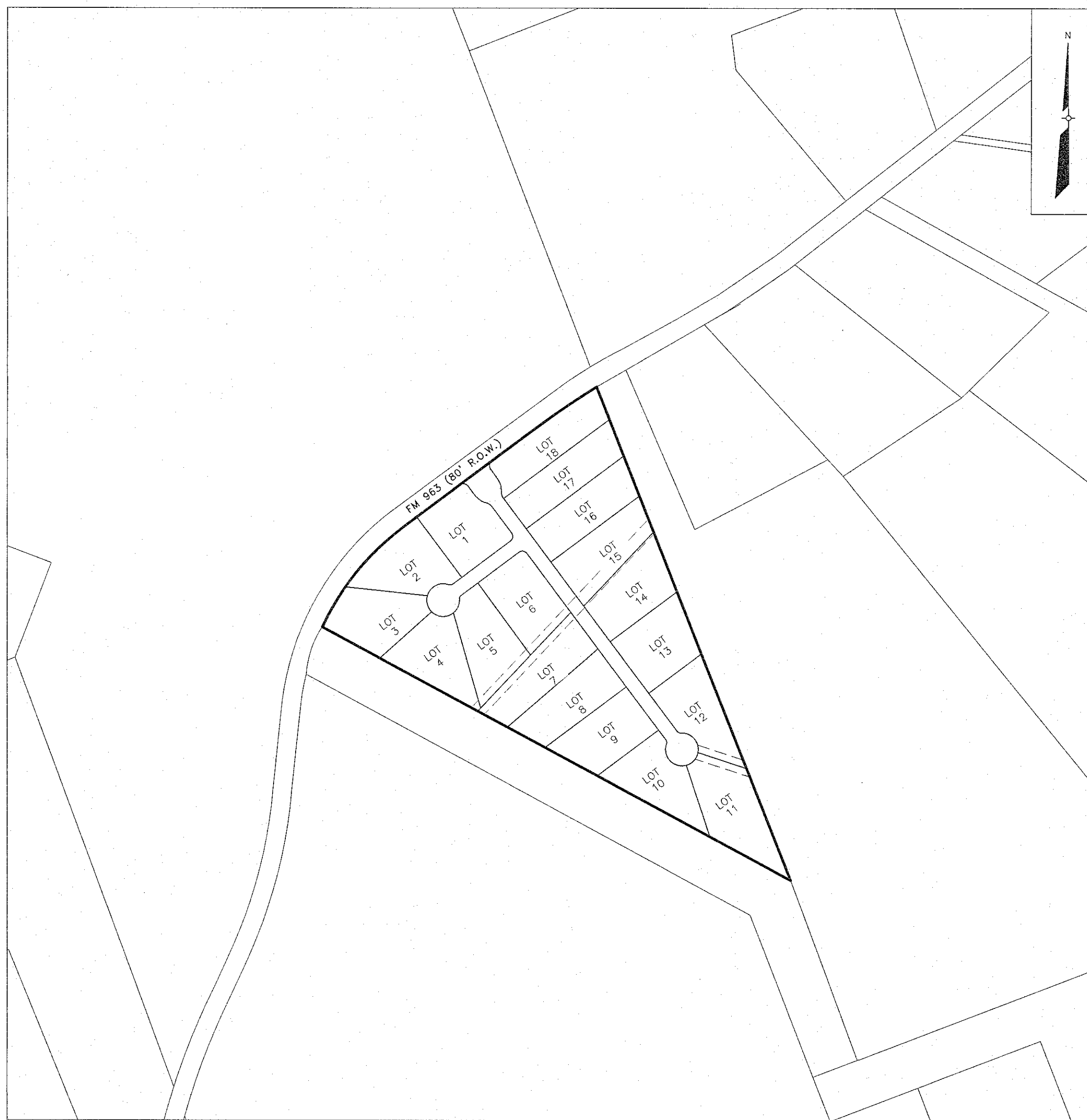


PRELIMINARY PLAT OF
BURNET HILLTOP ESTATES
SUBDIVISION
 39.95 ACRES
 OUT OF THE CHAMBERLAIN SURVEY, ABSTRACT NO. 1889
 BURNET COUNTY, TEXAS



VICINITY MAP
 SCALE 1" = 400'

