



FINAL PLAT

THE POINT—PHASE TWO

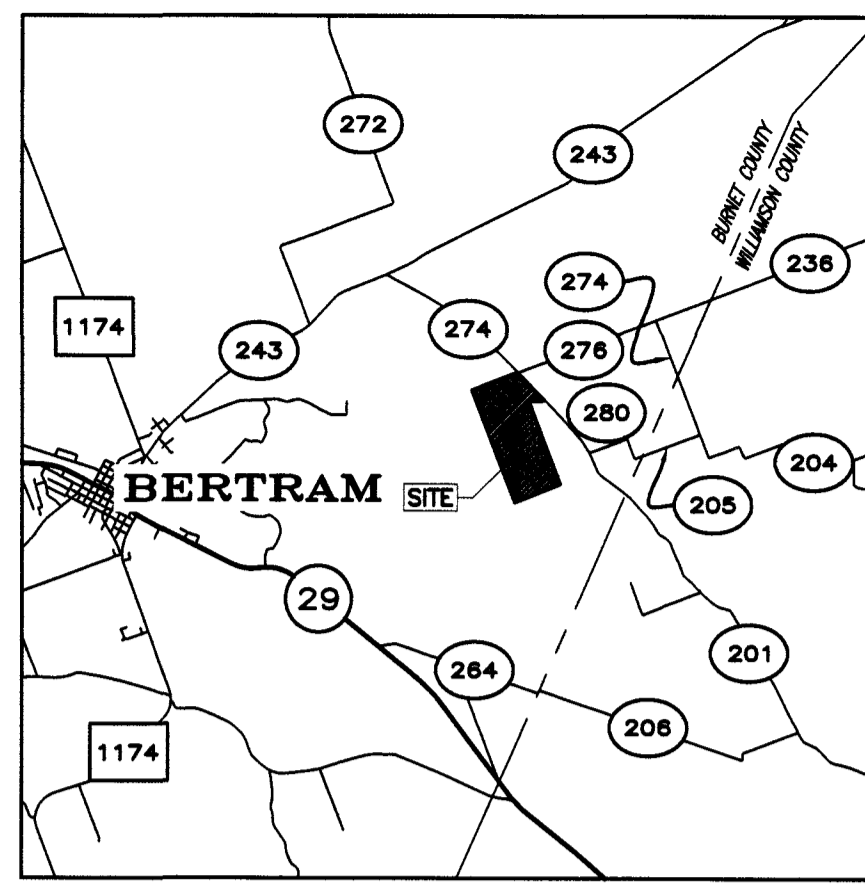
A SUBDIVISION OF BURNET COUNTY

(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.

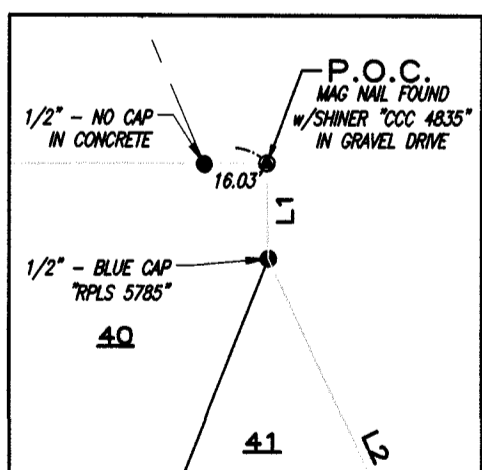


VICINITY MAP
SCALE: 1" = 8000'±

PLAT NOTES

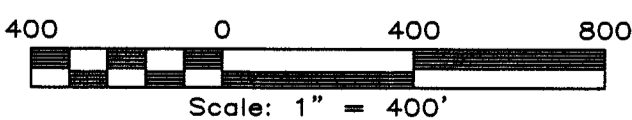
- TOTAL ACREAGE: 164.38 ACRES
- NO. OF LOTS: 48
- USE: RESIDENTIAL
- LENGTH OF PROPOSED STREET: PRAIRIE POINT DRIVE, 7129.90 LF
- OWNER/DEVELOPER: PRAIRIE POINTE ESTATES, INC.
2000 SOUTH IH 35
ROUND ROCK, TX 78681
- ELECTRICAL SERVICE PROVIDED BY PEC
- WATER PROVIDED BY ON-SITE WELLS
- SEWER SERVICE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

