


FINAL PLAT OF BURNET HILLTOP ESTATES SUBDIVISION

39.95 ACRES
OUT OF THE CHAMBERLAIN SURVEY, ABSTRACT NO. 1889
BURNET COUNTY, TEXAS

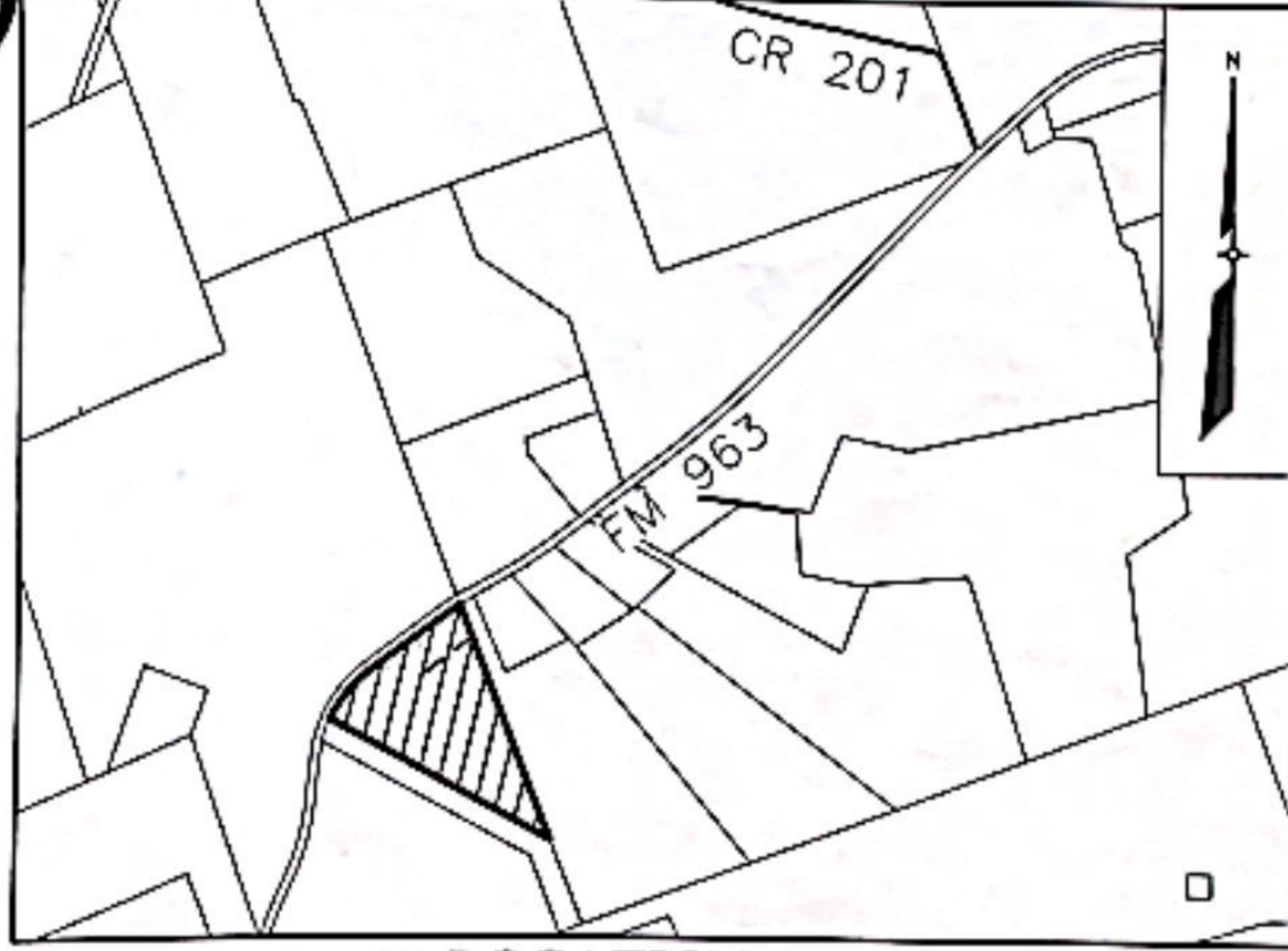


VICINITY MAP
SCALE 1" = 400'