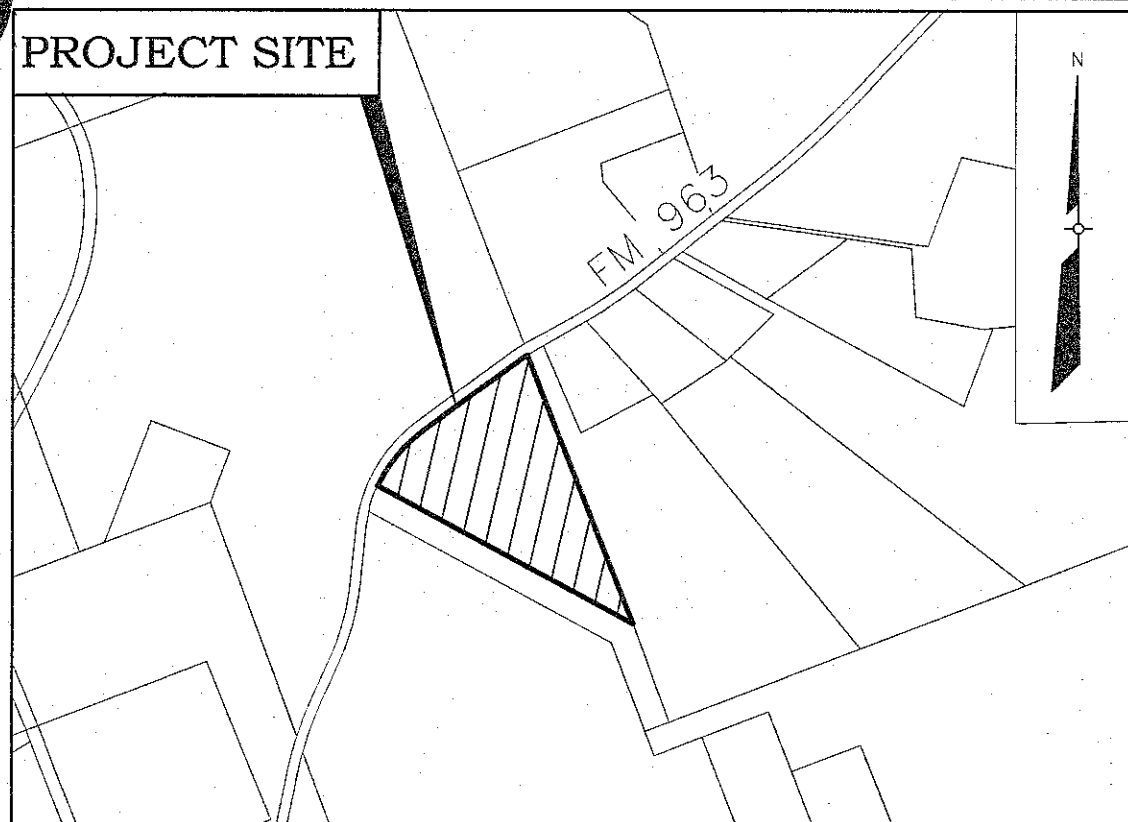
FOR REVIEW ONLY

DATE: 3/15/22

SHEET INDEX	
NAME	DESCRIPTION
SHEET 1 OF 5	VICINITY MAP
SHEET 2 OF 5	SKETCH
SHEET 3 OF 5	SKETCH
SHEET 4 OF 5	SKETCH
SHEET 5 OF 5	LEGAL DESCRIPTION, PLAT NOTES AND SIGNATURES

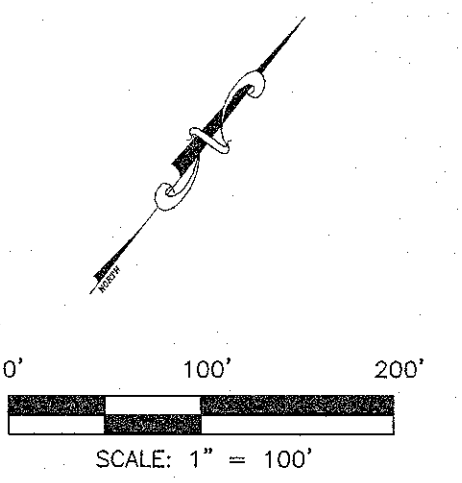
DATE: 3/7/2022

SHEET 1 OF 5



LOCATION MAP
 SCALE 1" = 1,500'

