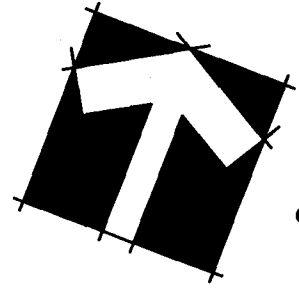
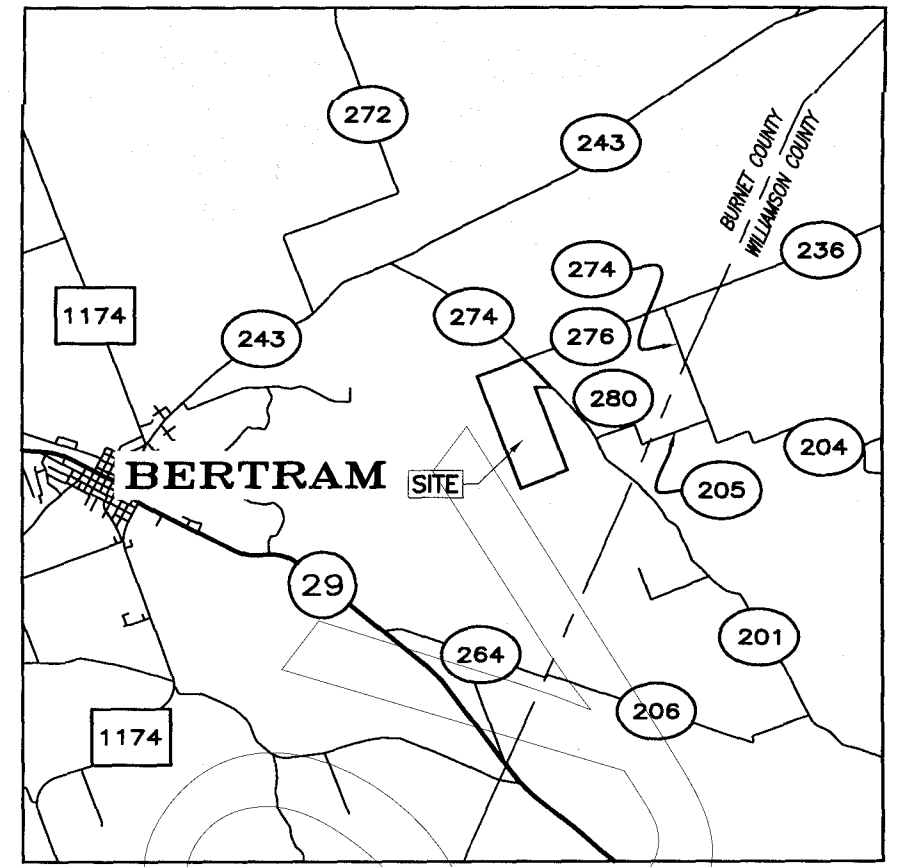


REPLAT OF  
**LOTS 36,37,45,46,42&67**  
**THE POINT-PHASE ONE**  
 A SUBDIVISION OF BURNET COUNTY  
 (A PRIVATE SUBDIVISION)

BEING LOTS 36, 37, 45, 46, 42 AND 67, OF THE POINT-PHASE ONE, A SUBDIVISION IN BURNET COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT 202116457, PLAT RECORDS, BURNET COUNTY, TEXAS



