

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: THAT CRAIG L. BRINEGAR, BEING THE OWNER OF A 0.737 ACRE TRACT AND A 0.498 ACRE TRACT OF LAND OUT OF THE SMITH BAILEY SURVEY NO. 101, ABSTRACT NO. 56, IN BURNET COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 202009380 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING CORRECTED IN AFFIDAVIT RECORDED IN DOCUMENT NO. 202010934 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DOES HEREBY PLAT THE SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "BRINEGAR SUBDIVISION" AS THE OFFICIAL PLAT OF SAME.

IN WITNESS WHEREOF, HAS THE PRESENTS TO BE SIGNED ON THIS _____ DAY OF _____, 2025.

CRAIG L. BRINEGAR – OWNER

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CRAIG L. BRINEGAR 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT OF ALL OF A 0.737 ACRE TRACT AND A 0.498 ACRE TRACT OF LAND OUT OF THE SMITH BAILEY SURVEY NO. 101, ABSTRACT NO. 56, IN BURNET COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 202009380 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING CORRECTED IN AFFIDAVIT RECORDED IN DOCUMENT NO. 202010934 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DOES HEREBY PLAT THE SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "BRINEGAR SUBDIVISION" AS THE OFFICIAL PLAT OF SAME, WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING THEREOF IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS,

THIS _____ DAY OF _____, 2025.

ATTEST:

JIM LUTHER, COMMISSIONER PRECINCT 1

BRYAN WILSON, COUNTY JUDGE

STATE OF TEXAS:
COUNTY OF BURNET:

I, K.C. LUST, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "BRINEGAR SUBDIVISION" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION TO THE BEST OF MY BELIEFS AND KNOWLEDGE.

WITNESS MY HAND AND SEAL THIS 12TH DAY OF MAY, 2025.

K.C. LUST, R.P.L.S. NO. 5273

PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 663.18c. THIS DOCUMENT IS "PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

FIELD NOTES:

BEING 1.238 ACRES OF LAND OUT OF THE SMITH BAILEY SURVEY NO. 101, ABSTRACT NO. 56, BURNET COUNTY, TEXAS, CONSISTING OF ALL OF THOSE TRACTS (0.737 AC., 0.498 AC.) DESCRIBED IN DOCUMENT TO CRAIG L. BRINEGAR, IN DOCUMENT NO. 202009380, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING CORRECTED IN AFFIDAVIT RECORDED IN DOCUMENT NO. 202010934, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 1.733 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF SHOALS PARKWAY DRIVE, A 50' RIGHT-OF-WAY EASEMENT DESCRIBED IN VOLUME 238, PAGE 339, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AT THE NORTHWEST CORNER OF A TRACT DESCRIBED IN DOCUMENT TO PATRICK & BRITTANY COSTANZO, RECORDED IN DOCUMENT NO. 201611433, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF THE 0.737 ACRE TRACT, AND HEREOF;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SHOALS PARKWAY DRIVE, AND ALONG THE WESTERLY LINES HEREOF, THE FOLLOWING COURSES AND DISTANCES:

1) NORTH 52°23'40" WEST, A DISTANCE OF 105.92' TO A 1/2" IRON PIN FOUND AT AN ANGLE POINT HEREOF;
2) NORTH 32°45'18" WEST, A DISTANCE OF 68.89' TO A 1/2" IRON PIN FOUND AT THE SOUTHEAST CORNER OF A CALLED 0.500 ACRE TRACT OF LAND, DESCRIBED IN DOCUMENT TO CRAIG L. BRINEGAR IN SAID DOCUMENT NO. 202009380 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF SAID 0.498 ACRE TRACT, AND HEREOF;

THENCE NORTH 44°54'46" EAST, ALONG THE SOUTH LINE OF SAID 0.500 ACRE TRACT, THE NORTH LINE OF SAID 0.498 ACRE TRACT, AND HEREOF, A DISTANCE OF 323.04' TO A 1/2" IRON PIN FOUND ALONG WEST LINE OF PETERS CREEK, AT THE NORTHEAST CORNER OF SAID 0.498 ACRE TRACT, AND HEREOF;