PRELIMINARY PLAT OF
BURNET HILLTOP ESTATES
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 39.95 ACRES
 OUT OF THE CHAMBERLAIN SURVEY, ABSTRACT NO. 1889
 BURNET COUNTY, TEXAS



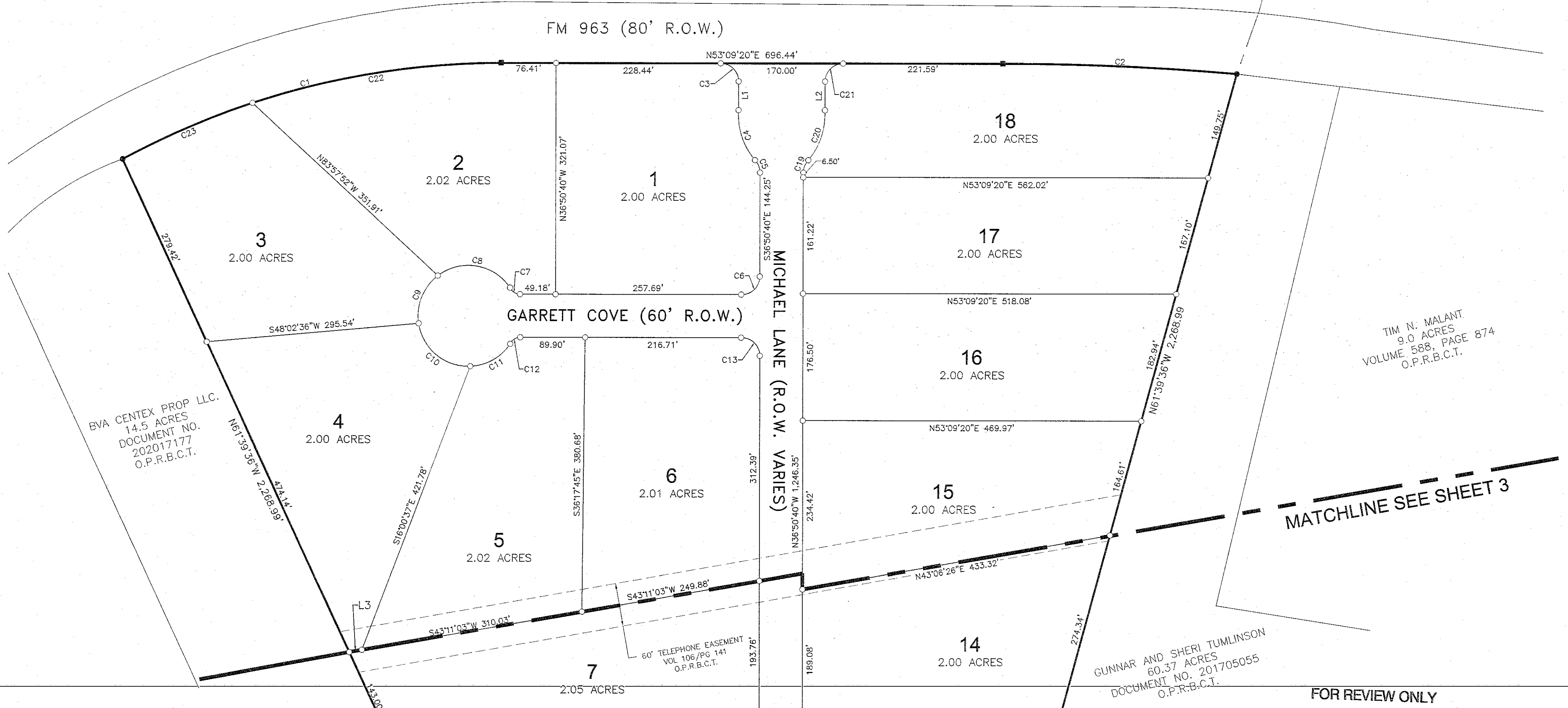
LEGEND

- DENOTES ABSTRACT LINE TIE-IN POINT
- DENOTES BENCHMARK (SEE NOTE)
- DENOTES 1/2" ST. SK. SET
- DENOTES 1/2" ST. SK. FND.
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- P.S.W.E. PUBLIC SIDEWALK EASEMENT
- CONCRETE MONUMENT
- BOUNDARY LINE
- PROPERTY LINE
- R.O.W. LINE
- - - UTILITY OR DRAINAGE EASEMENTS

NANCY FRAZIER THOMPSON
 AND NANCY FRAZIER THOMPSON TRUST
 326.19 AC
 VOL. 1164/PG. 652
 O.P.R.B.C.T.