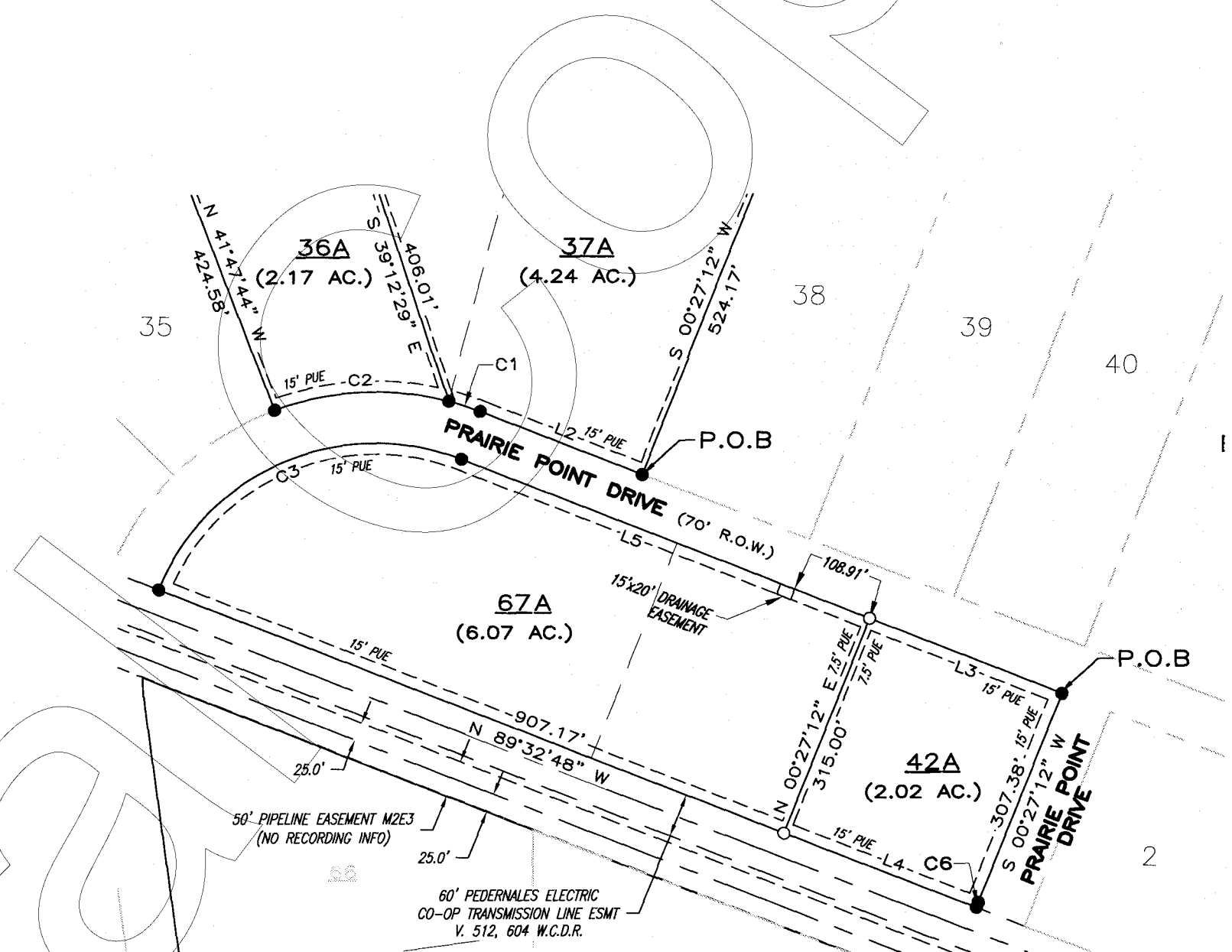
BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD 83.