THENCE SOUTH 33°22'57" EAST, ALONG THE EAST LINES OF SAID 0.498 ACRE AND 0.737 ACRE TRACTS, AND HEREOF, A DISTANCE OF 175.86' TO A 1/2" IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID COSTANZO TRACT, AT THE SOUTHEAST CORNER OF SAID 0.737 ACRE TRACT, AND HEREOF;

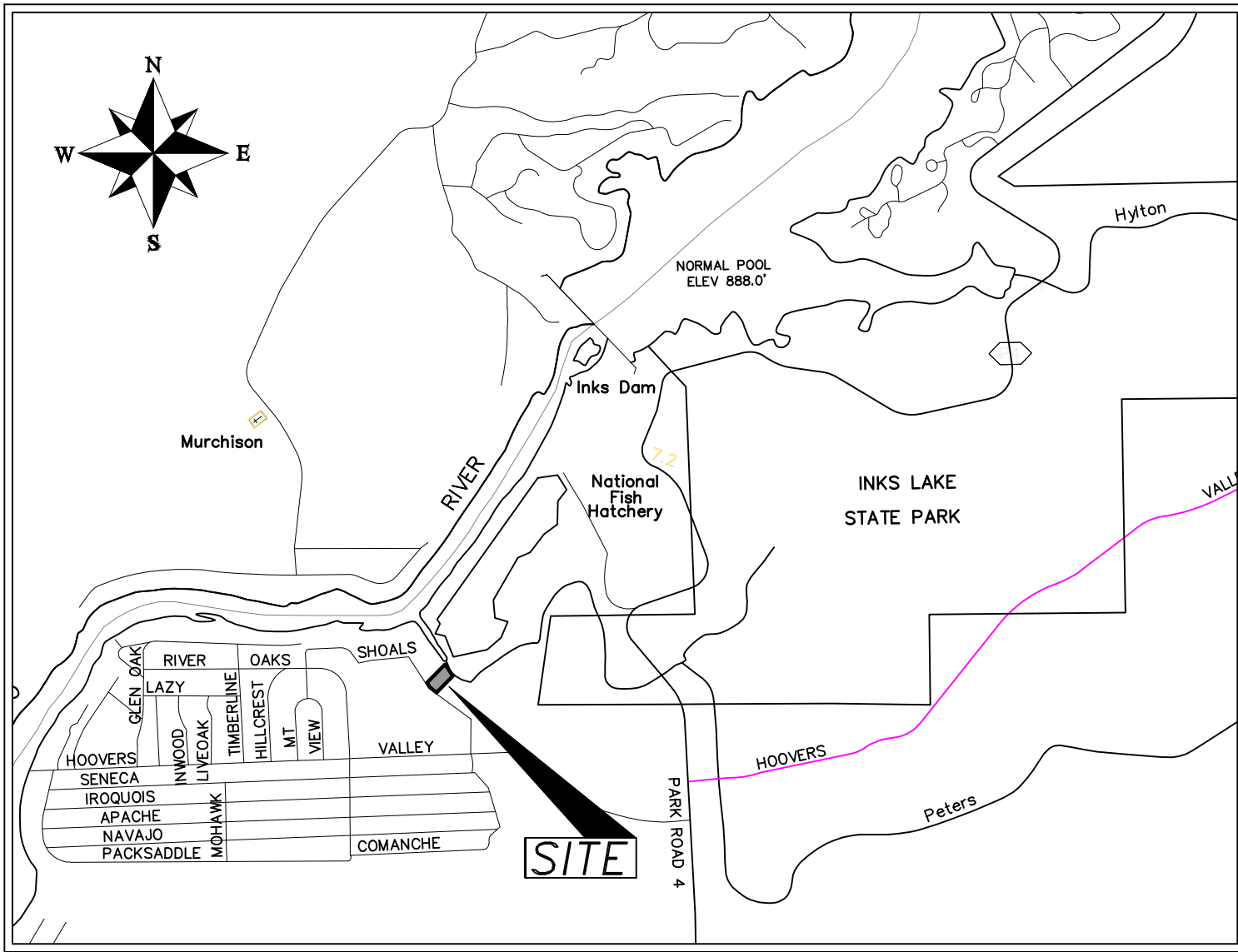
THENCE SOUTH 44°52'56" WEST, ALONG THE NORTH LINE OF SAID COSTANZO TRACT, AND ALONG THE SOUTH LINE HEREOF, A DISTANCE OF 288.60' TO THE POINT OF BEGINNING, CONTAINING 1.238 ACRES, MORE OR LESS.

