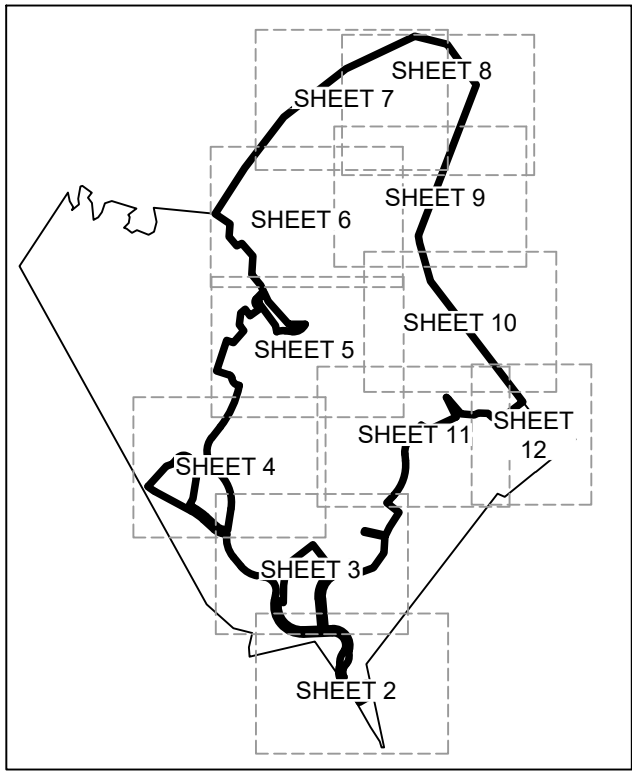
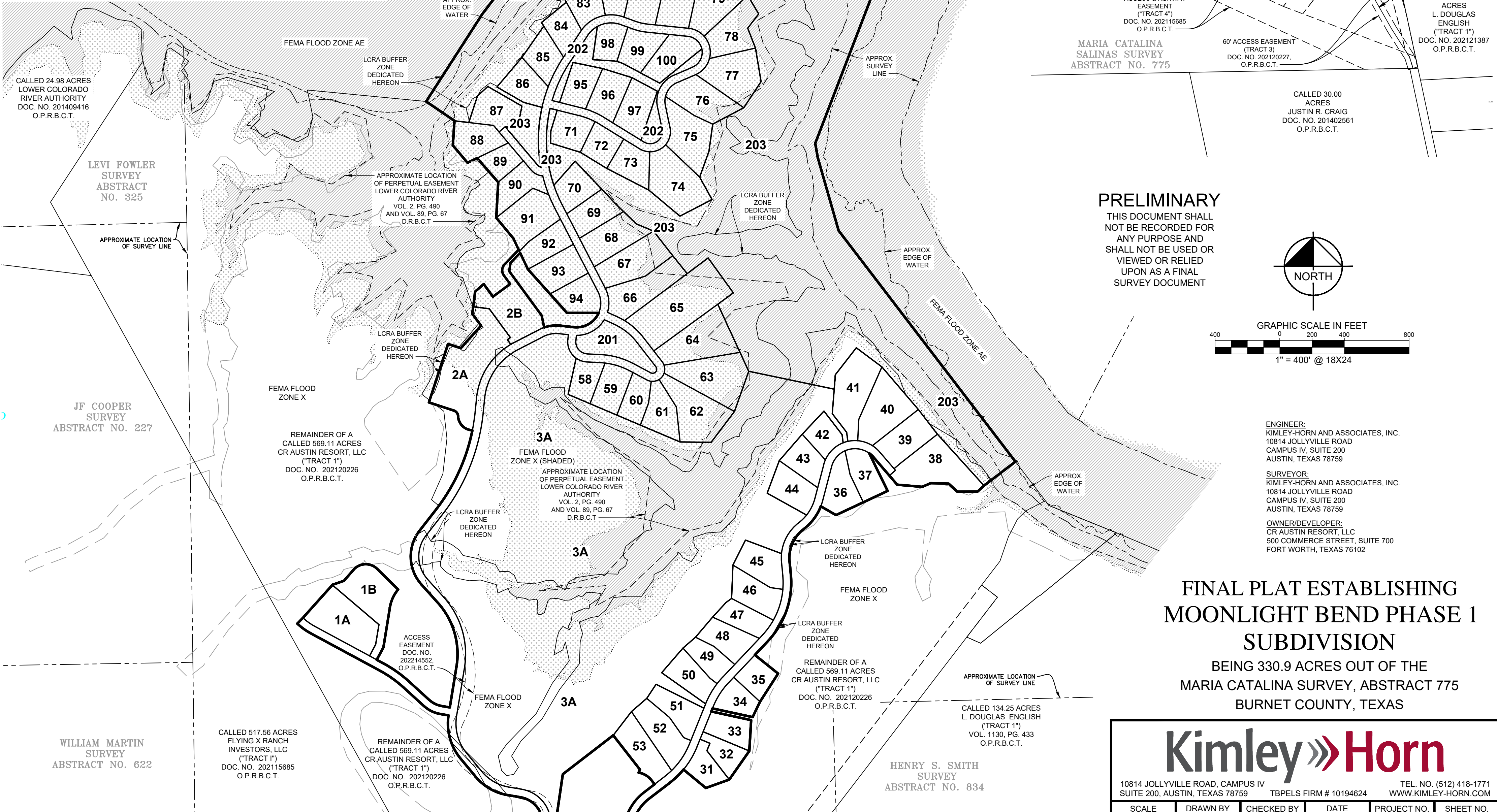




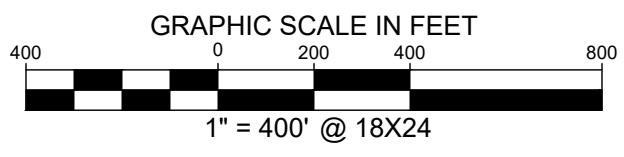
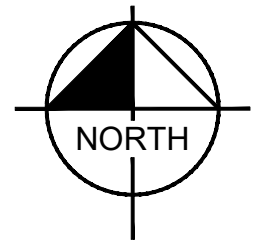
SHEET INDEX MAP
NOT TO SCALE



SEE BELOW LEFT

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10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759

OWNER/DEVELOPER:
CR AUSTIN RESORT, LLC
500 COMMERCE STREET, SUITE 700
FORT WORTH, TEXAS 76102

**FINAL PLAT ESTABLISHING
MOONLIGHT BEND PHASE 1
SUBDIVISION**
BEING 330.9 ACRES OUT OF THE
MARIA CATALINA SURVEY, ABSTRACT 775
BURNET COUNTY, TEXAS