VICINITY MAP  
 SCALE: 1" = 8000'±

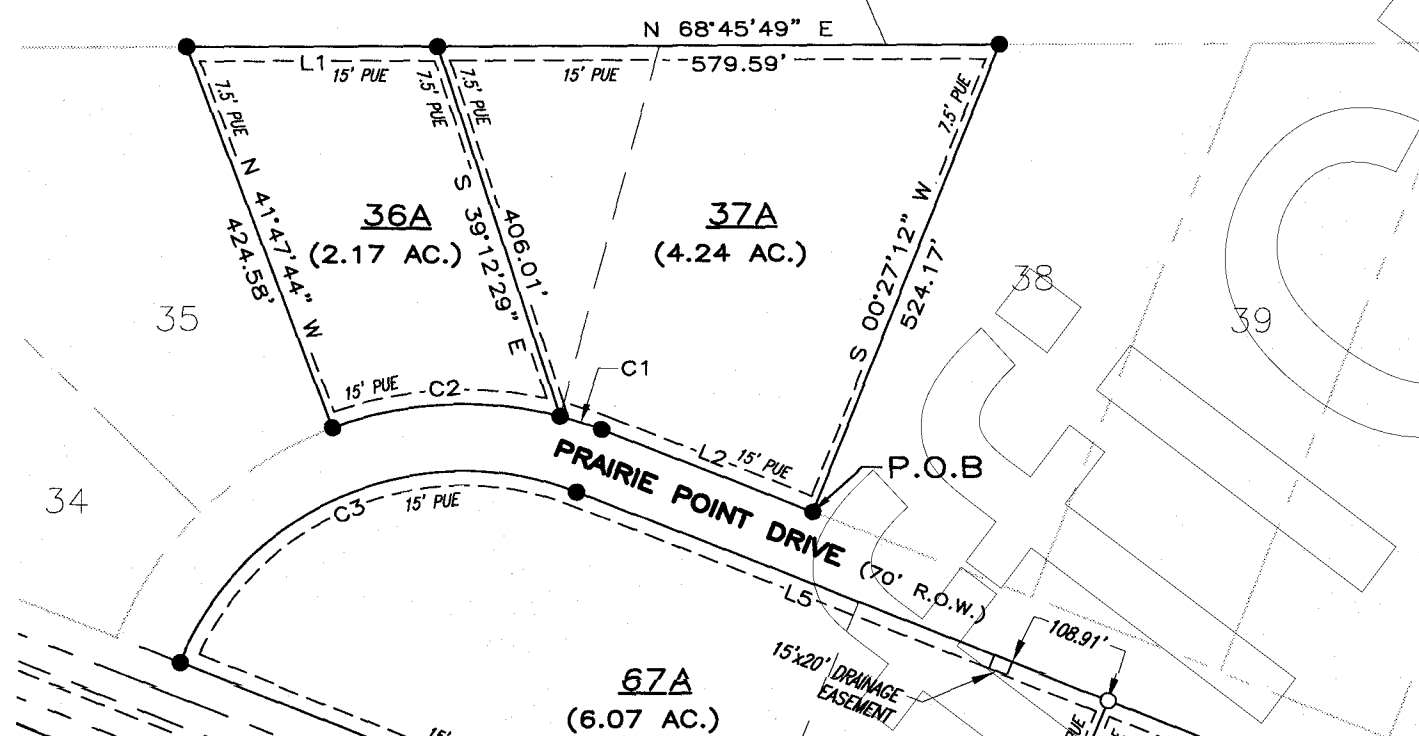
**PLAT NOTES**

- TOTAL ACREAGE: 20.77 ACRES
- NO. OF LOTS: 6
- 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: JANUARY 2024
- DATE OF PLAT PREPARATION: FEBRUARY 2024
- PLAT PREPARED BY: CLYDE C. CASTLEBERRY, JR.  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 4835



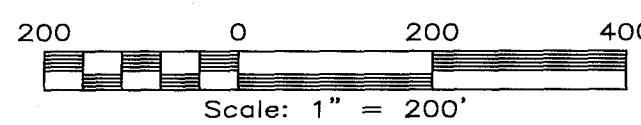
MAX MARTINEZ  
 WARRANTY DEED w/VENDOR'S LIEN  
 (CALLED 9.95 ACRES)  
 NOVEMBER 20, 2017  
 DOC No. 201711554 O.P.R.B.C.

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.



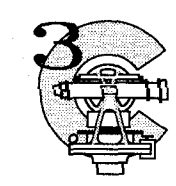
LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N 68°45'49" E	258.91'
L2	N 89°32'48" W	234.81'
L3	S 89°32'48" E	278.78'
L4	N 89°32'48" W	278.81'
L5	S 89°32'48" E	592.17'
L6	N 21°13'29" W	182.60'
L7	N 21°13'29" W	313.62'
L8	S 09°51'14" E	40.72'

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD DIRECTION	CHORD DISTANCE
C1	6°39'10"	385.00'	44.70'	S 87°07'37" W	44.68'
C2	35°35'46"	385.00'	239.19'	S 66°00'09" W	235.36'
C3	90°00'00"	315.00'	494.80'	N 45°27'12" E	445.48'
C4	7°51'43"	2965.00'	406.85'	S 16°27'31" E	406.54'
C5	2°40'25"	2965.00'	138.35'	S 11°11'27" E	138.34'
C6	0°25'18"	1035.00'	7.62'	S 00°14'33" W	7.62'