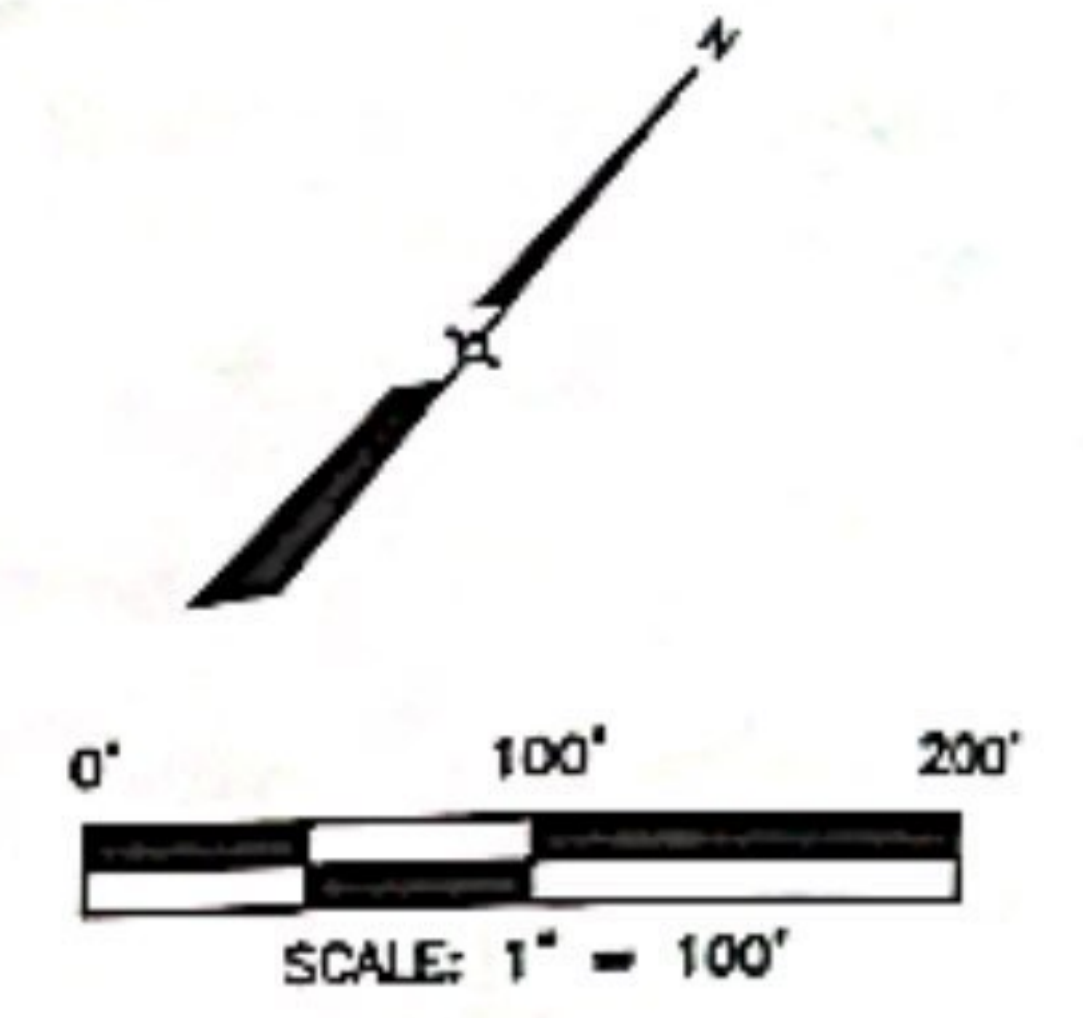
 **FILED AND RECORDED**
OFFICIAL PUBLIC RECORDS
Janet Parker
Janet Parker, County Clerk
Burnet County Texas
7/28/2022 11:09:02 AM
FEE \$390.00 202211185
PLAT

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

FINAL PLAT OF
BURNET HILLTOP ESTATES
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 39.95 ACRES
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 BURNET COUNTY, TEXAS



LOCATION MAP
 SCALE 1" = 2,000'



LEGEND

⊙	DENOTES ABSTRACT LINE TIE-IN POINT
⊠	DENOTES BENCHMARK (SEE NOTE)
○	DENOTES 1/2" ST. SK. SET
●	DENOTES 1/2" ST. SK. PND.
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
S.W.E.	PUBLIC SIDEWALK EASEMENT
J.U.E.	JOINT USE ACCESS EASEMENT
■	CONCRETE MONUMENT
—	BOUNDARY LINE
—	PROPERTY LINE
—	R.O.W. LINE
- - -	UTILITY OR DRAINAGE EASEMENT
- - -	ABSTRACT LINE
—	OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS
O.P.R.B.C.T.	