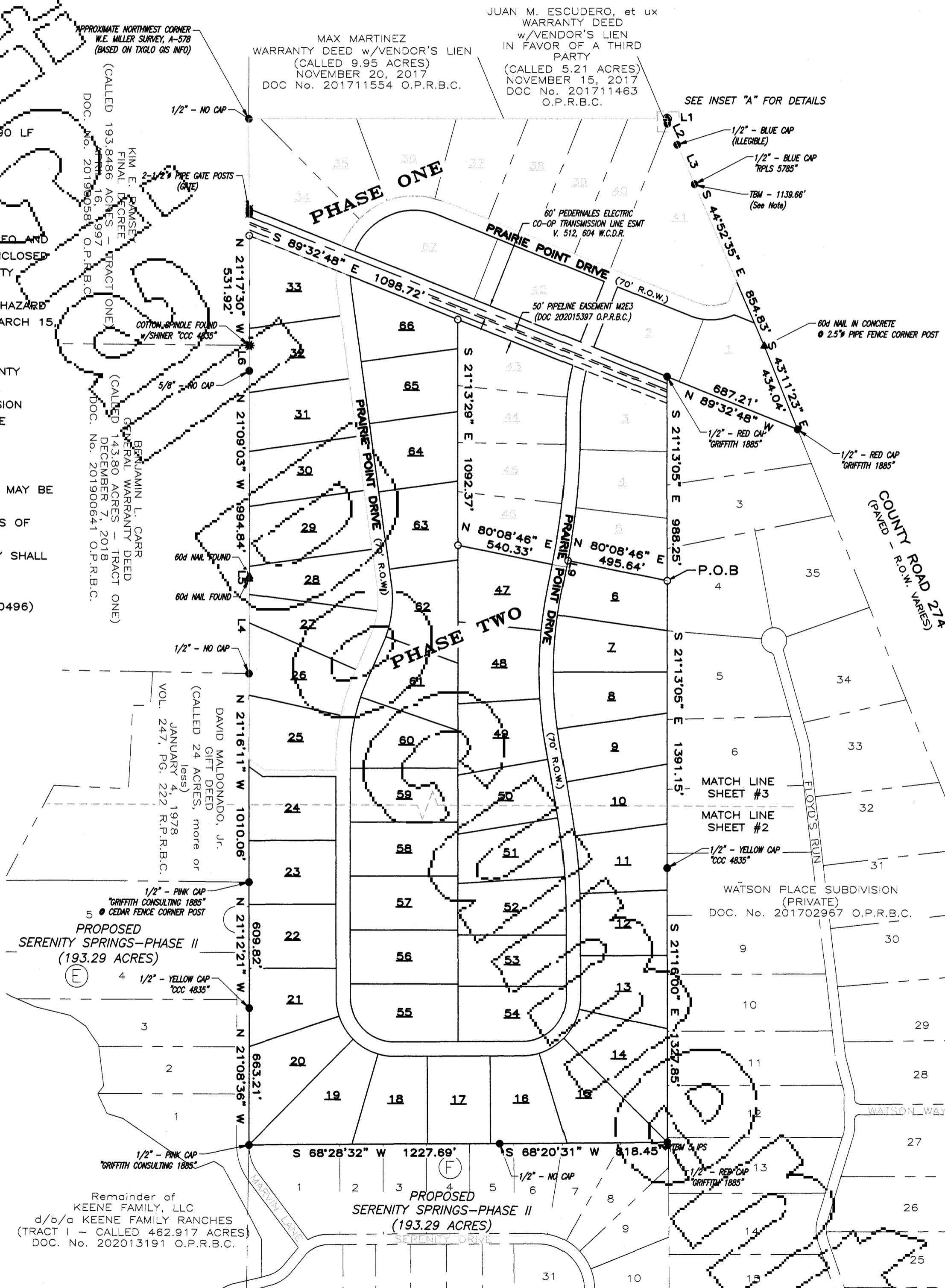


LEGEND

- 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

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.