- 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\SP - REPLAT - 01\_PL - PHASE ONE.dwg/REV 12/22/2024



**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 2

REPLAT OF

**LOTS 36,37,45,46,42&67  
THE POINT-PHASE ONE**

**A SUBDIVISION OF BURNET COUNTY  
(A PRIVATE SUBDIVISION)**

BEING LOTS 36, 37, 45, 46, 42 AND 67, OF THE POINT-PHASE ONE, A SUBDIVISION IN BURNET COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT 202116457, PLAT RECORDS, BURNET COUNTY, TEXAS

**PERIMETER FIELD NOTES LOT 36A-37A:**

BEING 6.41 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 (OPRBC), 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 36 and 37 of THE POINT-PHASE ONE and further described by metes and bounds as follows:

BEGINNING: at an iron pin with cap stamped "CCC 4835" found in the north margin of Prairie Point Drive, being the southwest corner of Lot 38, the southeast corner of Lot 37 and this tract;

THENCE: with the south line of Lot 36 & 37 and the west margin of Prairie Point Drive:

1. North 89°32'48" West a distance of 234.81 feet to an iron pin with cap stamped "CCC 4835" found;
2. Along a curve having a central angle of 6°39'10", a radius of 385.00 feet, an arc length of 44.70 feet, and bears a chord of South 87°07'37" West, and a chord distance of 44.68 feet to an iron pin with cap stamped "CCC 4835" found for the southwest corner of Lot 37A and the southeast corner of Lot 36A
3. Continue along said curve having a central angle of 35°35'46", a radius of 385.00 feet, an arc length of 239.19 feet, and bears a chord of South 66°00'09" West, and a chord distance of 235.36 feet to an iron pin with cap stamped "CCC 4835" found for the southeast corner of Lot 35, the southwest corner of Lot 36 and this tract;

THENCE: North 41°47'44" West with the east line of Lot 35 and the west line of Lot 36, a distance of 424.58 feet to an iron pin with cap stamped "CCC 4835" found in the north line of said 232.959 acre tract, the south line of a called 9.95 acre tract described in a Warranty Deed with Vendor's Lien to Max Martinez, dated November 20, 2017 and recorded in Document No. 201711554 OPRBC, for the northeast corner of Lot 35, the northwest corner of Lot 36 and this tract;

THENCE: North 68°45'49" East with the north line of said 232.959 acre tract, passing at a distance of 258.91 feet, an iron pin with cap stamped "CCC 4835" found for the northeast corner of Lot 36A and the northwest corner of Lot 37A, continuing for a total distance of 838.50 feet to an iron pin with cap stamped "CCC 4835" found in the south line of a called 5.21 acre tract described in a Warranty Deed with Vendor's Lien to Juan M. Escudero, et ux, dated November 15, 2017 and recorded in Document No. 201711463 OPRBC, for the northwest corner of Lot 38, the northeast corner of Lot 37 and this tract;

THENCE: South 00°27'12" West with the east line of Lot 37 and the west line of Lot 38, a distance of 524.17 feet, to the Point of Beginning.

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

**PERIMETER FIELD NOTES LOTS 45A-46A:**

BEING 6.27 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 45 and 46 of THE POINT-PHASE ONE 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 44, the northeast corner of Lot 45 and this tract;

THENCE: with the east line of Lots 45 & 46 and the west margin of Prairie Point Drive:

1. Along a curve having a central angle of 7°51'43", a radius of 2,965.00 feet, an arc length of 406.85 feet, and bears a chord of South 16°27'31" East, and a chord distance of 406.54 feet to an iron pin with cap stamped "CCC 4835" set for the southeast corner of Lot 45A and the northeast corner of Lot 46A;
2. Continuing along said curve having a central angle of 2°40'25", a radius of 2,965.00 feet, an arc length of 138.35 feet, and bears a chord of South 11°11'27" East, and a chord distance of 138.34 feet to an iron pin with cap stamped "CCC 4835" found;
2. South 09°51'14" East a distance of 40.72 feet to an iron pin with cap stamped "CCC 4835" found for the northeast corner of Lot 47, the southeast corner of Lot 46 and this tract;