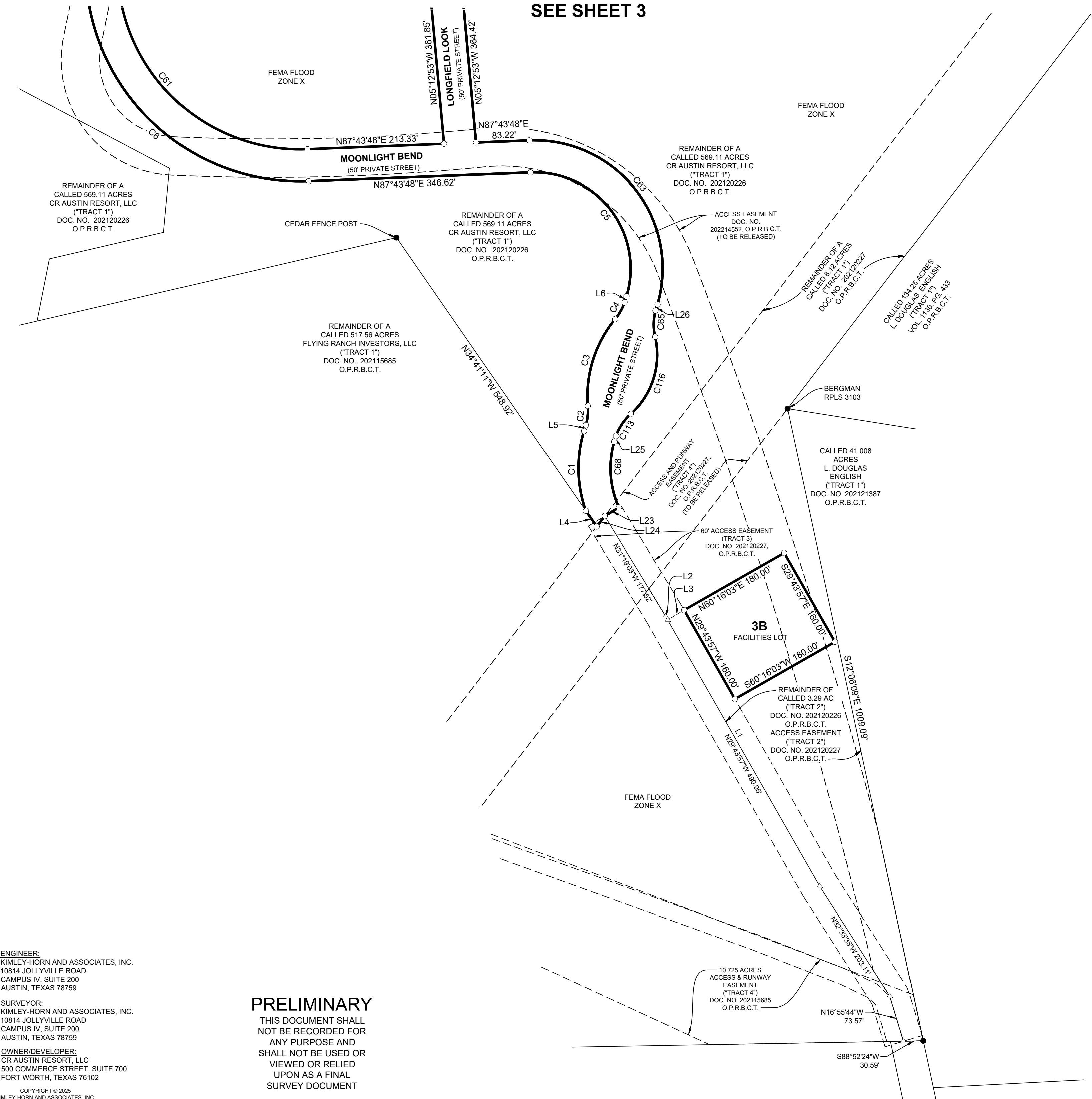
Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771
TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

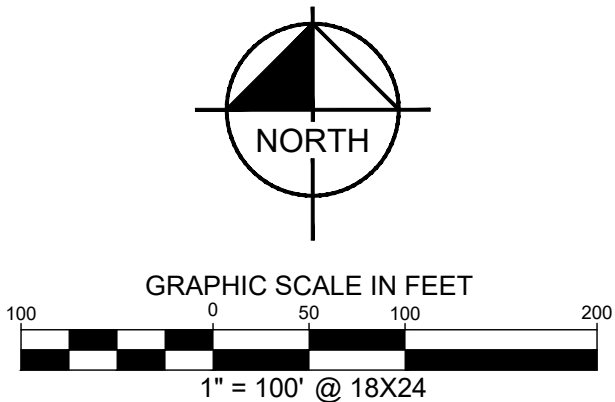
SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 400'	MPD	SMD	8/7/2025	069291617	1 OF 17

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SEE SHEET 3



LEGEND	
P.O.C. = POINT OF COMMENCEMENT	
P.O.B. = POINT OF BEGINNING	
○ = 1/2" IRON ROD W/ "KHA" CAP SET	
● = 1/2" IRON ROD FOUND (UNLESS NOTED)	
□ = TYPE 1 CONCRETE MONUMENT SET	
■ = TYPE 1 CONCRETE MONUMENT FOUND	
▣ = TYPE 2 CONCRETE MONUMENT SET	
▤ = TYPE 2 CONCRETE MONUMENT FOUND	
△ = CALCULATED POINT	
▲ = 60D NAIL SET/FOUND AS NOTED	
⊕ = PK NAIL SET/FOUND AS NOTED	
● = IRON PIPE FOUND/SET	
IRFC = IRON ROD W/CAP FOUND	
IPF = IRON PIPE FOUND	
XF = FOUND "X" IN CONCRETE	
XS = SET "X" IN CONCRETE	
D.R.B.C.T. = DEED RECORDS BURNET COUNTY TEXAS	
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BURNET COUNTY TEXAS	
P.R.B.C.T. = PLAT RECORDS BURNET COUNTY TEXAS	



FINAL PLAT ESTABLISHING
MOONLIGHT BEND PHASE 1
SUBDIVISION

BEING 330.9 ACRES OUT OF THE
MARIA CATALINA SURVEY, ABSTRACT 775
BURNET COUNTY, TEXAS

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1" = 100'	MPD	SMD	8/7/2025	069291617	2 OF 17

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10814 JOLLYVILLE ROAD
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AUSTIN, TEXAS 78759

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
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AUSTIN, TEXAS 78759

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CR AUSTIN RESORT, LLC
500 COMMERCE STREET, SUITE 700
FORT WORTH, TEXAS 76102

REMAINDER OF A
CALLED 569.11 ACRES
CR AUSTIN RESORT, LLO
("TRACT 1")
DOC. NO. 202120226
O.P.R.B.C.T.

REMAINDER OF A
CALLED 569.11 ACRES
CR AUSTIN RESORT, LLO
("TRACT 1")
DOC. NO. 202120226
O.P.R.B.C.T.

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FINAL PLAT ESTABLISHING
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SUBDIVISION

BEING 330.9 ACRES OUT OF THE
MARIA CATALINA SURVEY, ABSTRACT 775
BURNET COUNTY, TEXAS

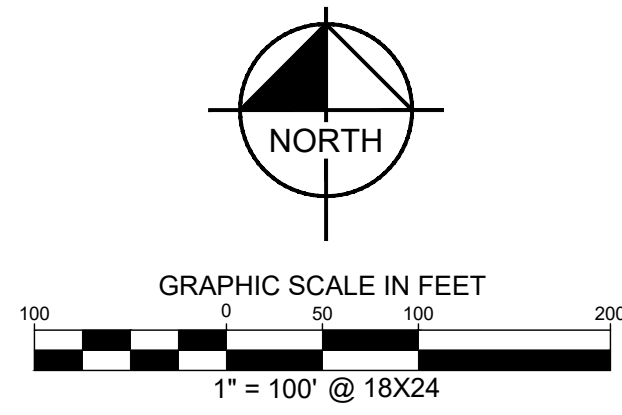
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TEL. NO. (512) 418-1771
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1" = 100"	MPD	SMD	8/7/2025	069291617	3 OF 17

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DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\065022300 - AUSTIN CANYON RANCH (PHASE 1)\DWG\PLATS\IV-PLAT-065022300.DWG	PLOTTED BY	DONOVAN, MIKE	8/7/2025 10:59 AM	LAST SAVED	8/7/2025 10:56 AM
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SEE SHEET 5

SEE SHEET 11

REMAINDER OF A
CR AUSTIN RESORT, LLC
CALLED 569.11 ACRES
("TRACT 1")
DOC. NO. 202120226
O.P.R.B.C.T.

LCRA BUFFER ZONE
TO BE DEDICATED ON
FUTURE PLAT

FEMA FLOOD
ZONE X

FEMA FLOOD ZONE X (SHADED)

3A
RESORT LOT

APPROXIMATE LOCATION OF
PERPETUAL EASEMENT
LOWER COLORADO RIVER
AUTHORITY
VOL. 2, PG. 490
AND VOL. 89, PG. 67
D.R.B.C.T.