NOTES:

- THE PROPERTY SHOWN HEREON LIES WITHIN ZONE AE, (AREAS WITHIN THE 100 YEAR FLOODPLAIN) AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 48053C0450F DATED MARCH 15, 2012.
- WATER IS PROVIDED BY RIVER OAKS WATER SYSTEM.
- GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
- ELECTRICAL SERVICE IS PROVIDED BY FEDERNALES ELECTRIC COOP.
- 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 AND BURNET COUNTY.
- THERE ARE NO NEW ROADS BEING CREATED WITH THE PLAT.
- THERE IS ONE NEW LOT CREATED WITH THIS SUBDIVISION.
- BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD83. ALL DISTANCES SHOWN HEREON ARE GRID. FOR SURFACE DISTANCES, APPLY A COMBINATION SCALE FACTOR OF 1.000147307.
- NO LOTS WITHIN THIS SUBDIVISION SHALL BE RESUBDIVIDED INTO SMALLER TRACTS.
- ALL LOTS WITHIN THIS SUBDIVISION ARE FOR RESIDENTIAL USE.
- THIS PLAT CONFORMS WITH THE SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS, ADOPTED ON JANUARY 11, 2011.
- THIS PLAT DOES NOT LIE WITHIN ANY EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.

13. THE WATERWAY BUFFER ZONE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORM WATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THE EASEMENT ARE TO HELP MAINTAIN CLEAN WATER IN CREEKS, RIVERS, AND LAKES. NO STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LCRA RULES MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LCRA, IT'S SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENTS FOR THE PROTECTION OF THE ENVIRONMENT. THE EASEMENT SHALL BE MAINTAINED BY EACH LOT OWNER BY PRESERVING AND RESTORING NATIVE VEGETATION. THE EASEMENT MAY NOT BE AMENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.

