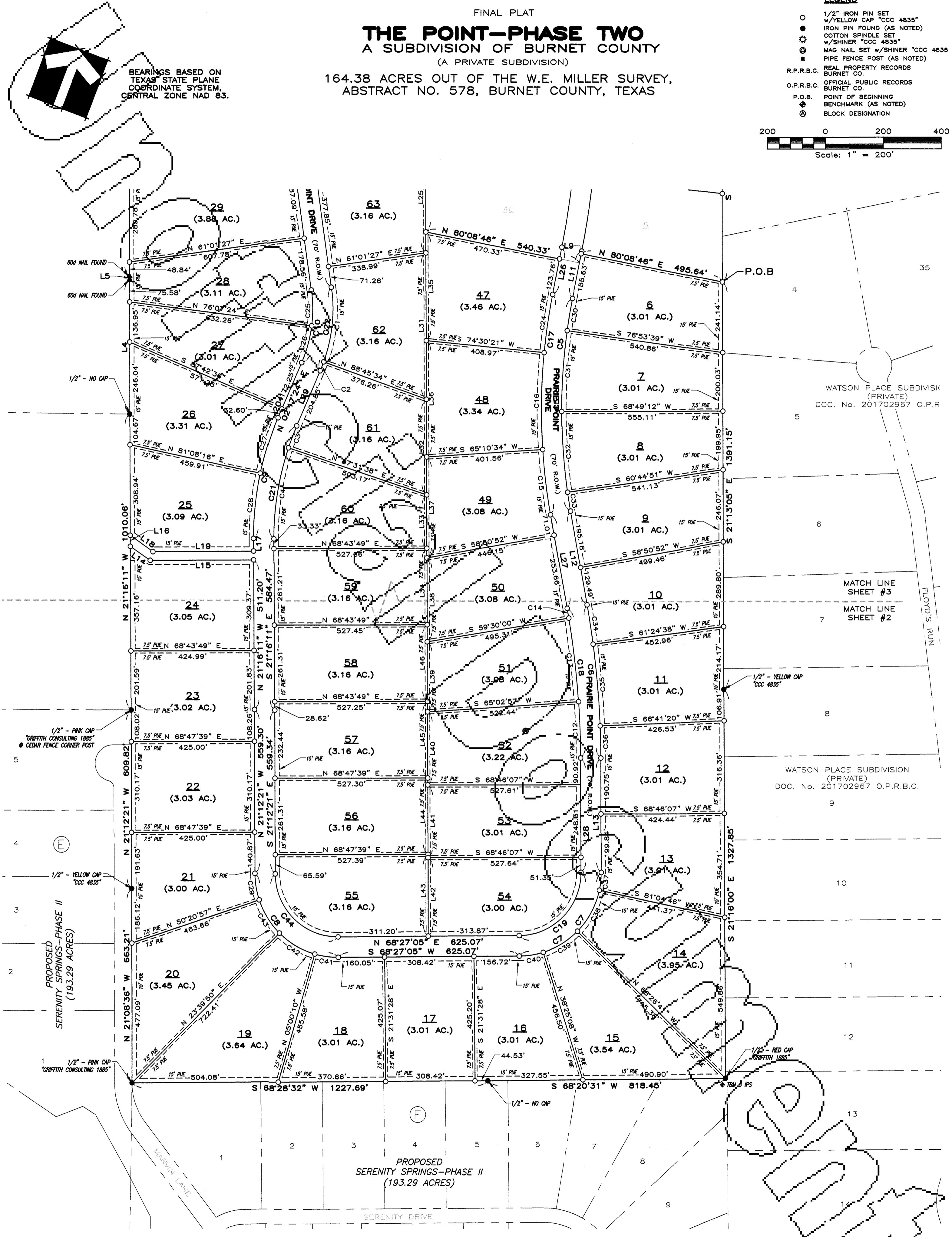
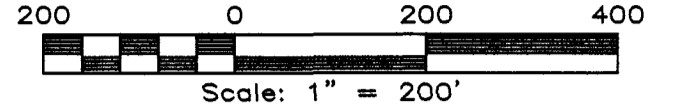
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ABSTRACT NO. 578, BURNET COUNTY, TEXAS

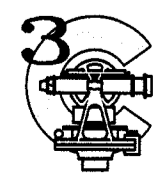
BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

LEGEND

- 1/2" IRON PIN SET
- W/YELLOW CAP "CCC 4835"
- ⊙ IRON PIN FOUND (AS NOTED)
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- ⊙ BLOCK DESIGNATION



C:\200925\SPC - FINAL PLAT - 043021_PHASE TWO_Rev.dwg/REV/4/1/2022



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JOB No.: 200925
 DRAWN: AEN
 SHEET:
 3 OF 4

FINAL PLAT

THE POINT-PHASE TWO
A SUBDIVISION OF BURNET COUNTY

(A PRIVATE SUBDIVISION)

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

LINE TABLE with columns: NO., DIRECTION, LENGTH. Rows L1 through L46.

CURVE TABLE with columns: NO., DELTA, RADIUS, ARC, CHORD DIRECTION, CHORD DISTANCE. Rows C1 through C44.