FEMA FLOOD
ZONE AE

ACCESS EASEMENT
DOC. NO.
202214552, O.P.R.B.C.T.
(TO BE RELEASED)

FEMA FLOOD
ZONE X

REMAINDER OF A
CALLED 569.11 ACRES
CR AUSTIN RESORT, LLC
("TRACT 1")
DOC. NO. 202120226
O.P.R.B.C.T.

FEMA FLOOD
ZONE X (SHADED)

FEMA FLOOD
ZONE X

**FINAL PLAT ESTABLISHING
MOONLIGHT BEND PHASE 1
SUBDIVISION**
BEING 330.9 ACRES OUT OF THE
MARIA CATALINA SURVEY, ABSTRACT 775
BURNET COUNTY, TEXAS

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AUSTIN, TEXAS 78759

OWNER/DEVELOPER:
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500 COMMERCE STREET, SUITE 700
FORT WORTH, TEXAS 76102

REMAINDER OF A
CALLED 569.11 ACRES
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DOC. NO. 202120226
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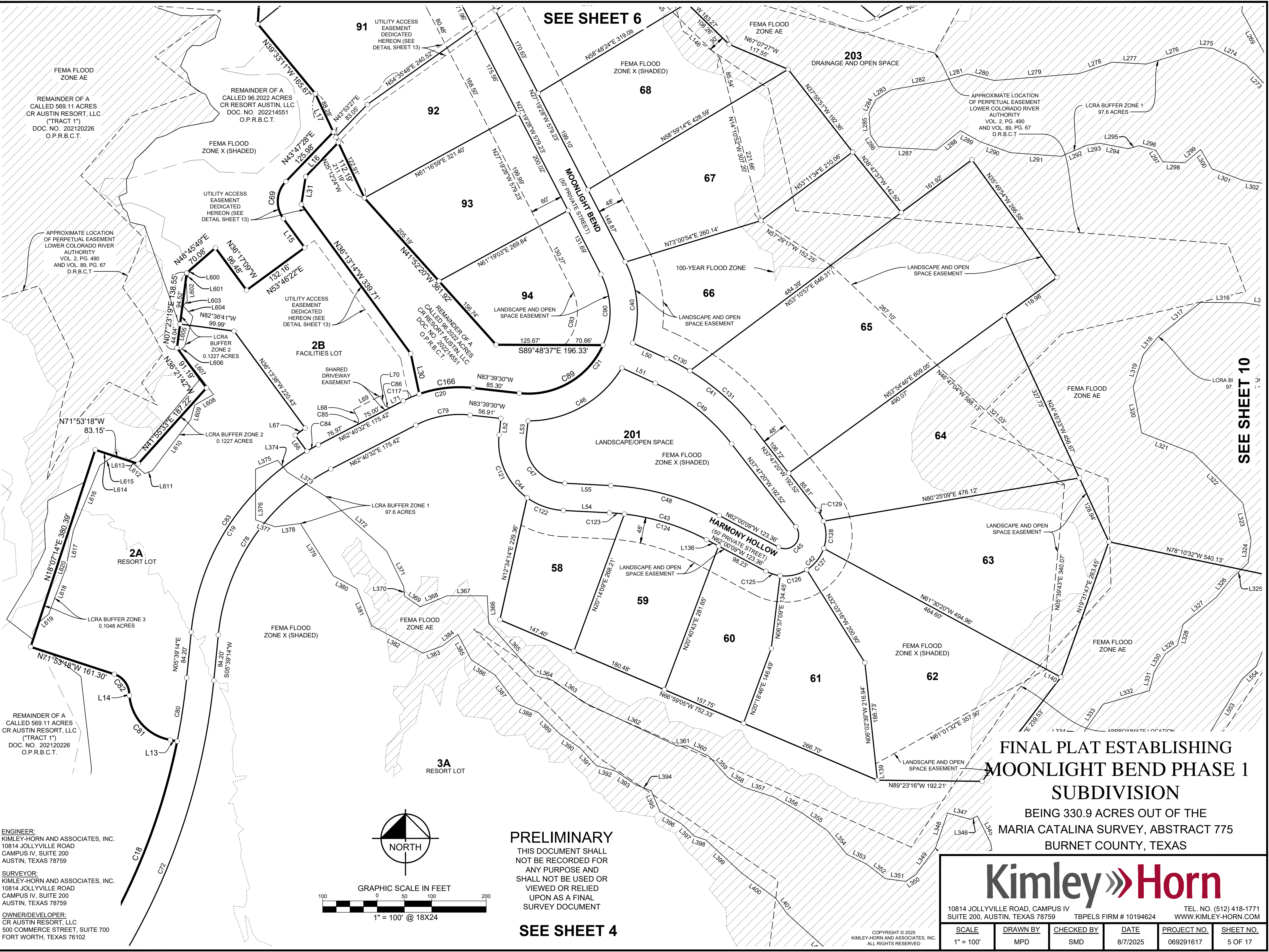
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1" = 100'	MPD	SMD	8/7/2025	069291617	4 OF 17

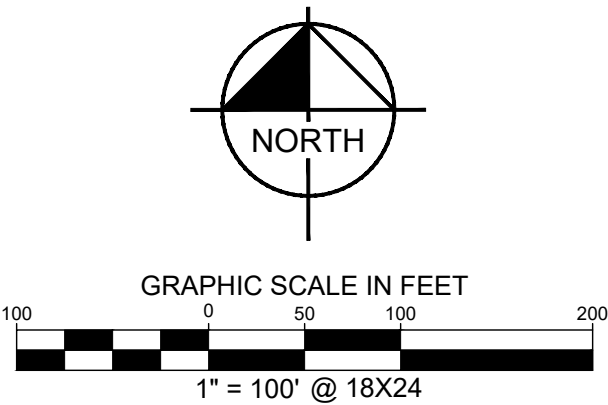
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KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759

SURVEYOR:
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SEE SHEET 4

**FINAL PLAT ESTABLISHING
MOONLIGHT BEND PHASE 1
SUBDIVISION**
BEING 330.9 ACRES OUT OF THE
MARIA CATALINA SURVEY, ABSTRACT 775
BURNET COUNTY, TEXAS