CHAMBERLAIN SURVEY,
 ABSTRACT - 1889
 ZI GLASSCOCK, SUC.
 ABSTRACT - 350

TIM N. MALANT
 9.0 ACRES
 VOLUME 588, PAGE 874
 O.P.R.B.C.T.



MATCHLINE SEE SHEET 3

GUNNAR AND SHERI TUMLINSON
 60.37 ACRES
 DOCUMENT NO. 201705055
 O.P.R.B.C.T.

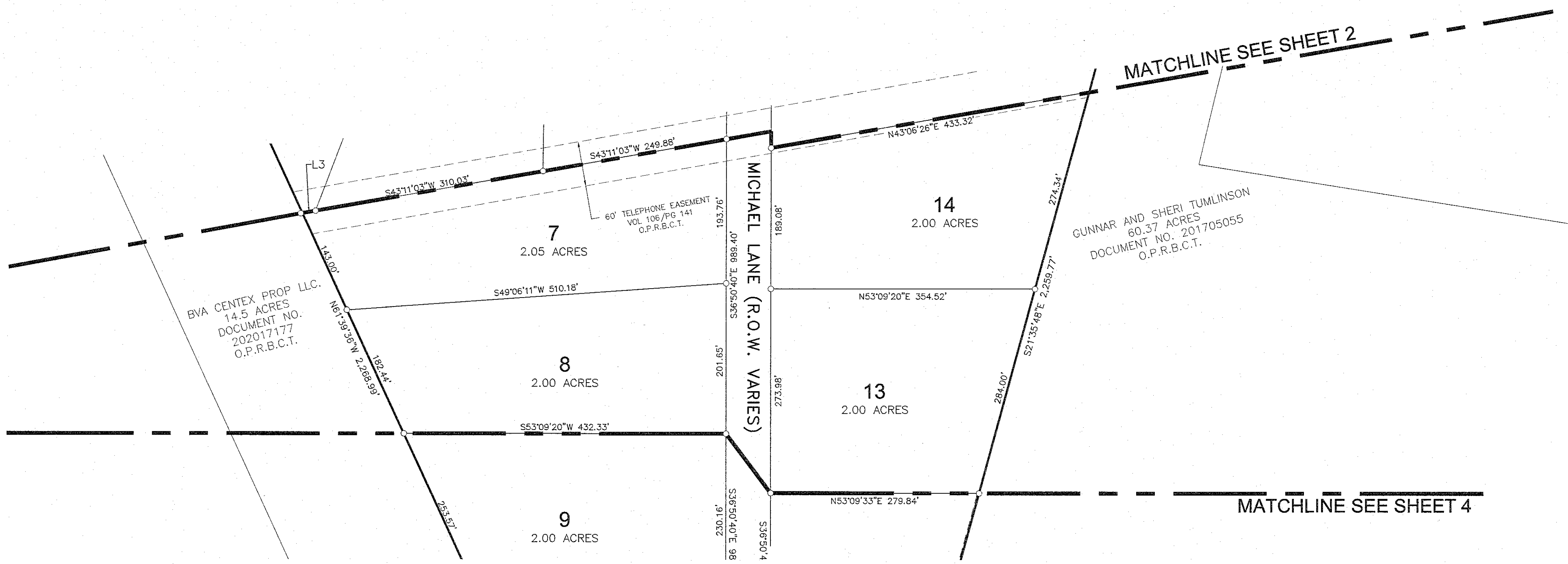
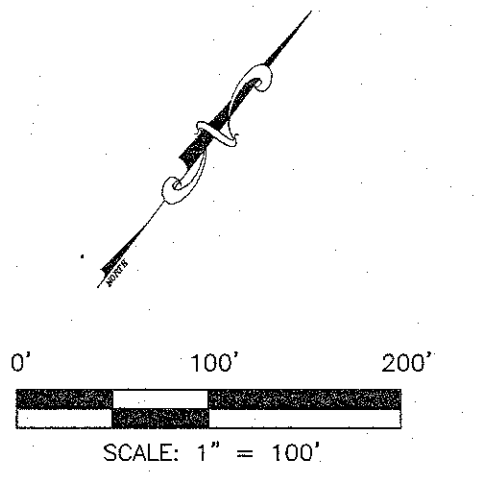
FOR REVIEW ONLY