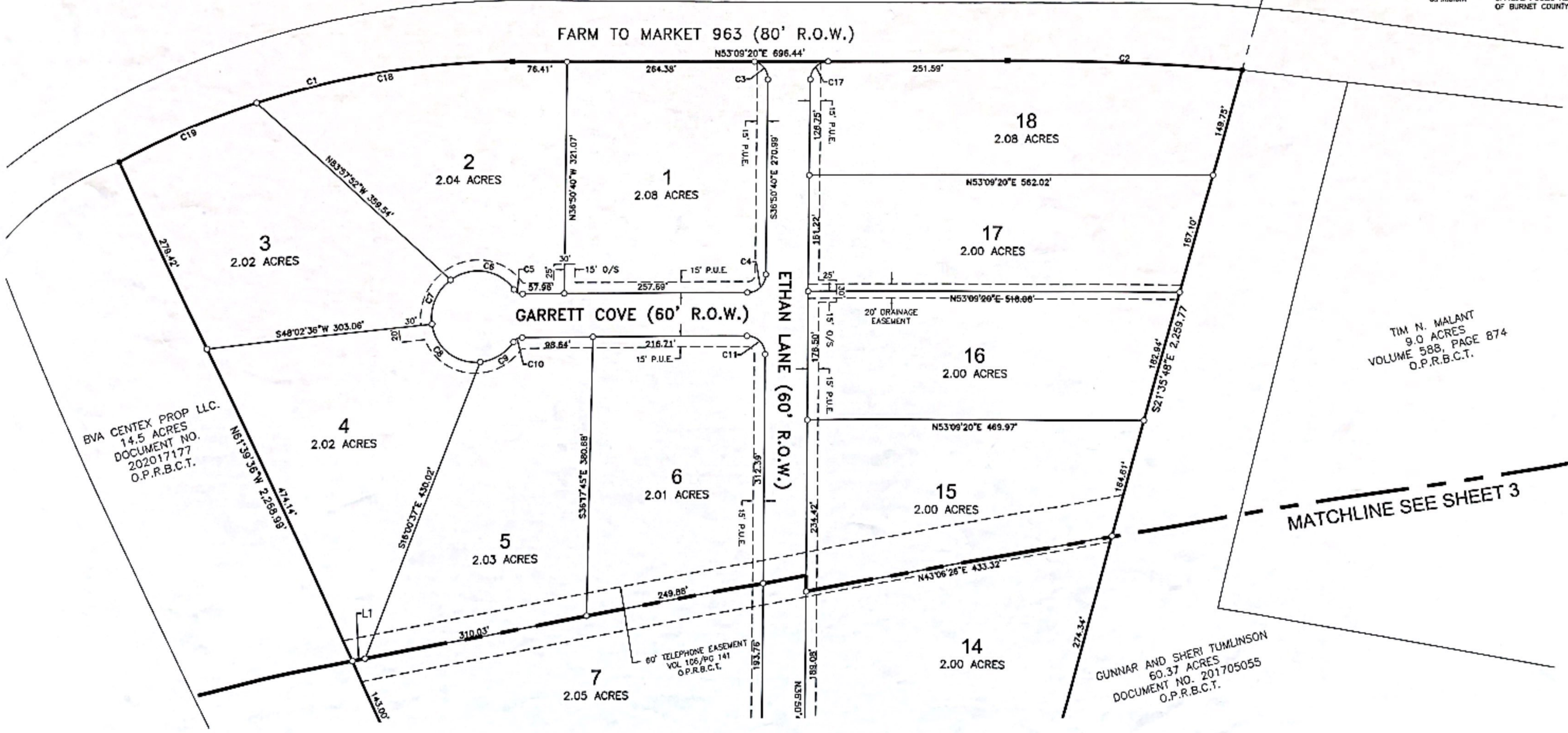
NANCY FRAZIER THOMPSON
 AND NANCY FRAZIER THOMPSON TRUST
 326.19 AC
 VOL. 1164/P.G. 652
 O.P.R.B.C.T.