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759

TEL. NO. (512) 418-1771
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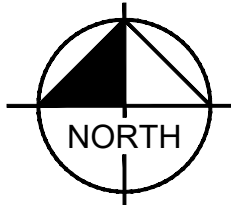
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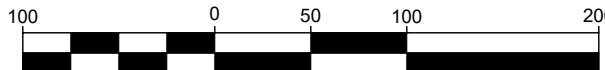
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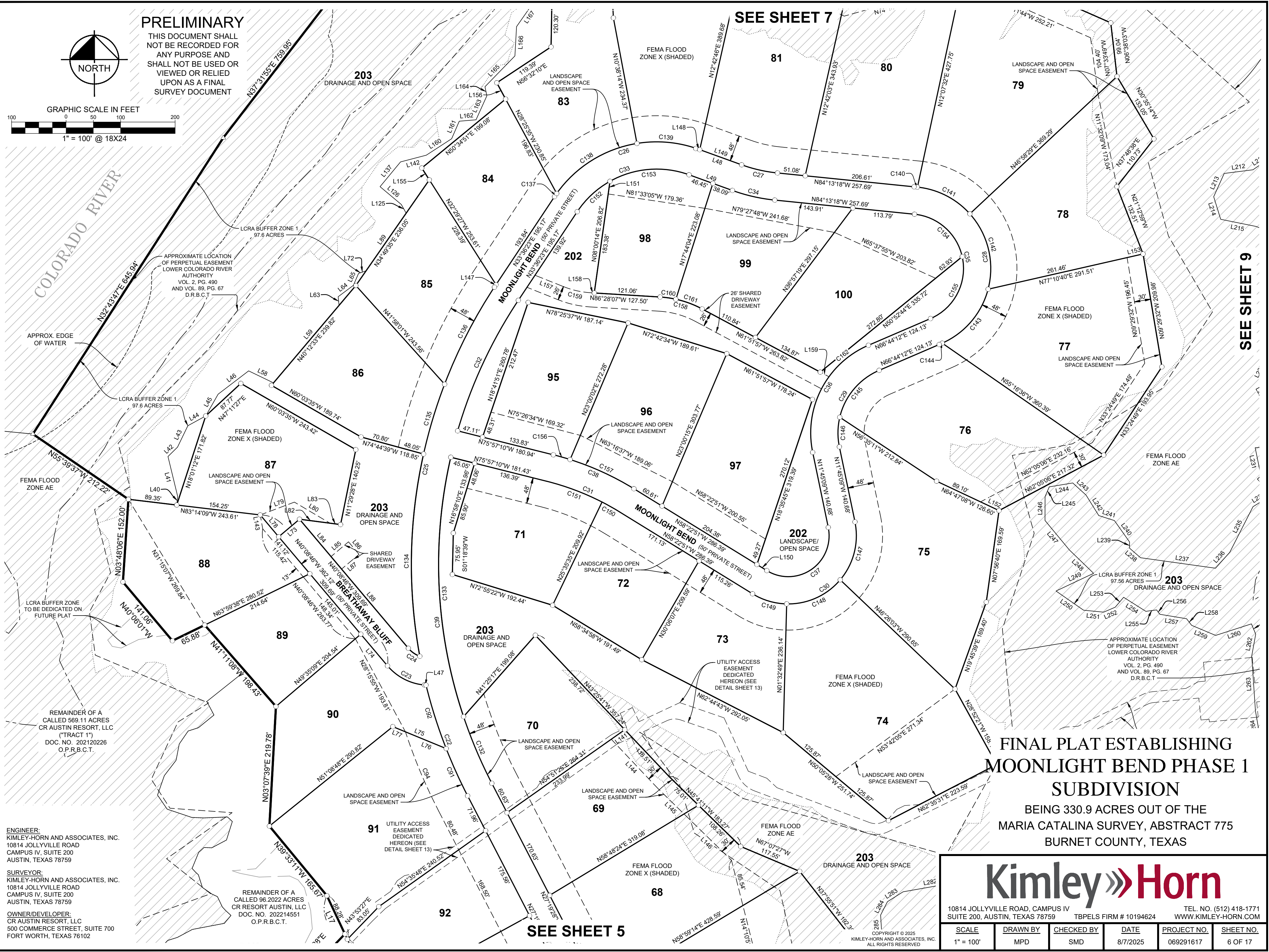
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GRAPHIC SCALE IN FEET



1" = 100' @ 18X24



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SEE SHEET 9

SEE SHEET 5

FINAL PLAT ESTABLISHING
MOONLIGHT BEND PHASE 1
SUBDIVISION

BEING 330.9 ACRES OUT OF THE
MARIA CATALINA SURVEY, ABSTRACT 775
BURNET COUNTY, TEXAS

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CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759

OWNER/DEVELOPER:
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500 COMMERCE STREET, SUITE 700
FORT WORTH, TEXAS 76102

REMAINDER OF A
CALLED 96.2022 ACRES
CR RESORT AUSTIN, LLC
DOC. NO. 202214551
O.P.R.B.C.T.

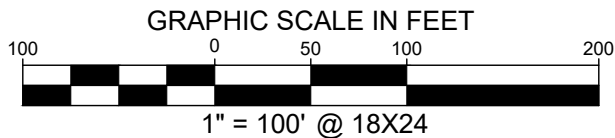
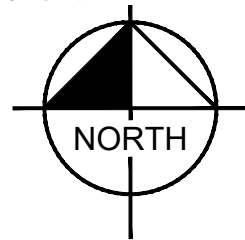
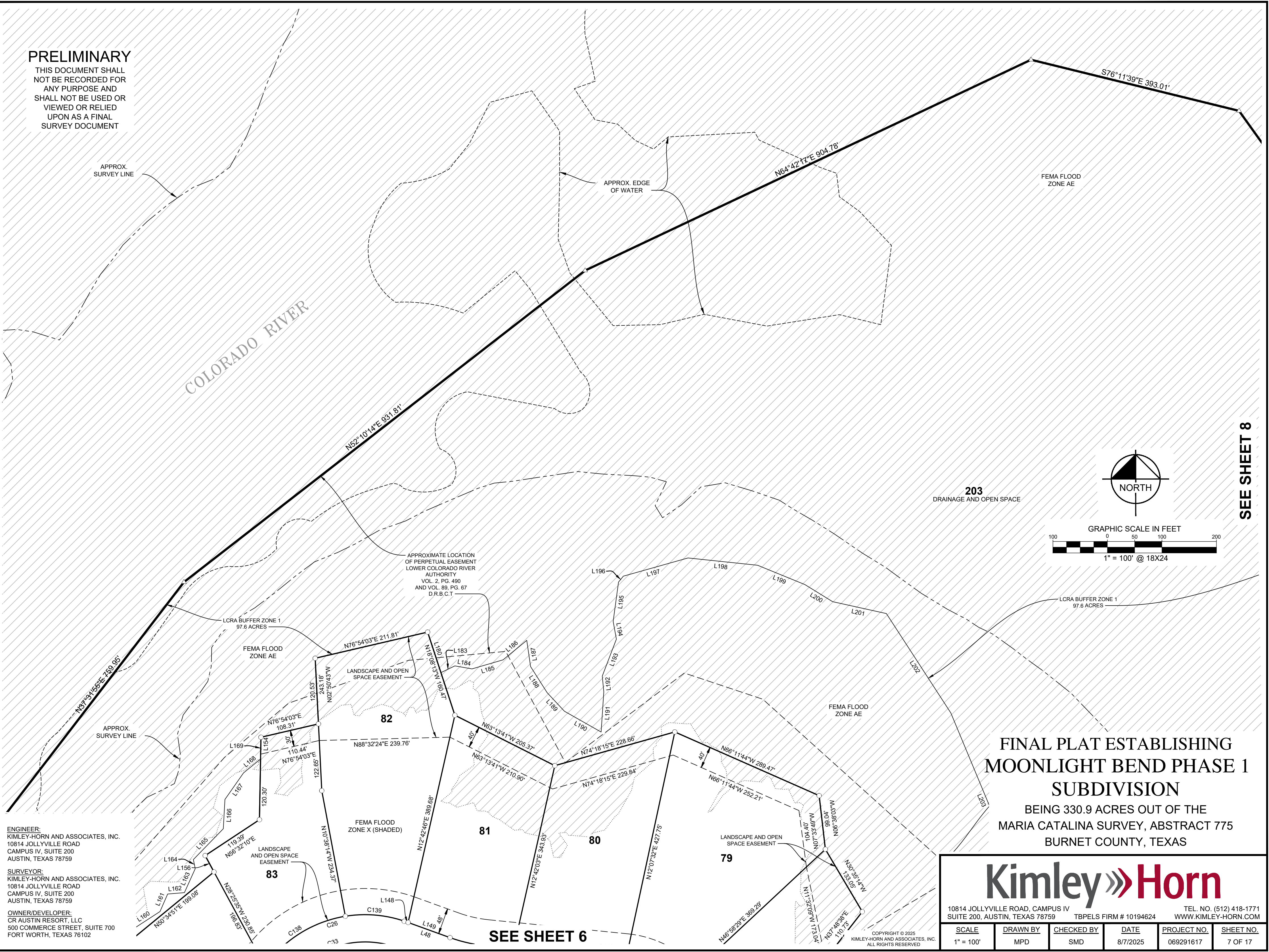
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SUITE 200, AUSTIN, TEXAS 78759