THENCE: North 80°08'46" East with the north line of Lot 47 and the south line of Lot 46, a distance of 470.33 feet to an iron pin with cap stamped "CCC 4835" found in the east line of Lot 62, for the northwest corner of Lot 47, the southwest corner of Lot 46 and this tract;

THENCE: North 21°13'29" West with the east line of Lots 62, 63 & 64 and the west line of Lots 45 & 46, passing at a distance of 182.60 feet, an iron pin with cap stamped "CCC 4835" set for the northwest corner of Lot 46A and the southwest corner of Lot 45A, continuing for a total distance of 496.22 feet to an iron pin with cap stamped "CCC 4835" found for the northwest corner of Lot 45 and this tract;

THENCE: North 69°36'38" East with the north line of Lot 45 and the south line of Lot 44, a distance of 527.06 feet to the Point of Beginning.

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

**PERIMETER FIELD NOTES LOTS 42A AND 67A:**

BEING 8.09 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 42 and 67 of THE POINT-PHASE ONE and further described by metes and bounds as follows:

BEGINNING: at an iron pin with cap stamped "CCC 4835" found at the intersection of the south margin and west margin of Prairie Point Drive, being the northeast corner of Lot 42 and this tract;

THENCE: with the east line of Lot 42 and the west margin of Prairie Point Drive:

1. South 00°27'12" West a distance of 307.38 feet to an iron pin with cap stamped "CCC 4835" found
2. Along a curve having a central angle of 0°25'18", a radius of 1,035.00 feet, an arc length of 7.62 feet, and bears a chord of South 00°14'33" West, and a chord distance of 7.62 feet to an iron pin with cap stamped "CCC 4835" found in the north line of a 60' wide Pedernales Electric Co-op transmission line easement, recorded in Volume 512, Page 604 of the Williamson County Deed Records, for the southeast corner of Lot 42 and this tract;

THENCE: North 89°32'48" West with the south line of Lots 42 & 67 and the north line of said transmission line easement, passing at a distance of 278.81 feet, an iron pin with cap stamped "CCC 4835" set for the southwest corner of Lot 42A and the southeast corner of Lot 67A, continuing for a total distance of 1,185.98 feet, to an iron pin with cap stamped "CCC 4835" found in the south margin of Prairie Point Drive, for the southwest corner of Lot 67 and this tract;

THENCE: with the south margin of Prairie Point Drive:

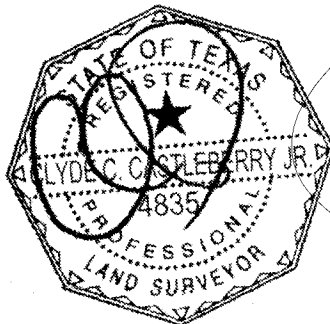
1. Along a curve having a central angle of 90°00'00", a radius of 315.00 feet, an arc length of 494.80 feet, and bears a chord of North 45°27'12" East, and a chord distance of 445.48 feet to an iron pin with cap stamped "CCC 4835" found;
2. South 89°32'48" East passing at a distance of 592.17 feet, an iron pin with cap stamped "CCC 4835" set for the northeast corner of Lot 67A and the northwest corner of Lot 42A, continuing for a total distance of 870.95 feet to the Point of Beginning.

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

**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 §

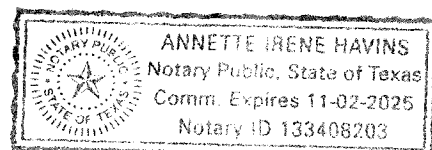
That I, Duane Davis, President, PRAIRIE POINTE ESTATES, INC. being the owner of 20.77 acres of land out of the W.E. Miller Survey, Abstract No. 578, Burnet County, Texas and being recorded in Document No. 202015785 of the Official Public Records of Burnet County also known as lots 36, 37, 45, 46, 42 and 67 of THE POINT-PHASE ONE do hereby plat and adopt this plat to be known as the REPLAT OF LOTS 36, 37, 45, 46, 42 AND 67, THE POINT-PHASE ONE as the official plat of the same, the easements hereon are reserved for the use of public utility providers.