ZP GLASSCOCK, SEC. 29
 ABSTRACT - 358
 CHAMBERLAIN SURVEY,
 ABSTRACT - 1889

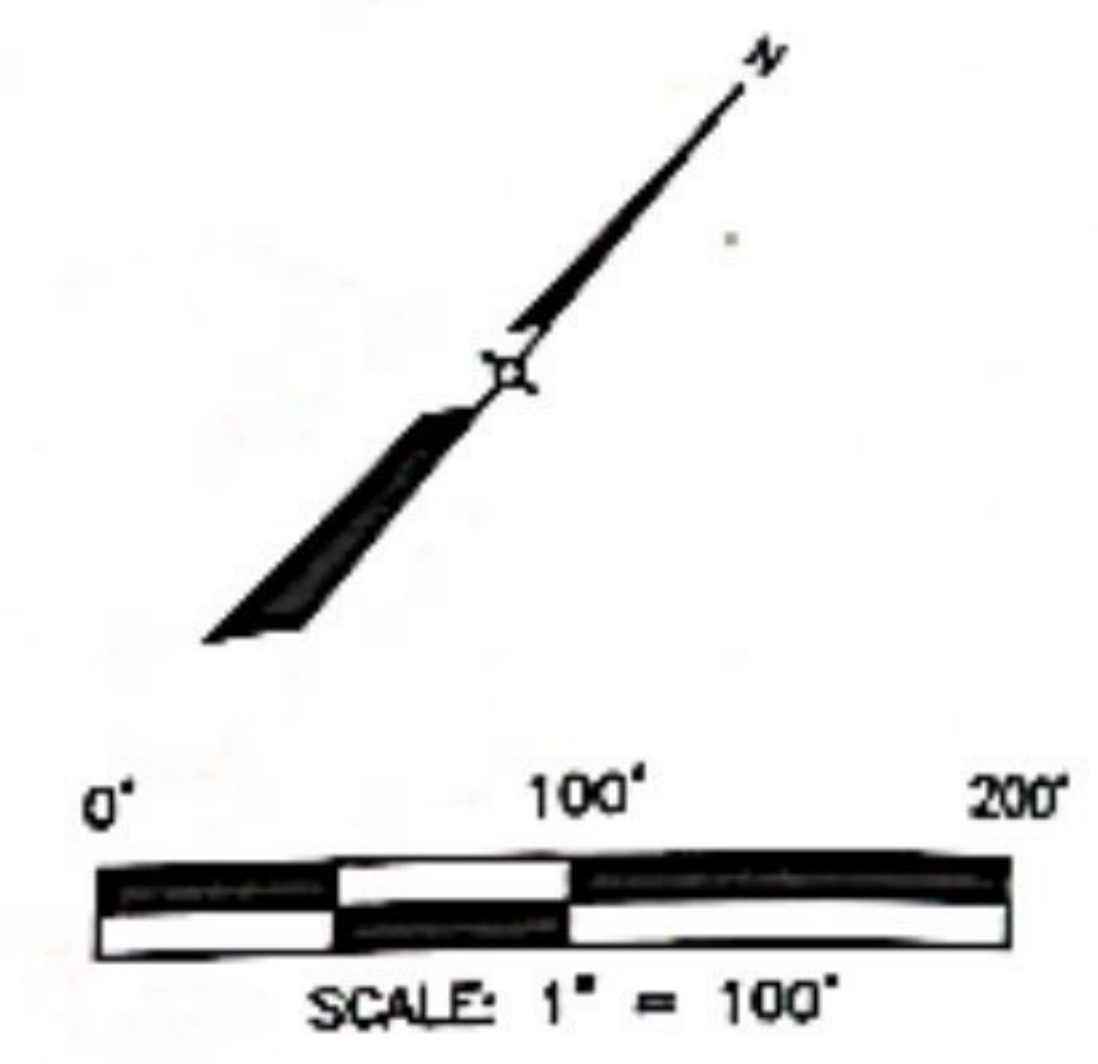
TIM N. MALANT
 9.0 ACRES
 VOLUME 588, PAGE 874
 O.P.R.B.C.T.

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

BVA CENTEX PROP. LLC.
 14.5 ACRES
 DOCUMENT NO. 202017177
 O.P.R.B.C.T.