TEL. NO. (512) 418-1771
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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	MPD	SMD	8/7/2025	069291617	6 OF 17

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\06022300 - AUSTIN CANYON RANCH (PHASE 1)\DWG\PLAT\SV-PLAT-06022300.DWG PLOTTED BY: DONOVAN, MIKE 8/7/2025 10:59 AM LAST SAVED: 8/7/2025 10:56 AM

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**FINAL PLAT ESTABLISHING
MOONLIGHT BEND PHASE 1
SUBDIVISION**
BEING 330.9 ACRES OUT OF THE
MARIA CATALINA SURVEY, ABSTRACT 775
BURNET COUNTY, TEXAS

Kimley»Horn

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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	MPD	SMD	8/7/2025	069291617	7 OF 17

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759

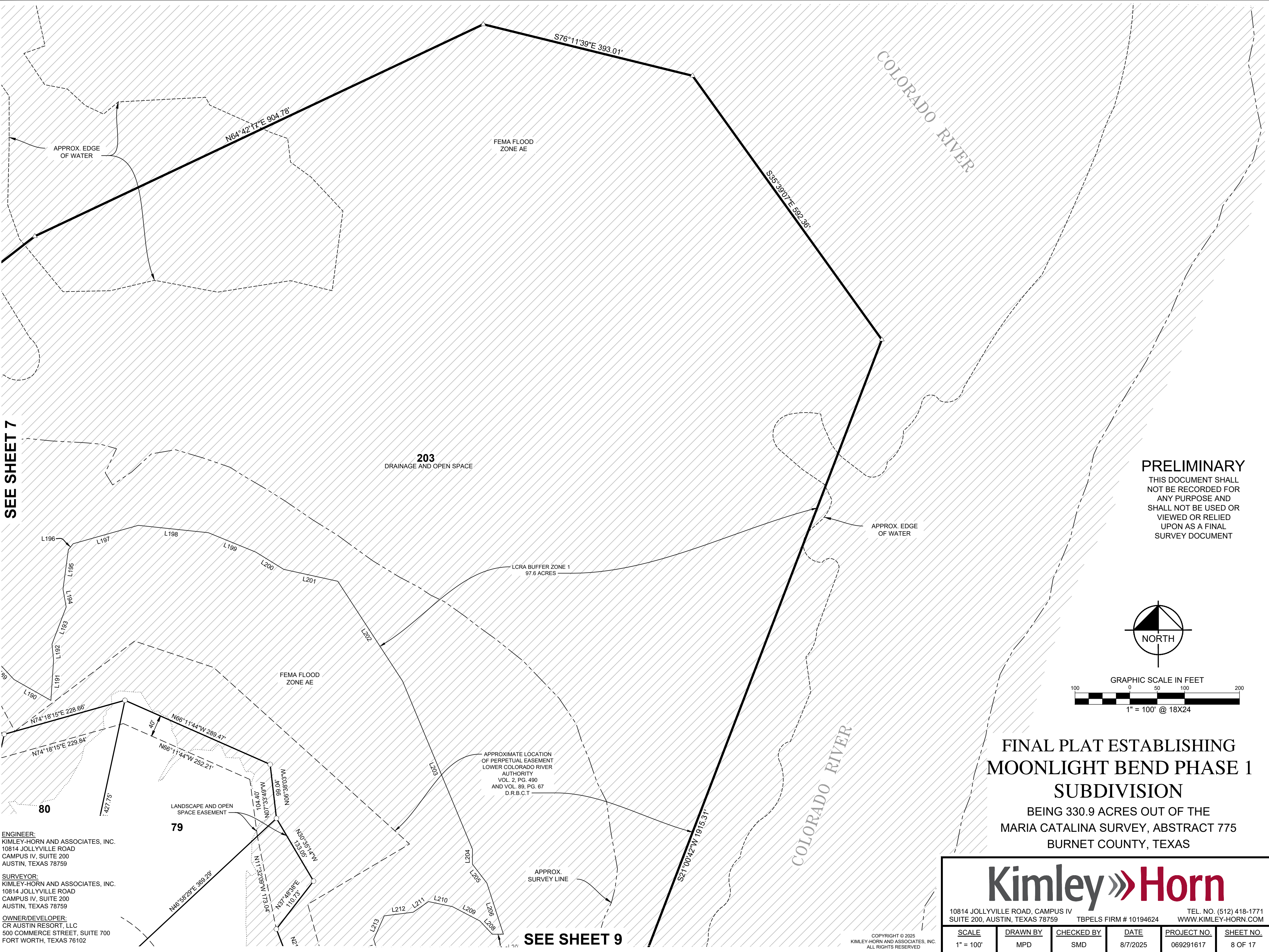
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SEE SHEET 8

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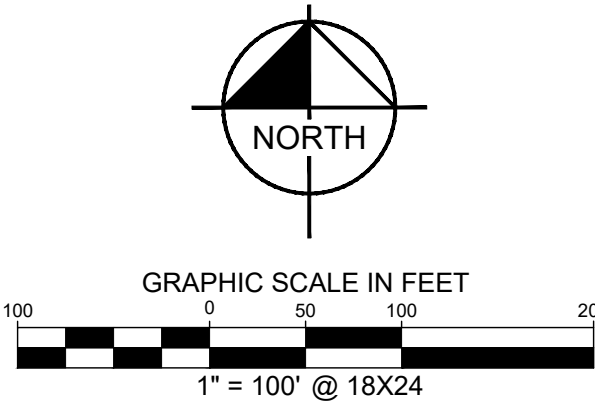


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10814 JOLLYVILLE ROAD
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AUSTIN, TEXAS 78759

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1" = 100'	MPD	SMD	8/7/2025	069291617	8 OF 17

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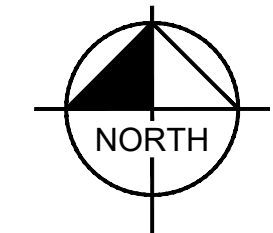
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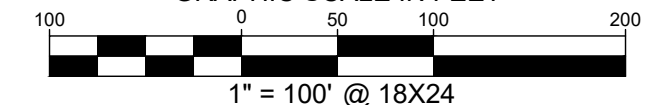
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GRAPHIC SCALE IN FEET



FINAL PLAT ESTABLISHING MOONLIGHT BEND PHASE 1 SUBDIVISION

BEING 330.9 ACRES OUT OF THE
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BURNET COUNTY, TEXAS

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1" = 100'	MPD	SMD	8/7/2025	069291617	9 OF 17

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CR AUSTIN RESORT, LLC
500 COMMERCE STREET, SUITE 700
FORT WORTH, TEXAS 76102

LANDSCAPE AND OPEN
SPACE EASEMENT —

78

EMA FLOOD
E X (SHADED)LANDSCAPE AND OPEN
SPACE EASEMENT —————

203
GE AND OPEN SPACE

— APPROXIMATE LOCATION
OF PERPETUAL EASEMENT
LOWER COLORADO RIVER
AUTHORITY
VOL. 2, PG. 490
AND VOL. 89, PG. 67
D.R.B.C.T. —