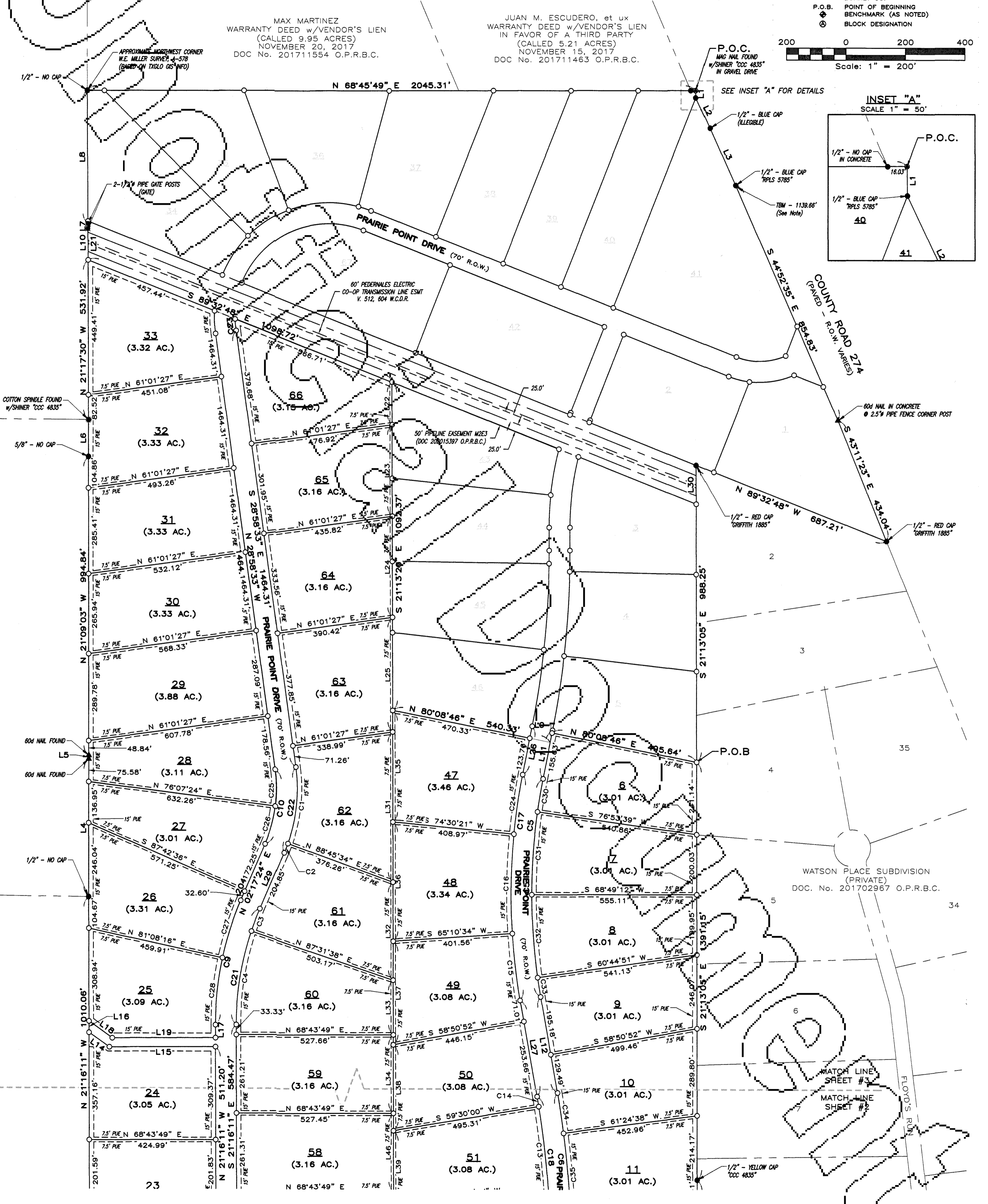
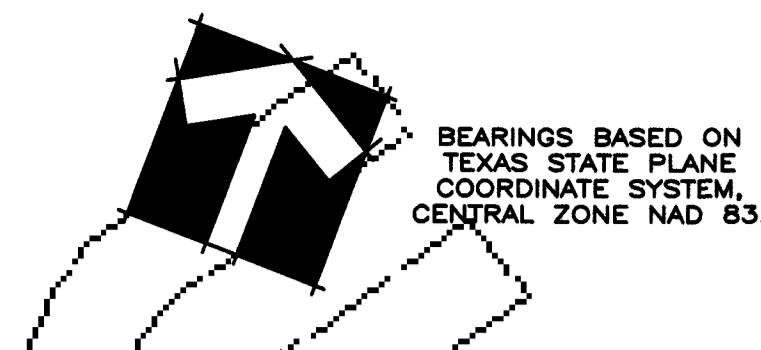
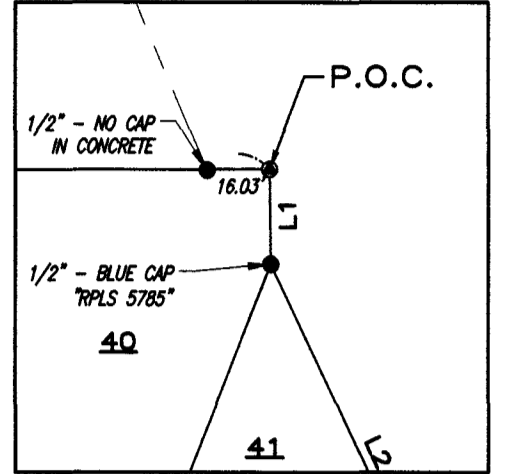
LEGEND