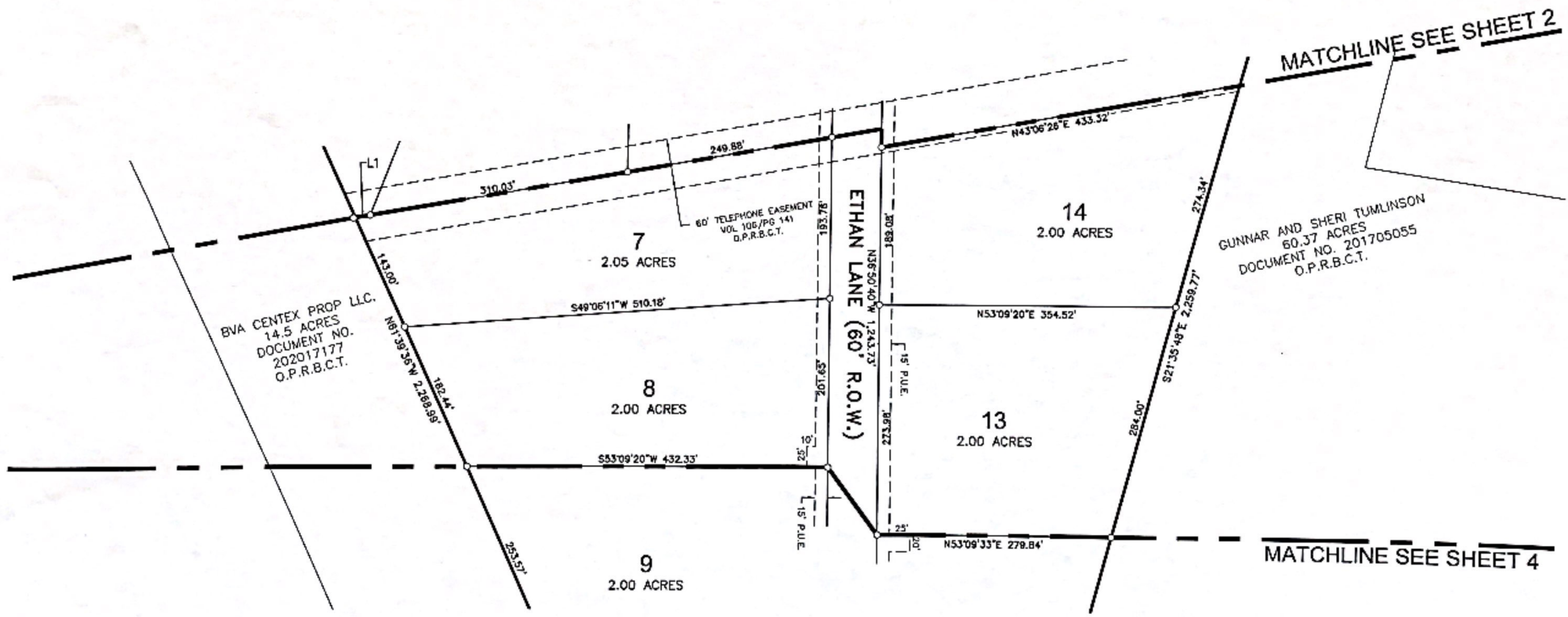


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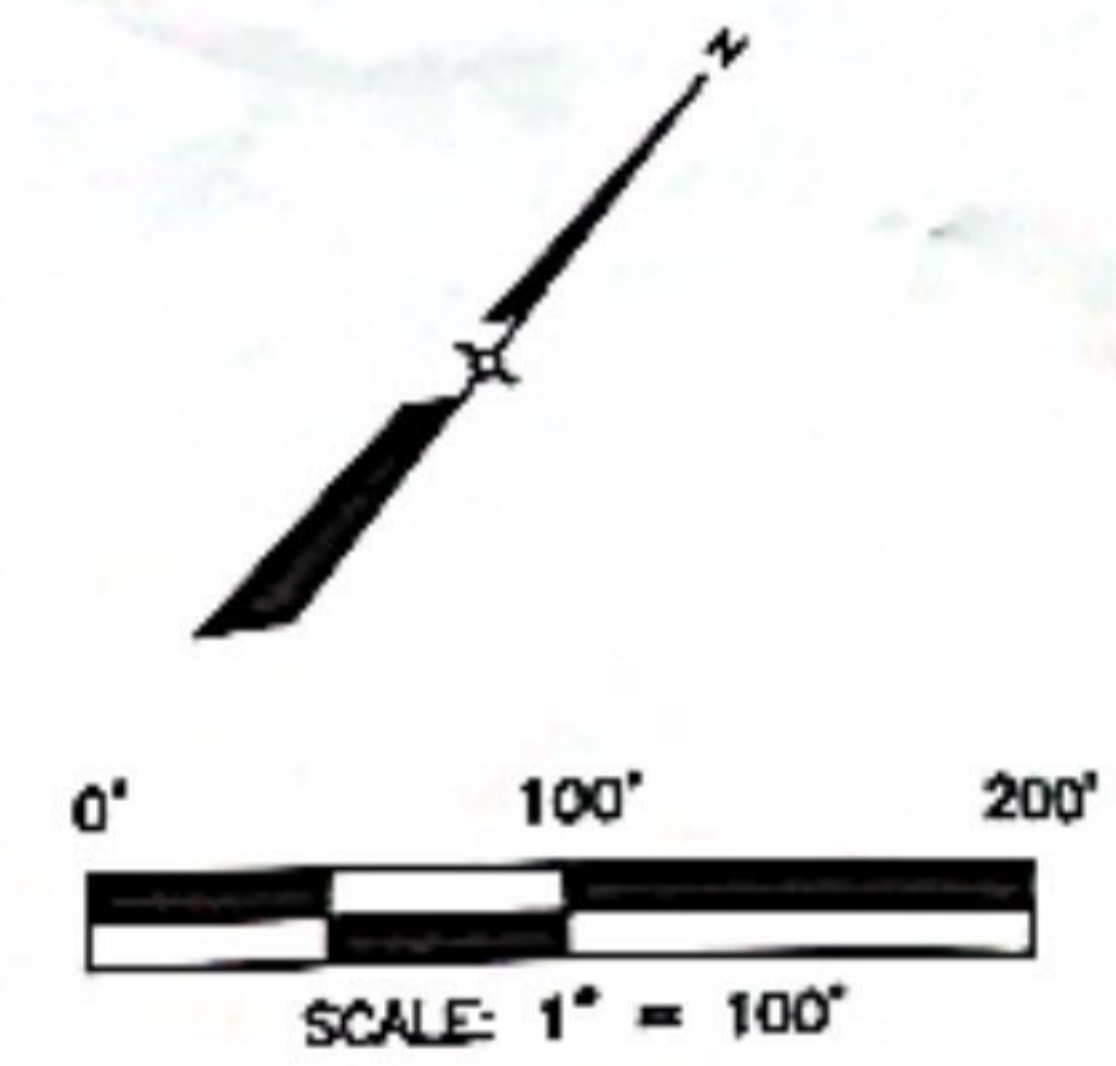
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O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS



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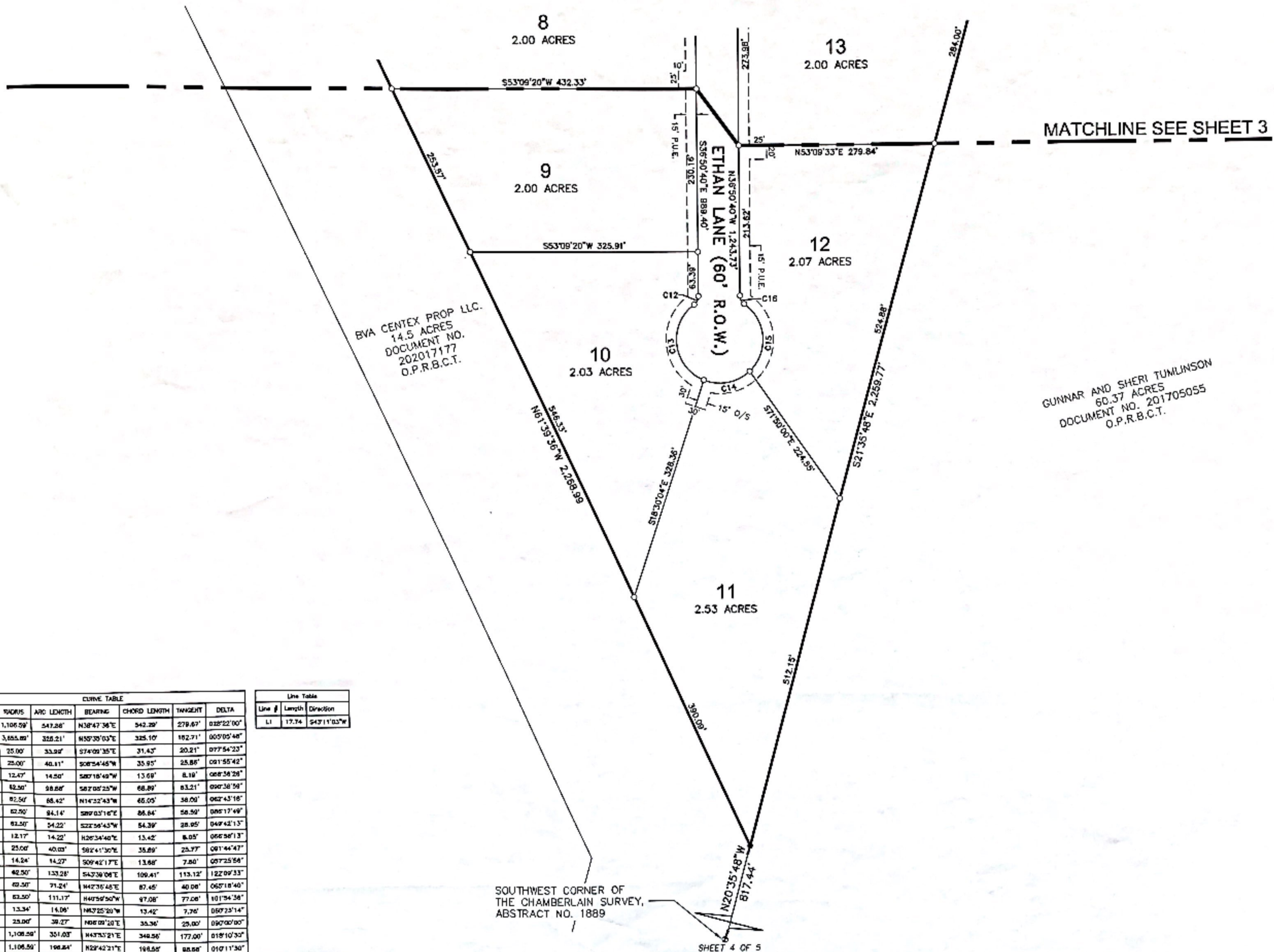
39.95 ACRES