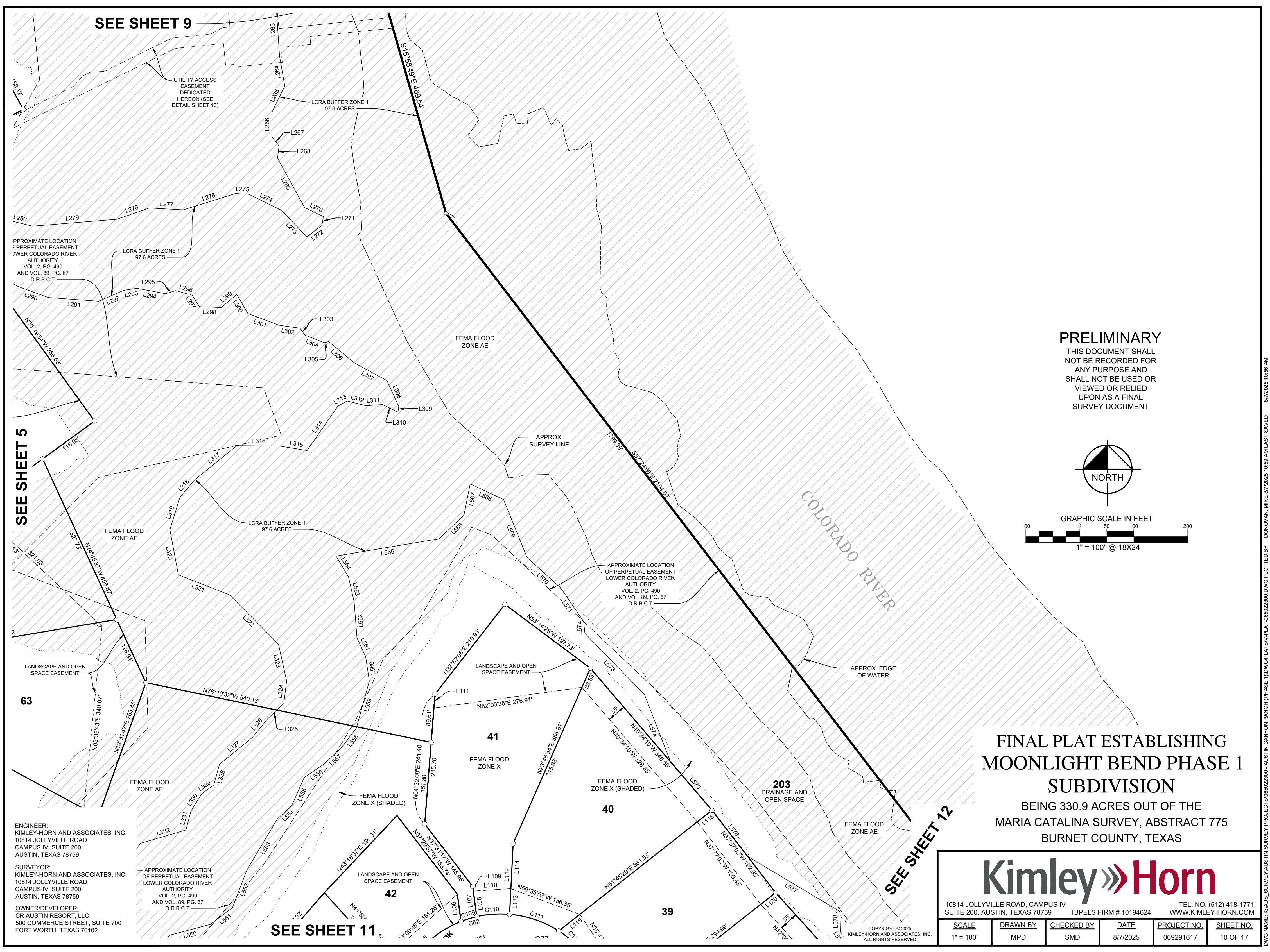
UTILITY ACCESS
EASEMENT
DEDICATED
HEREON (SEE
DETAIL SHEET 13)

APPROXIMATE LOCATION
OF PERPETUAL EASEMENT
LOWER COLORADO RIVER
AUTHORITY
VOL. 2, PG. 490
AND VOL. 89, PG. 67
D.R.B.C.T

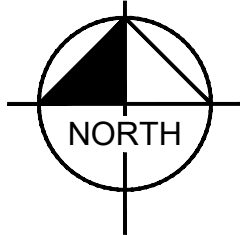
APPROX.
SURVEY LINE

APPROX. EDGE
OF WATER

FEMA FLOOD



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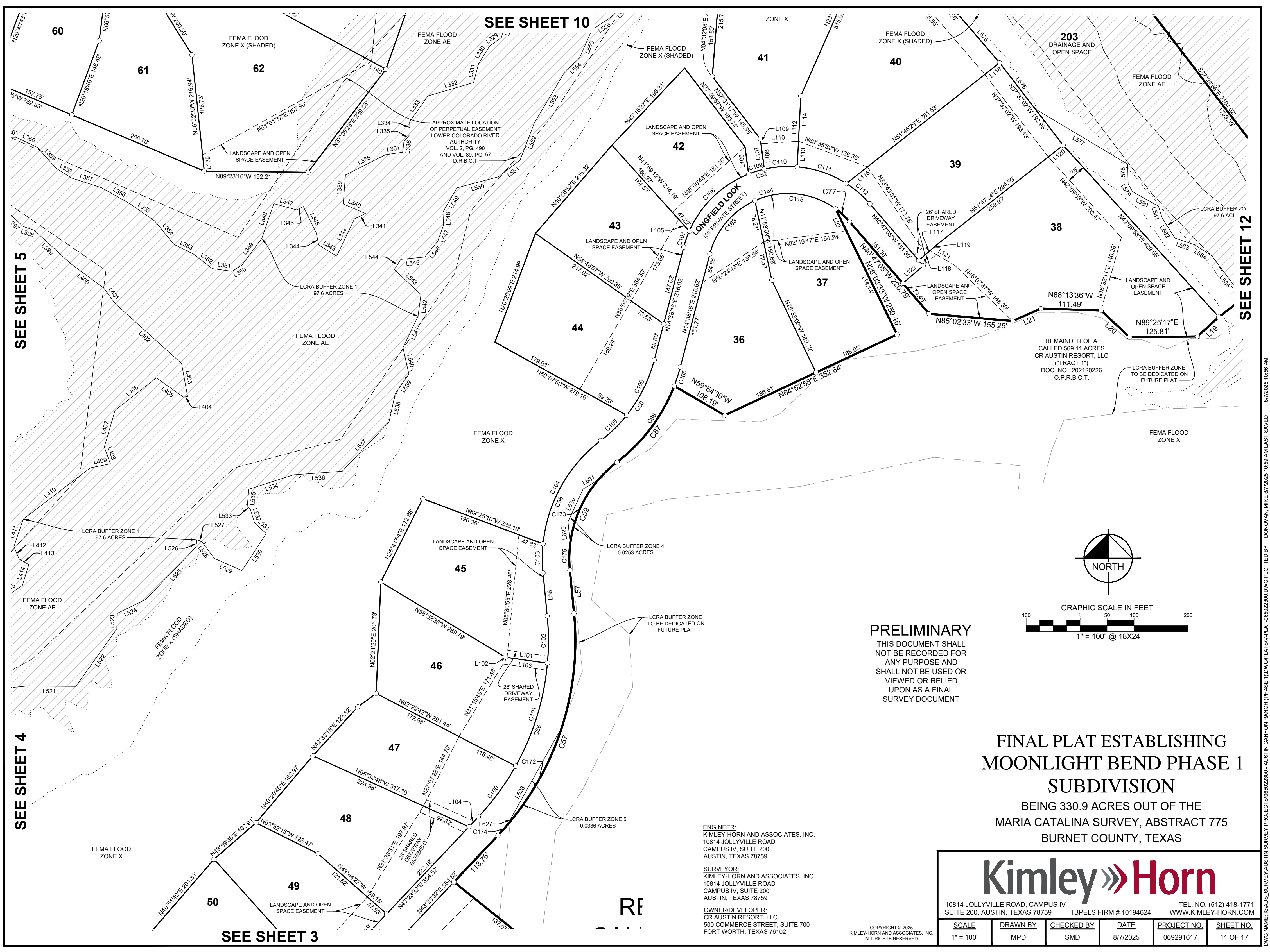
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APPROXIMATE LOCATION
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LOWER COLORADO RIVER
AUTHORITY
VOL. 2, PG. 490
AND VOL. 89, PG. 67
D.R.B.C.T.