- 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

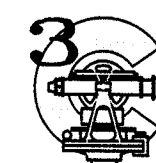


INSET "A"

SCALE 1" = 50'



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



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:
 2 OF 4

FINAL PLAT

THE POINT—PHASE TWO

A SUBDIVISION OF BURNET COUNTY

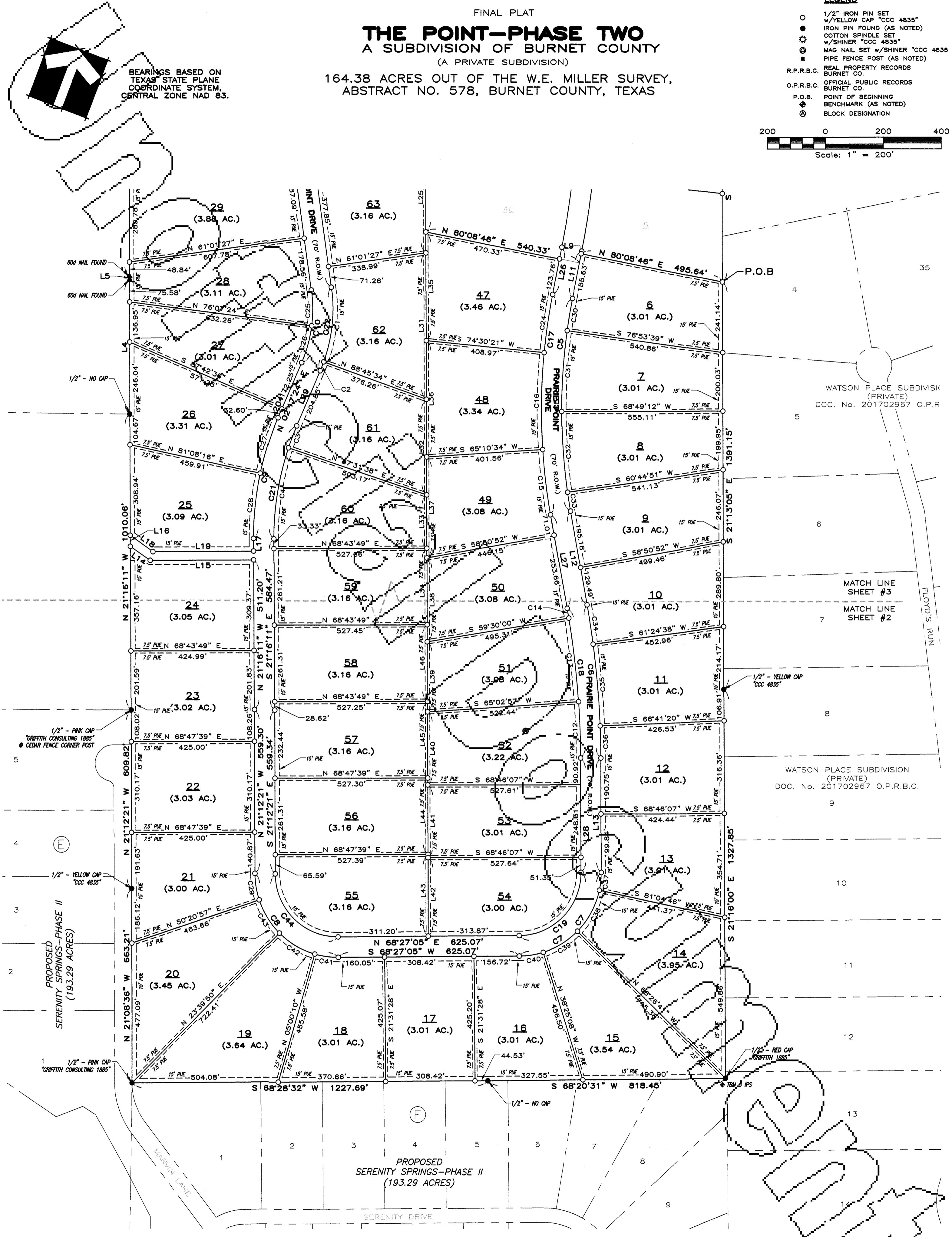
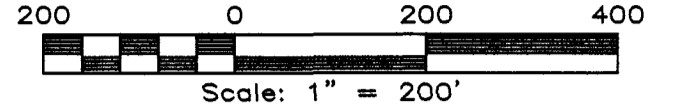
(A PRIVATE SUBDIVISION)