OUT OF THE CHAMBERLAIN SURVEY, ABSTRACT NO. 1889
BURNET COUNTY, TEXAS



LEGEND

- DENOTES ABSTRACT LINE TIE-IN POINT
- DENOTES BENCHMARK (SEE NOTE)
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- UTILITY OR DRAINAGE EASEMENTS
- ABSTRACT LINE
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS



CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	TANGENT	DELTA
C1	1,106.59'	547.26'	N38°47'36"E	542.29'	279.67'	028°22'00"
C2	3,665.89'	328.21'	N55°35'03"E	325.10'	162.71'	009°05'44"
C3	25.00'	33.92'	S74°09'35"E	31.43'	20.21'	077°54'23"
C4	25.00'	40.11'	S08°54'45"W	35.95'	25.86'	091°55'42"
C5	12.47'	14.50'	S80°18'49"W	13.69'	8.19'	068°38'28"
C6	62.50'	28.88'	S82°05'25"W	68.89'	63.21'	090°38'59"
C7	62.50'	68.42'	N14°22'43"W	65.05'	38.09'	062°43'18"
C8	62.50'	84.14'	S89°03'16"E	86.84'	56.59'	086°17'49"
C9	62.50'	54.22'	S22°56'43"W	54.39'	28.95'	049°42'13"
C10	12.17'	14.22'	N28°34'40"E	13.42'	8.05'	066°36'13"
C11	23.00'	40.03'	S82°41'30"E	35.89'	25.77'	091°44'47"
C12	14.24'	14.27'	S09°42'17"E	13.68'	7.80'	057°25'56"
C13	62.50'	133.28'	S43°36'06"E	109.41'	113.12'	122°09'33"
C14	62.50'	71.24'	N42°36'48"E	87.45'	40.08'	060°18'40"
C15	62.50'	111.17'	N49°59'50"W	97.08'	77.08'	101°34'38"
C16	13.34'	14.08'	N63°25'20"W	13.42'	7.76'	087°23'14"
C17	25.00'	38.27'	N08°09'20"E	35.36'	25.00'	090°00'00"
C18	1,108.59'	351.03'	N43°33'21"E	348.56'	177.00'	018°10'30"
C19	1,108.59'	198.84'	N22°42'21"E	198.58'	98.58'	010°11'30"

Line Table		
Line #	Length	Direction
L1	17.74	S43°11'03"W

SOUTHWEST CORNER OF THE CHAMBERLAIN SURVEY, ABSTRACT NO. 1889

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

STATE OF TEXAS:
 COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS, 2125 FM 983 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 983 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.