DATE: 3/15/22

SHEET 2 OF 5

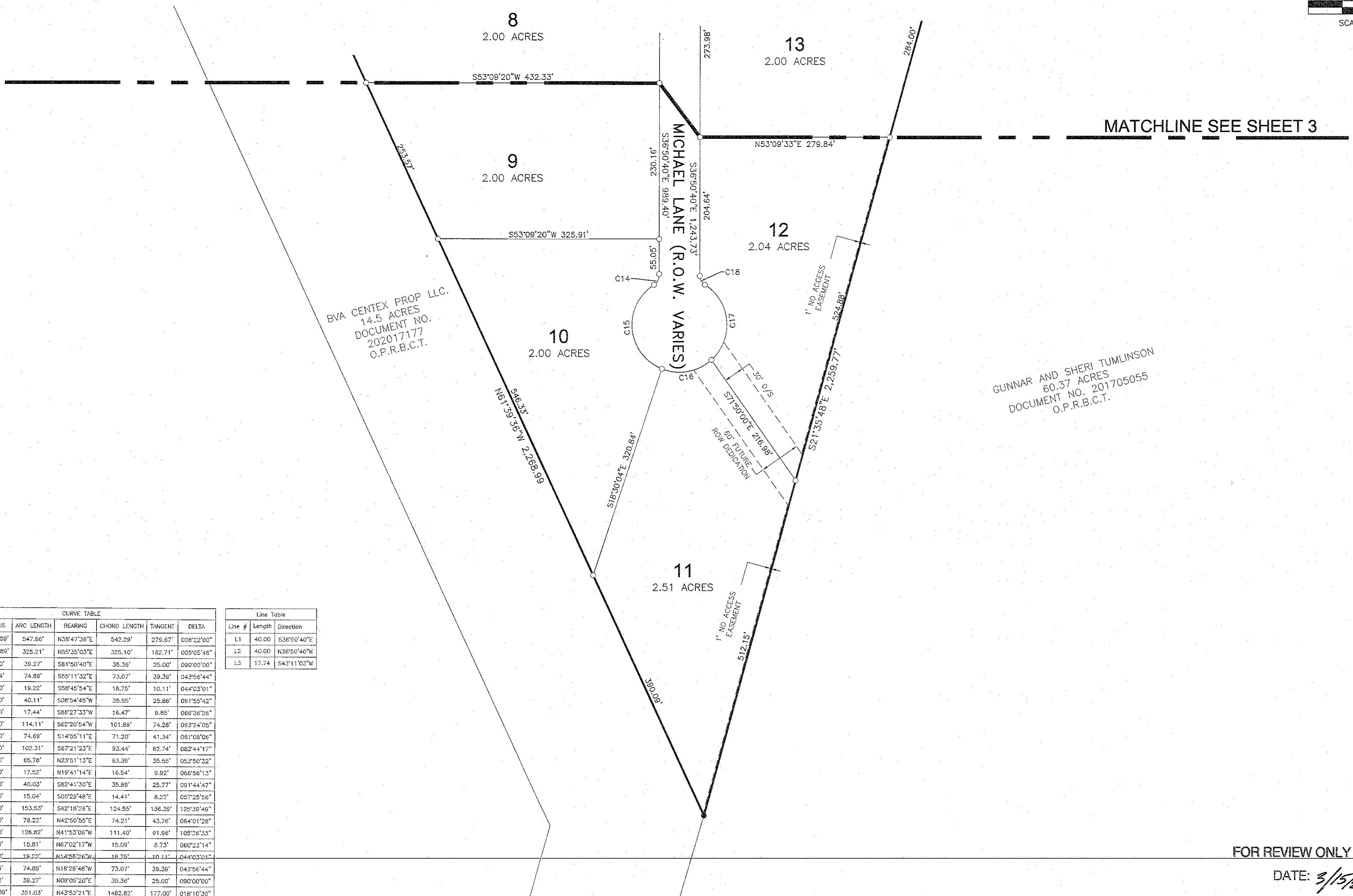
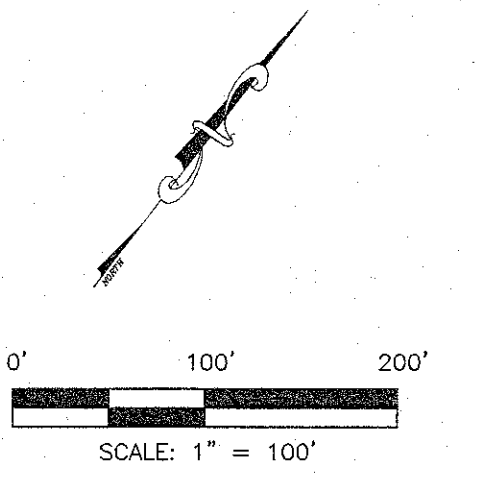
DATE: 3/7/2022