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

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)
- ⊙ 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 TWO_Rev.dwg/REV/4/1/2022

	TRIPLE C SURVEYING Co.		JOB No.: 200925
	P.O. BOX 544 - Lampasas, Texas 76850		DRAWN: AEN
	(512) 845-5440		SHEET:
	email: admin@triplecsurveying.com www.triplecsurveying.com Firm No. 10193916		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		
NO.	DIRECTION	LENGTH
L1	S 22°04'35" E	24.58'
L2	S 16°33'21" 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°03'57" W	122.52'
L7	N 21°14'23" W	16.96'
L8	N 21°29'11" W	144.17'
L9	N 09°51'14" W	31.87'
L10	N 21°17'30" W	104.12'
L11	S 09°51'14" E	164.48'
L12	S 31°09'08" E	324.67'
L13	S 21°13'53" E	390.59'
L14	N 76°12'20" W	83.73'
L15	S 68°40'50" W	356.46'
L16	N 21°16'11" W	37.69'
L17	N 21°16'11" W	43.23'
L18	S 75°32'22" E	67.95'
L19	N 68°40'50" E	347.00'
L21	N 21°17'30" W	104.12'
L22	S 21°13'29" E	141.93'
L23	S 21°13'29" E	304.74'
L24	S 21°13'29" E	336.64'
L25	S 21°13'29" E	381.33'
L26	N 09°51'14" W	164.48'
L27	N 31°09'08" W	324.67'
L28	N 21°13'53" W	390.59'
L29	S 02°17'24" W	204.85'
L30	S 21°13'05" E	129.13'
L31	S 21°13'29" E	499.92'
L32	S 21°13'29" E	326.42'
L33	S 21°13'29" E	182.14'
L34	S 21°13'29" E	261.21'
L35	N 21°13'29" W	371.24'
L36	N 21°13'29" W	396.99'
L37	N 21°13'29" W	344.75'
L38	N 21°13'29" W	286.06'
L39	N 21°13'29" W	239.33'
L40	N 21°13'29" W	249.37'
L41	N 21°13'29" W	248.31'
L42	S 21°13'29" E	268.09'
L43	S 21°13'29" E	278.72'
L44	S 21°13'29" E	261.31'
L45	S 21°13'29" E	261.65'
L46	S 21°13'29" E	261.31'