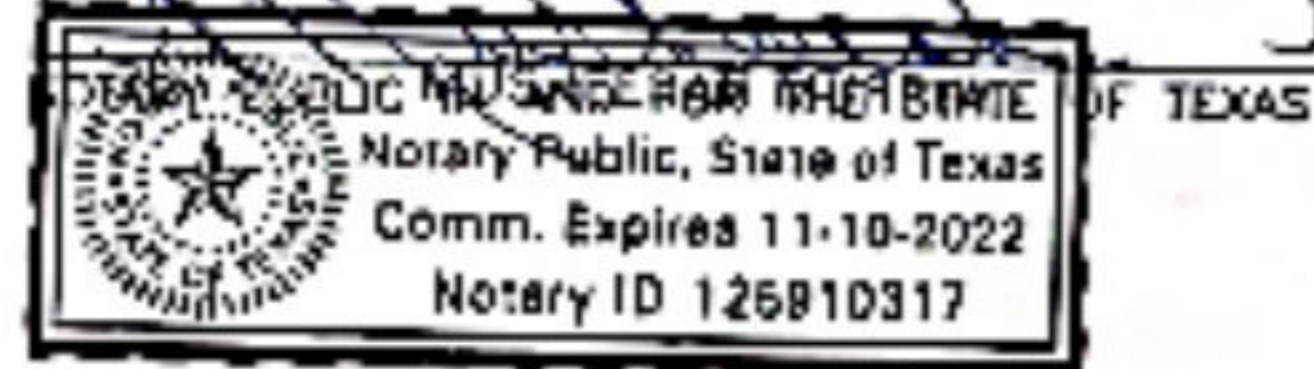
WITNESS MY HAND THIS 20th DAY OF July, 2022.

JAMES BLANEY, REPRESENTATIVE
 2125 FM 983 40, LLC
 100 E WHITESTONE BLVD, STE. 184, #210
 CEDAR PARK, TEXAS 78613

STATE OF TEXAS:
 COUNTY OF BURNET: HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES BLANEY, 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 20th DAY OF July, 2022.



STATE OF TEXAS:
 COUNTY OF BURNET:

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 983 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 20th DAY OF July, 2022.

Kara Pinnelli

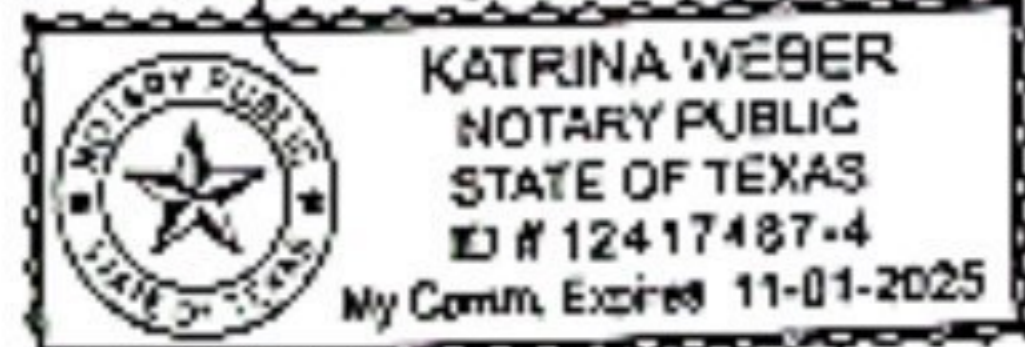
BANCORPSOUTH BANK
 ONE MISSISSIPPI PLAZA,
 TUPELO, MS 38801

STATE OF TEXAS:
 COUNTY OF BURNET: Williamson

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kara Pinnelli 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 20th DAY OF July, 2022.

Katrina Weber
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PLAT NOTES:

1. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48053C03500, 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. 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.
3. WATER IS PROVIDED BY PRIVATE WELLS.
4. BURNET COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
5. GARBAGE PICK-UP IS AVAILABLE BY A COMMERCIAL FIRM.
6. 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.
7. ELECTRICAL POWER IS PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
8. THERE IS 1,905 LINEAR FEET OF NEW ROAD.
9. THERE ARE 18 NEW LOTS WITHIN THIS SUBDIVISION.
10. BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD83.
11. ALL NEW STREET NAMES HAVE BEEN APPROVED BY BURNET COUNTY 911 ADDRESSING.
12. NO PRIVATE WELL SHALL BE PLACED CLOSER THAN 50 FEET TO A PROPERTY LINE.
13. PEDERNALES ELECTRIC COOPERATIVE, INC. IS HERBY GRANTED THE RIGHT TO REMOVE, WITHIN PUBLIC UTILITY EASEMENTS, ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY AND MAINTENANCE OF SAID SYSTEM OR THEIR APPURTENANCES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING SAID SYSTEM.

SURVEYOR:

STATE OF TEXAS
 COUNTY OF BEXAR

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. 10183975
 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 983 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 20th DAY OF July, 2022.

APPROVED BY: Damon Beierle
 DAMON BEIERLE, COMMISSIONER, PRECINCT 2

James Oakley
 JAMES OAKLEY, COUNTY JUDGE, BURNET COUNTY, TEXAS