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FORT WORTH, TEXAS 76102

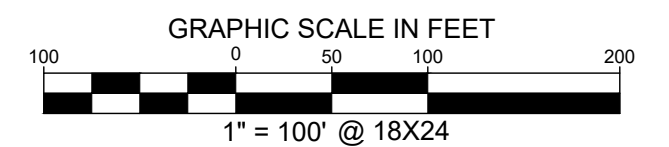
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SUITE 200, AUSTIN, TEXAS 78759

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SCALE 1" = 100'	DRAWN BY MPD	CHECKED BY SMD	DATE 8/7/2025	PROJECT NO. 069291617	SHEET NO. 11 OF 17
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BEING 330.9 ACRES OUT OF THE
MARIA CATALINA SURVEY, ABSTRACT 775
BURNET COUNTY, TEXAS

OWNER/DEVELOPER:
CR AUSTIN RESORT, LLC
500 COMMERCE STREET, SUITE 700
FORT WORTH, TEXAS 76102

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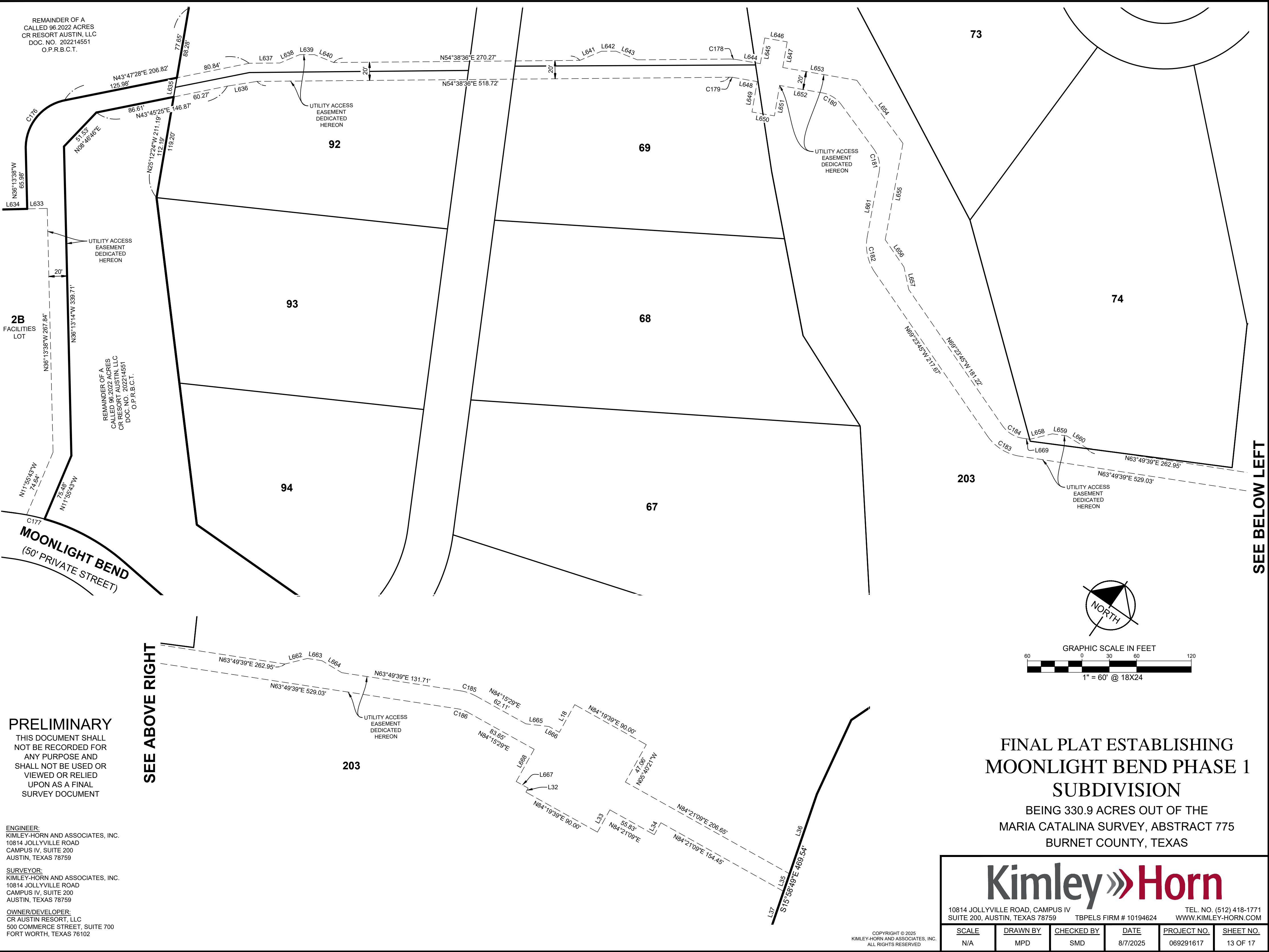
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<u>SCALE</u>	<u>DRAWN BY</u>	<u>CHECKED BY</u>	<u>DATE</u>	<u>PROJECT NO.</u>	<u>SHEET NO.</u>
1" = 100'	MPD	SMD	8/7/2025	069291617	12 OF 17

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\065022300 - AUSTIN CANYON RANCH (PHASE 1)\DWG\PLAT\SV-PLAT-065022300.DWG PLOTTED BY: DONOVAN, MIKE 8/7/2025 10:59 AM LAST SAVED: 8/7/2025 10:56 AM



REMAINDER OF A
CALLED 96.2022 ACRES
CR RESORT AUSTIN, LLC
DOC. NO. 202214551
O.P.R.B.C.T.

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REMAINDER OF A
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10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759

OWNER/DEVELOPER:
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500 COMMERCE STREET, SUITE 700
FORT WORTH, TEXAS 76102

203

UTILITY ACCESS
EASEMENT
DEDICATED
HEREON

FINAL PLAT ESTABLISHING MOONLIGHT BEND PHASE 1 SUBDIVISION

BEING 330.9 ACRES OUT OF THE
MARIA CATALINA SURVEY, ABSTRACT 775
BURNET COUNTY, TEXAS

Kimley»Horn

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SUITE 200, AUSTIN, TEXAS 78759
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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	MPD	SMD	8/7/2025	069291617	13 OF 17

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DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\065022300 - AUSTIN CANYON RANCH (PHASE 1)\DWG\PLATS\IV-PLAT-065022300.DWG PLOTTED BY: DONOVAN, MIKE 8/7/2025 10:59 AM LAST SAVED: 8/7/2025 10:56 AM

LINE TABLE		
NO.	BEARING	LENGTH
L1	S29°43'57"E	479.21'
L2	S29°43'57"E	11.74'
L3	S59°16'00"W	30.00'
L4	S34°41'11"E	29.77'
L5	S17°29'16"W	5.23'
L6	S17°29'16"W	5.51'
L7	S80°41'58"E	50.04'
L8	N43°43'01"E	50.00'
L9	N71°04'07"E	74.28'
L11	S61°37'32"E	50.00'
L12	S80°41'58"E	50.00'
L13	S78°36'26"E	12.87'
L14	S04°34'27"E	4.41'
L15	S36°13'38"E	65.98'
L16	S43°47'28"W	125.98'
L17	N25°12'24"W	77.65'
L18	N05°40'21"W	34.76'
L19	S47°50'02"W	53.60'
L20	N46°49'59"W	72.25'
L21	S66°17'26"W	57.31'
L22	N26°03'33"W	45.31'
L23	N58°45'04"E	25.83'
L24	N37°32'34"E	20.74'
L25	S17°29'16"W	2.21'
L26	S17°29'16"W	2.07'
L27	N70°40'52"W	58.43'
L28	N24°26'42"E	20.68'
L29	N37°31'08"W	30.98'
L30	N11°55'43"W	75.48'
L31	N08°46'46"E	51.53'
L32	S05°40'21"E	5.00'
L33	S05°40'21"E	27.94'
L34	S05°38'53"E	15.00'
L35	S15°58'49"E	20.33'
L36	S15°58'49"E	92.37'
L37	S15°58'49"E	356.84'
L40	S05°45'26"W	16.07'
L41	S13°38'27"E	75.14'
L42	S45°35'49"W	24.51'
L43	S25°46'30"W	43.62'