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD DIRECTION	CHORD DISTANCE
C1	27°44'07"	535.00'	258.98'	N 15°06'30" W	256.46'
C2	3°31'50"	535.00'	32.97'	N 00°31'29" E	32.96'
C3	4°45'46"	965.00'	80.22'	N 00°05'29" W	80.19'
C4	18°47'49"	965.00'	316.59'	N 11°52'16" W	315.17'
C5	21°17'54"	1965.00'	730.44'	S 20°30'11" E	726.24'
C6	9°55'15"	3035.00'	525.51'	S 26°11'31" E	524.86'
C7	89°40'59"	285.00'	446.10'	S 23°36'36" W	401.93'
C8	90°19'08"	1965.00'	449.26'	N 66°21'54" W	404.17'
C12	3°43'10"	2965.00'	192.47'	S 23°05'28" E	192.44'
C13	5°32'57"	2965.00'	237.17'	S 27°43'32" E	287.05'
C14	0°39'08"	2965.00'	33.75'	S 30°49'34" E	33.75'
C15	5°19'43"	2035.00'	224.77'	S 27°59'17" E	224.66'
C16	9°19'47"	2035.00'	331.37'	S 20°09'32" E	331.00'
C17	2°17'54"	2035.00'	756.46'	N 20°30'11" W	752.11'
C18	9°55'15"	2965.00'	513.39'	N 26°11'31" W	512.75'
C19	89°40'58"	215.00'	336.58'	N 23°36'36" E	303.21'
C21	23°33'35"	965.00'	396.80'	S 09°29'23" E	394.01'
C22	31°15'57"	535.00'	29.95'	S 13°20'35" E	288.34'
C23	7°02'12"	315.00'	38.69'	S 25°27'27" E	38.66'
C24	5°38'24"	2035.00'	200.32'	S 12°40'37" E	200.24'
C25	15°05'57"	465.00'	122.54'	S 21°28'35" E	122.19'
C26	16°10'00"	465.00'	137.21'	S 05°47'36" E	130.77'
C27	11°09'08"	1035.00'	201.46'	S 03°17'10" E	201.14'
C28	12°24'27"	1035.00'	224.13'	S 15°03'57" E	223.69'
C29	18°26'43"	285.00'	91.75'	S 30°25'42" E	91.35'
C30	3°15'07"	1965.00'	111.52'	N 14°28'48" W	111.51'
C31	8°04'27"	1965.00'	276.91'	N 17°08'34" W	276.68'
C32	8°04'21"	1965.00'	276.85'	N 25°12'58" W	276.62'
C33	1°54'00"	1965.00'	65.16'	N 30°12'08" W	65.16'
C34	2°33'46"	3035.00'	135.76'	N 29°52'16" W	135.74'
C35	5°16'42"	3035.00'	279.60'	N 25°57'01" W	279.50'
C36	2°04'47"	3035.00'	110.16'	N 22°16'17" W	110.16'
C37	12°18'40"	285.00'	61.24'	N 15°04'33" W	61.12'
C38	32°28'33"	285.00'	161.54'	N 07°19'03" E	159.39'
C39	28°01'33"	285.00'	139.41'	N 37°34'06" E	138.02'
C40	16°52'13"	285.00'	83.92'	N 60°00'58" E	83.61'
C41	16°31'18"	285.00'	82.18'	N 76°44'11" E	81.90'
C42	28°40'00"	285.00'	142.59'	S 80°40'10" E	141.11'
C43	26°41'07"	285.00'	132.74'	S 52°59'37" E	131.54'
C44	90°20'34"	215.00'	339.01'	S 66°22'38" E	304.96'

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:

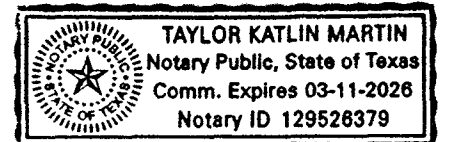
1. South 89°32'48" East, a distance of 1098.72 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. South 21°13'29" East, a distance of 1092.37 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
3. North 80°08'46" East, a distance of 540.33 feet to a 1/2" iron 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 §
COUNTY OF BURNET § KNOW ALL MEN BY THESE PRESENTS:

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

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 14 day of May, 2022.

James Oakley
James Oakley, County Judge, Burnet County

Damon Beierle
Damon Beierle, Commissioner, Precinct 2

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

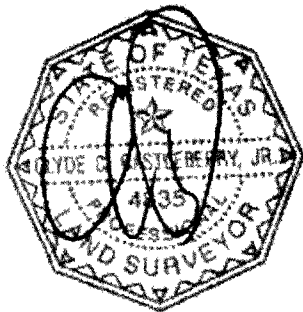
I, Mitchell Sodek, have reviewed the plat of the proposed "THE POINT-PHASE TWO" subdivision. Water well drilling operations shall not commence until proper authorization has been issued by the Central Texas Groundwater Conservation District.

Mitchell Sodek
Mitchell Sodek, General Manager

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
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.



03/28/22

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

OWNER'S CERTIFICATION:

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

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
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