PRELIMINARY PLAT OF
BURNET HILLTOP ESTATES
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PRELIMINARY PLAT OF
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CURVE TABLE						Line Table			
CURVE #	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	TANGENT	DELTA	Line #	Length	Direction
C1	1,106.58'	547.86'	N38°47'36"E	542.29'	276.67'	028°22'00"	L1	40.00'	S36°50'40"E
C2	3,855.89'	325.21'	N55°35'03"E	325.10'	162.71'	009°05'48"	L2	40.00'	N36°50'40"W
C3	25.00'	39.27'	S81°50'40"E	35.35'	25.00'	090°00'00"	L3	17.74'	S47°11'03"W
C4	97.64'	74.89'	S55°11'32"E	73.07'	39.26'	048°56'44"			
C5	25.00'	19.22'	S55°45'54"E	16.75'	10.11'	044°03'01"			
C6	25.00'	40.11'	S08°54'45"W	35.50'	25.86'	091°52'42"			
C7	15.00'	17.44'	S62°27'33"W	16.47'	8.85'	062°26'28"			
C8	70.00'	114.11'	S62°29'34"W	101.89'	74.28'	093°29'55"			
C9	70.00'	74.69'	S14°50'11"E	71.20'	41.34'	081°02'02"			
C10	70.00'	162.31'	S87°21'23"E	83.44'	62.74'	083°44'17"			
C11	70.00'	65.78'	N23°51'13"E	63.36'	35.05'	057°50'22"			
C12	15.00'	17.50'	N19°41'14"E	16.54'	9.92'	065°50'13"			
C13	25.00'	40.03'	S82°41'30"E	35.89'	25.77'	091°44'47"			
C14	15.00'	15.04'	S05°29'48"E	14.41'	8.22'	057°29'56"			
C15	70.00'	153.53'	S42°18'28"E	124.55'	136.36'	129°38'46"			
C16	70.00'	78.22'	N42°50'58"E	74.21'	43.76'	084°01'28"			
C17	70.00'	128.82'	N41°53'06"W	111.40'	91.86'	105°26'33"			
C18	15.00'	15.81'	N67°02'17"W	15.09'	8.73'	062°23'14"			
C19	25.00'	39.27'	N34°25'26"W	36.75'	20.14'	044°03'01"			
C20	97.64'	74.89'	N18°28'48"W	73.07'	39.26'	048°56'44"			
C21	25.00'	39.27'	N08°09'20"E	35.36'	25.00'	090°00'00"			
C22	1,106.58'	351.03'	N43°53'21"E	1482.82'	177.00'	018°16'30"			
C23	1,106.58'	198.84'	N29°42'21"E	1454.38'	98.68'	010°11'30"			

PRELIMINARY PLAT OF
BURNET HILLTOP ESTATES
SUBDIVISION
39.95 ACRES
OUT OF THE CHAMBERLAIN SURVEY, ABSTRACT NO. 1889
BURNET COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF CALDWELL:

KNOW ALL MEN BY THESE PRESENTS, 2125 FM 963 40, LLC, BEING THE OWNERS OF A 39.95 ACRE TRACT OF LAND, OUT OF THE CHAMBERLAIN SURVEY, ABSTRACT NO. 1889 SITUATED IN BURNET COUNTY, TEXAS CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO 2125 FM 963 40, LLC, RECORDED IN DOCUMENT NO. 202120076 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY SUBDIVIDE 39.95 ACRES OF LAND, TO BE KNOWN AS "BURNET HILLTOP ESTATES SUBDIVISION" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS _____ DAY OF _____, 2022.

JAMES BLANEY, REPRESENTATIVE
2115 LIBERTY LN B0,LLC
100 E. WHITSTONE BLVD, STE. 184, #218
CEDAR PARK, TEXAS 78613

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN CARPENTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF CALDWELL:

WE, BANCORPSOUTH BANK, LIEN HOLDER OF THE CERTAIN 39.95 ACRE TRACT OF LAND, OUT OF THE CHAMBERLAIN SURVEY, ABSTRACT NO. 1889 SITUATED IN BURNET COUNTY, TEXAS CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO 2125 FM 963 40, LLC, RECORDED IN DOCUMENT NO. 202120076 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY SUBDIVIDE 39.95 ACRES OF LAND, TO BE KNOWN AS "BURNET HILLTOP ESTATES SUBDIVISION" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS _____ DAY OF _____, 2022.

BANCORPSOUTH BANK
ONE MISSISSIPPI PLAZA,
TUPELO, MS 38801

STATE OF TEXAS:
COUNTY OF CALDWELL:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLAT NOTES:

1. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48053002500, DATED NOVEMBER 1, 2019, NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR REGULATORY FLOODPLAIN. IT IS IN A MINIMAL FLOOD HAZARD, ZONE X.
2. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT FOR MORE INFORMATION.
3. EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, CHAPTER 285, AND BURNET COUNTY.
4. WATER IS PROVIDED BY PRIVATE WELLS.
5. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
6. GARBAGE PICK-UP IS AVAILABLE BY A COMMERCIAL FIRM.
7. THE BUILDING AND MAINTENANCE OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR DEVELOPERS OF THE TRACT OF LAND COVERED BY THIS PLAT ACCORDING TO THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS AND WILL NEVER BE ACCEPTED AS COUNTY ROADS BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS.
8. ELECTRICAL POWER IS PROVIDED BY FEDERALELECTRIC COOPERATIVE.
9. THERE IS 1,505 LINEAR FEET OF NEW ROAD.
10. THERE ARE 18 NEW LOTS WITHIN THIS SUBDIVISION.
11. BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD83.
12. ALL NEW STREET NAMES HAVE BEEN APPROVED BY BURNET COUNTY 911 ADDRESSING.

SURVEYOR:

STATE OF TEXAS
COUNTY OF HAYS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN HEREIN.

GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CELCO SURVEYING, FIRM REGISTRATION NO.10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259
OFFICE (512) 635-4857

ENGINEER:

STATE OF TEXAS
COUNTY OF HAYS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

HUGO ELIZONDO, JR.
REGISTERED PROFESSIONAL ENGINEER NO. 69781
CUATRO CONSULTANTS, LTD. FIRM REGISTRATION NO. F-3524
3601 KYLE CROSSING, SUITE A
KYLE, TEXAS 78640
OFFICE: (512) 312-5040

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT TO BE KNOWN AS "BURNET HILLTOP ESTATES SUBDIVISION" A 39.95 ACRE TRACT OF LAND, OUT OF THE CHAMBERLAIN SURVEY, ABSTRACT NO. 1889 SITUATED IN BURNET COUNTY, TEXAS CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO 2125 FM 963 40, LLC, RECORDED IN DOCUMENT NO. 202120076 OF THE OFFICIAL PUBLIC RECORDS OF 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, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS THIS _____ DAY OF _____, 2022.

APPROVED BY: DAMON BEERLE, COMMISSIONER, PRECINCT 2

JAMES OAKLEY, COUNTY JUDGE, BURNET COUNTY, TEXAS

FOR REVIEW ONLY

DATE: 3/5/22