Duane Davis, President

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

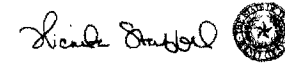
Before me, the under signed authority, on this day personally appeared Duane Davis, known unto me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purposed and considerations therein stated. Given under my hand and seal of office this 23 day of February, 2024.

Notary Public, Lampasas County



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 202402469

PLAT Fee: \$164.00  
03/13/2024 12:20 PM



Vicinta Stafford, County Clerk  
Burnet County, Texas

**COUNTY CERTIFICATION:**

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

The attached plat, being "REPLAT OF LOTS 36, 37, 45, 46, 42 AND 67, 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 12 day of MARCH, 2024.

James Oakley, County Judge, Burnet County

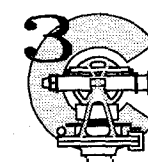
Damon Beierle, Commissioner, Precinct 2

**WATER CERTIFICATION:**

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

I, Mitchell Sodek, have reviewed the plat of the proposed "REPLAT OF LOTS 36, 37, 45, 46, 42 AND 67, 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



**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: 2 OF 2

Through Tax Year  
2023

# TAX CERTIFICATE

Certificate #  
903521070

202402469 Page 3 of 8

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

Property Information	
Property ID: 120613	Geo ID: 07215-0100-00046-000
Legal Acres: 3.1400	
Legal Desc: S7215 THE POINT LOT 46, PHASE 1, 3,14	
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: 153,543
WATER CONSERV DIST OF CENTRA	Productivity Market: 0
	Productivity Use: 0
	Assessed Value: 153,543

### 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
03/13/2024	TAX CERTIFICATE	10.00
	<b>Total Fees Due:</b>	<b>10.00</b>
<b>Effective Date: 03/13/2024</b>	<b>Total Due if paid by: 03/31/2024</b>	<b>10.00</b>

Tax Certificate Issued for:	Taxes Paid in 2023
BURNET COUNTY	477.67
CO SPECIAL, ROAD & BRIDGE	66.02
BURNET ISD	1,342.27
WATER CONSERV DIST OF CENTR	8.44
EMERG SERV DIST #4 (ESD4)	153.54

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

  
Signature of Authorized Officer of Collecting Office

Date of Issue: 03/13/2024  
Requested By: TRIPLE C SURVEYING CO  
Fee Amount: 10.00  
Reference #:

Through Tax Year  
2023

# TAX CERTIFICATE

Certificate #  
903521069

202402469 Page 4 of 8

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

Property Information	
Property ID:	120612 Geo ID: 07215-0100-00045-000
Legal Acres:	3.1300
Legal Desc:	S7215 THE POINT LOT 45, PHASE 1, 3.13
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: 143,041
WATER CONSERV DIST OF CENTRA	Productivity Market: 0
	Productivity Use: 0
	Assessed Value: 143,041

### 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
03/13/2024	TAX CERTIFICATE	10.00
	<b>Total Fees Due:</b>	<b>10.00</b>
<b>Effective Date: 03/13/2024</b>	<b>Total Due if paid by: 03/31/2024</b>	<b>10.00</b>

Tax Certificate Issued for:	Taxes Paid in 2023
BURNET COUNTY	445.00
CO SPECIAL, ROAD & BRIDGE	61.51
BURNET ISD	1,250.46
WATER CONSERV DIST OF CENTR	7.87
EMERG SERV DIST #4 (ESD4)	143.04

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: 03/13/2024  
Requested By: TRIPLE C SURVEYING CO  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

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

Property Information	
Property ID: 120609	Geo ID: 07215-0100-00042-000
Legal Acres: 4.0400	
Legal Desc: S7215 THE POINT LOT 42, PHASE 1, 4.04	
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: 197,552
WATER CONSERV DIST OF CENTRA	Productivity Market: 0
	Productivity Use: 0
	Assessed Value: 197,552