PERIMETER FIELD NOTES:

BEING 164.38 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 and further described by metes and bounds as follows:

COMMENCING: 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 for the POINT OF BEGINNING;

THENCE: continue along the east line of this tract South 21° 16' 00" East, a distance of 1391.15 feet to a 1/2" iron pin with red plastic cap stamped "GRIFFITH 1885" found for the southeast corner of said Prairie Pointe Estates, Inc tract (#202015785) and this tract;

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

- 1. South 68° 20' 31" West, a distance of 818.45 feet to an uncapped 1/2" iron pin found,
2. and South 68° 28' 32" West, a distance of 1227.69 feet to a 1/2" iron pin found with pink plastic cap stamped "GRIFFITH CONSULTING 1885" found for the southwest corner of said Prairie Pointe Estates, Inc tract (#202015785) and this tract;

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° 08' 36" West, a distance of 663.21 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found,
2. North 21° 12' 21" West, a distance of 609.82 feet to a 1/2" iron pin found with pink plastic cap stamped "GRIFFITH CONSULTING 1885" found at a cedar fence corner post,
3. North 21° 16' 11" West, a distance of 1010.06 feet to an uncapped 1/2" iron pin found,
4. North 21° 06' 47" West, a distance of 458.57 feet to a 60d nail found,
5. North 20° 39' 53" West, a distance of 11.86 feet to a 60d nail found,
6. North 21° 09' 03" West, a distance of 994.84 feet to an uncapped 5/8" iron pin found,
7. North 21° 03' 57" West, a distance of 122.57 feet to a cotton spindle with shiner stamped "CCC 4835" found,
8. North 21° 17' 30" West, a distance of 531.92 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 (#202015785) the following courses and distances:

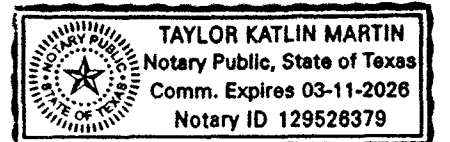
- 1. South 89° 32' 48" East, a distance of 1098.72 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. South 21° 13' 29" East, a distance of 1092.37 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
3. North 80° 08' 46" East, a distance of 540.33 feet to a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

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

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

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 purposes and considerations therein stated. Given under my hand and seal of office this 15 day of May, 2022.

Taylor K Martin
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 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 24 day of May, 2022.

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 §

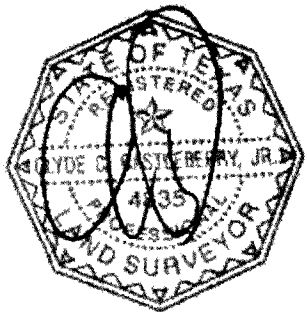
I, Mitchell Sodek, have reviewed the plat of the proposed "THE POINT-PHASE TWO" subdivision. Water well drilling operations shall not commence until proper authorization has been issued by the Central Texas Groundwater Conservation District.

Mitchell Sodek
Mitchell Sodek, General Manager

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.



03/28/22

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 TWO 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

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: AEM
SHEET: 4 OF 4

Through Tax Year
2021

TAX CERTIFICATE

Certificate #
903516403

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

Property Information

Property ID: 53854 Geo ID: B0578-0000-00150-000
Legal Acres: 163.4690
Legal Desc: ABS A0578 W.E. MILLER, 163.469 ACRES
Situs: CORNER OF 274 & 276 TX
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:	0
*WATER CONSERV DIST OF CENTR	Productivity Market:	653,788
	Productivity Use:	13,774
	Assessed Value	13,774

Property is receiving Ag Use

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

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
05/24/2022	TAX CERTIFICATE	10.00
Total Fees Due:		10.00

Effective Date: 05/24/2022

Total Due if paid by: 05/31/2022

10.00

Tax Certificate Issued for:	Taxes Paid in 2021
*BURNET COUNTY	48.63
*CO SPECIAL, ROAD & BRIDGE	6.43
*BURNET ISD	148.35
*WATER CONSERV DIST OF CENTR	0.92
*EMERG SERV DIST #4 (ESD4)	12.81

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.

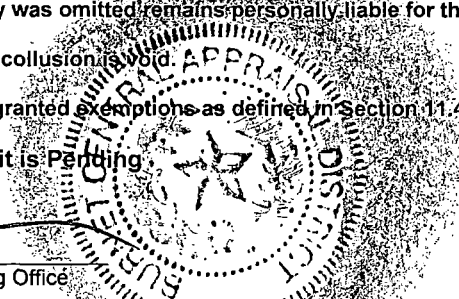
A tax certificate issued through fraud or collusion is void.

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: 05/24/2022
Requested By: PRAIRIE POINTE ESTATES IN
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office



Through Tax Year
2021

TAX CERTIFICATE

Certificate #
903516404

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

Property Information	
Property ID: 53855	Geo ID: B0578-0000-00151-000
Legal Acres: 1.0000	
Legal Desc: ABS A0578 W.E. MILLER, TRACT PT OF TR 1A, 1.0 ACRES	
Situs: CR 312 TX	
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: 15,842
*CO SPECIAL, ROAD & BRIDGE	Land HS: 0
*EMERG SERV DIST #4 (ESD4)	Land NHS: 4,000
*WATER CONSERV DIST OF CENTR	Productivity Market: 0
	Productivity Use: 0
	Assessed Value: 19,842

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

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
05/24/2022	TAX CERTIFICATE	10.00
Total Fees Due:		10.00

Effective Date: 05/24/2022

Total Due if paid by: 05/31/2022

10.00

Tax Certificate Issued for:	Taxes Paid in 2021
*BURNET COUNTY	70.04
*CO SPECIAL, ROAD & BRIDGE	9.27
*BURNET ISD	213.70
*WATER CONSERV DIST OF CENTR	1.33
*EMERG SERV DIST #4 (ESD4)	18.45

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.

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

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Date of Issue: 05/24/2022
Requested By: PRAIRIE POINTE ESTATES INC
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office

Cur 70