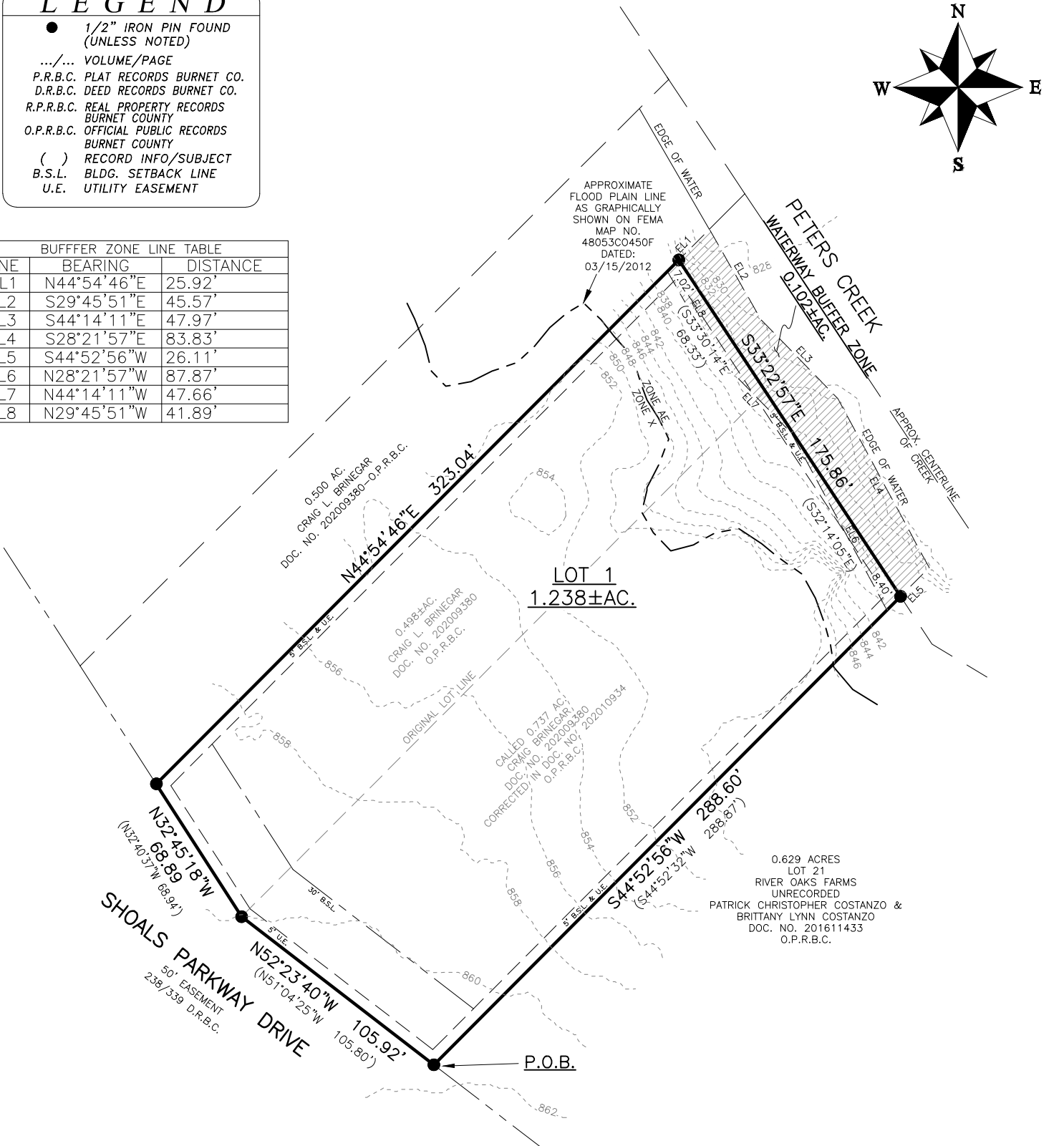
14. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.



LOCATION MAP
1" = 2000'

LEGEND		
●	1/2" IRON PIN FOUND (UNLESS NOTED)	
...	VOLUME/PAGE	
P.R.B.C.	PLAT RECORDS BURNET CO.	
D.R.B.C.	DEED RECORDS BURNET CO.	
R.P.R.B.C.	REAL PROPERTY RECORDS BURNET COUNTY	
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY	
()	RECORD INFO/SUBJECT	
B.S.L.	BLDG. SETBACK LINE	
U.E.	UTILITY EASEMENT	

BUFFER ZONE LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N44°54'46"E	25.92'
EL2	S29°45'51"E	45.57'
EL3	S44°14'11"E	47.97'
EL4	S28°21'57"E	83.83'
EL5	S44°52'56"W	26.11'
EL6	N28°21'57"W	87.87'
EL7	N44°14'11"W	47.66'
EL8	N29°45'51"W	41.89'



BRINEGAR SUBDIVISION
1.238 ACRES OUT OF THE
SMITH BAILEY SURVEY NO. 101, ABSTRACT NO. 56,
BURNET COUNTY, TEXAS

PROJ. NO. 25231
PREPARED FOR: CRAIG L. BRINEGAR
TECH: P.LANGDON
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: APRIL 3, 2025
COPYRIGHT:2025 PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 60'
0 30 60

	2		SHEET OF T
	1		
DATE	NO.	DESCRIPTION	
REVISIONS			

1 OF 1
SHEET

COUNTY SEAL AND FILING INFORMATION