**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
03/13/2024	TAX CERTIFICATE	10.00
	Total Fees Due:	10.00
<b>Effective Date: 03/13/2024</b>	<b>Total Due if paid by: 03/31/2024</b>	<b>10.00</b>

Tax Certificate Issued for:	Taxes Paid in 2023
BURNET COUNTY	614.59
CO SPECIAL, ROAD & BRIDGE	84.95
BURNET ISD	1,727.00
WATER CONSERV DIST OF CENTR	10.87
EMERG SERV DIST #4 (ESD4)	197.55

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: 03/13/2024  
Requested By: TRIPLE C SURVEYING CO  
Fee Amount: 10.00  
Reference #:

*[Signature]*  
Signature of Authorized Officer of Collecting Office

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

Property Information	
Property ID: 120614.	Geo ID: 07215-0100-00067-000
Legal Acres: 4.0500	
Legal Desc: S7215 THE POINT LOT 67, PHASE 1, 4.05	
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: 185,085
WATER CONSERV DIST OF CENTRA	Productivity Market: 0
	Productivity Use: 0
	Assessed Value: 185,085

**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

Fee Date	Fee Description	Amount Due
03/13/2024	TAX CERTIFICATE	10.00
	<b>Total Fees Due:</b>	<b>10.00</b>
<b>Effective Date: 03/13/2024</b>	<b>Total Due if paid by: 03/31/2024</b>	<b>10.00</b>

Tax Certificate Issued for:	Taxes Paid in 2023
BURNET COUNTY	575.80
CO SPECIAL, ROAD & BRIDGE	79.59
BURNET ISD	1,618.02
WATER CONSERV DIST OF CENTR	10.18
EMERG SERV DIST #4 (ESD4)	185.09

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: 03/13/2024  
Requested By: TRIPLE C SURVEYING CO  
Fee Amount: 10.00  
Reference #:

*[Signature]*  
Signature of Authorized Officer of Collecting Office

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

Property Information	
Property ID: 120604	Geo ID: 07215-0100-00037-000
Legal Acres: 3.2300	
Legal Desc: S7215 THE POINT LOT 37, PHASE 1, 3.23	
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: 147,611
WATER CONSERV DIST OF CENTRA	Productivity Market: 0
	Productivity Use: 0
	Assessed Value: 147,611

**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
03/13/2024	TAX CERTIFICATE	10.00
	<b>Total Fees Due:</b>	<b>10.00</b>
<b>Effective Date: 03/13/2024</b>	<b>Total Due if paid by: 03/31/2024</b>	<b>10.00</b>

Tax Certificate Issued for:	Taxes Paid in 2023
BURNET COUNTY	459.21
CO SPECIAL, ROAD & BRIDGE	63.47
BURNET ISD	1,290.41
WATER CONSERV DIST OF CENTR	8.12
EMERG SERV DIST #4 (ESD4)	147.61

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 on 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

  
Signature of Authorized Officer of Collecting Office

Date of Issue: 03/13/2024  
Requested By: TRIPLE C SURVEYING CO  
Fee Amount: 10.00  
Reference #:

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

Property Information	
Property ID: 120603	Geo ID: 07215-0100-00036-000
Legal Acres: 3.1900	
Legal Desc: S7215 THE POINT LOT 36, PHASE 1, 3.19	
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: 145,783
WATER CONSERV DIST OF CENTRA	Productivity Market: 0
	Productivity Use: 0
	Assessed Value: 145,783

**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
03/13/2024	TAX CERTIFICATE	10.00
	<b>Total Fees Due:</b>	<b>10.00</b>
<b>Effective Date: 03/13/2024</b>	<b>Total Due if paid by: 03/31/2024</b>	<b>10.00</b>

Tax Certificate Issued for:	Taxes Paid in 2023
BURNET COUNTY	453.53
CO SPECIAL, ROAD & BRIDGE	62.69
BURNET ISD	1,274.44
WATER CONSERV DIST OF CENTR	8.02
EMERG SERV DIST #4 (ESD4)	145.78

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: 03/13/2024  
Requested By: TRIPLE C SURVEYING CO  
Fee Amount: 10.00  
Reference #:

Signature of Authorized Officer of Collecting Office