LINE TABLE		
NO.	BEARING	LENGTH
L44	S61°17'53"W	37.38'
L45	S29°38'30"W	45.92'
L46	S52°38'31"W	70.52'
L47	N84°58'32"W	3.02'
L48	N70°08'12"W	84.54'
L49	N70°08'12"W	84.54'
L50	N65°21'35"W	68.15'
L51	S65°21'35"E	67.39'
L52	S06°20'30"W	30.21'
L53	N06°20'30"E	31.39'
L54	S87°05'33"E	84.78'
L55	N87°05'33"W	84.78'
L56	S05°32'36"E	80.34'
L57	S05°32'36"E	80.34'
L58	N64°10'57"W	50.69'
L59	S40°12'33"W	186.13'
L63	S05°35'57"E	16.02'
L64	S53°11'27"W	34.71'
L65	S23°43'58"W	23.99'
L66	S36°17'05"E	36.07'
L67	S53°42'55"W	22.50'
L68	S27°19'28"E	17.50'
L69	S62°40'32"W	55.00'
L70	N27°19'28"W	17.50'
L71	N62°40'32"E	23.45'
L72	S70°41'55"W	14.59'
L73	N49°51'14"E	50.00'
L74	S40°08'46"E	75.99'
L75	N67°38'27"W	105.92'
L76	S67°38'27"E	80.91'
L77	S67°38'27"E	25.01'
L78	S40°08'46"E	52.43'
L79	N69°26'55"E	66.87'
L80	S59°25'34"E	76.02'
L82	S82°31'36"E	56.52'
L83	S82°31'36"E	19.46'
L84	S40°08'46"E	89.67'
L85	N49°51'14"E	41.92'
L86	S40°08'46"E	30.00'
L87	S49°51'14"W	41.92'

LINE TABLE		
NO.	BEARING	LENGTH
L88	S40°08'46"E	190.02'
L89	S34°49'35"W	128.67'
L92	N67°57'39"W	47.95'
L93	S22°02'21"W	25.36'
L94	S35°05'48"E	3.25'
L95	S63°21'58"E	32.45'
L96	N22°02'21"E	28.98'
L97	S22°02'21"W	2.42'
L98	S52°29'05"E	55.87'
L99	N52°29'05"W	47.50'
L100	N52°29'05"W	8.37'
L101	N81°56'25"W	78.58'
L102	S81°56'25"E	3.00'
L103	S81°56'25"E	75.58'
L104	N43°23'32"E	25.15'
L105	S41°59'12"E	29.66'
L106	N07°33'21"W	50.94'
L107	S07°33'21"E	56.39'
L108	N07°33'21"W	47.66'
L109	N07°33'21"W	8.73'
L110	S86°18'40"W	69.76'
L111	N04°32'08"E	25.70'
L112	S02°54'06"W	131.66'
L113	N02°54'06"E	47.52'
L114	N02°54'06"E	84.14'
L115	N51°45'29"E	49.71'
L116	N51°45'29"E	35.03'
L117	N49°12'55"E	47.49'
L118	N49°12'55"E	27.48'
L119	N49°12'55"E	20.01'
L120	N51°47'24"E	35.00'
L121	N59°30'50"W	76.76'
L122	N49°12'55"E	50.00'
L125	S29°01'20"E	18.28'
L126	S50°03'46"E	50.82'
L127	S67°25'21"E	65.78'
L128	S22°02'21"W	49.26'
L129	S50°25'08"E	24.59'
L130	S67°25'21"E	57.81'
L131	S67°25'21"E	7.96'

LINE TABLE		
NO.	BEARING	LENGTH
L132	N22°02'21"E	12.42'
L133	S43°23'32"W	45.73'
L134	N22°02'21"E	20.30'
L135	S46°58'16"E	42.13'
L136	S62°00'09"E	25.13'
L137	S39°34'00"W	58.97'
L139	S06°02'39"E	30.20'
L140	S61°30'20"E	30.40'
L141	N54°51'25"E	30.32'
L142	S75°21'59"W	48.82'
L143	N10°02'48"W	25.92'
L144	N43°25'41"W	123.47'
L145	N45°41'11"W	75.61'
L146	N45°41'11"W	113.94'
L147	S33°36'23"W	1.33'
L148	N70°08'12"W	2.76'
L149	N70°08'12"W	81.79'
L150	N58°22'51"W	21.39'
L151	N08°00'14"E	23.44'
L152	S64°47'08"E	37.50'
L153	N77°10'40"E	30.05'
L154	N01°02'28"E	30.94'
L155	S32°29'27"E	25.76'
L156	S28°25'35"E	34.02'
L157	S68°13'05"E	56.21'
L158	S86°28'07"E	6.44'
L159	S61°51'57"E	18.10'
L160	S57°01'40"W	55.46'
L161	S23°30'37"W	35.04'
L162	S85°12'17"W	30.85'
L163	S24°18'15"W	48.20'
L164	S11°28'51"E	17.08'
L165	S44°11'25"W	78.77'
L166	S03°11'29"W	53.82'
L167	S35°01'44"W	59.39'
L168	S50°43'54"W	40.39'
L169	S01°02'28"W	39.85'
L180	N18°08'13"W	78.21'
L181	S76°54'03"W	211.81'
L182	N18°08'13"W	78.21'

LINE TABLE		
NO.	BEARING	LENGTH
L183	S64°15'19"W	28.41'
L184	N80°01'52"W	31.94'
L185	S73°43'46"W	59.35'
L186	S50°37'35"W	56.26'
L187	N08°17'17"W	48.54'
L188	N32°25'12"W	56.74'
L189	N43°00'32"W	46.48'
L190	N60°27'19"W	77.40'
L191	S03°49'25"W	73.79'
L192	S05°39'16"E	29.04'
L193	S20°53'26"W	72.60'
L194	S10°13'01"E	33.00'
L195	S07°45'05"W	72.91'
L196	S39°08'10"W	13.88'
L197	S74°16'25"W	123.34'
L198	N84°01'04"W	128.46'
L199	N67°45'10"W	93.62'
L200	N58°21'00"W	59.73'
L201	N77°33'00"W	101.04'
L202	N32°58'19"W	217.33'
L203	N22°34'08"W	331.82'
L204	N00°00'00"E	27.38'
L205	N37°23'45"W	43.25'
L206	N17°56'47"W	98.01'
L207	N90°00'00"E	20.32'
L208	S43°12'13"E	33.22'
L209	S62°26'05"E	56.26'
L210	S78°07'01"E	44.69'
L211	N55°15'10"E	33.91'
L212	N82°45'16"E	53.31'
L213	N24°13'56"E	46.81'
L214	N17°11'52"W	43.35'
L215	N78°33'56"W	65.96'
L216	N69°24'12"W	89.99'
L217	N26°51'32"W	35.69'
L218	N00°00'00"E	23.13'
L219	N55°30'26"W	71.55'
L220	N31°22'48"E	46.71'
L221	S74°11'39"E	44.05'
L222	N44°21'09"E	72.68'

LINE TABLE		
NO.	BEARING	LENGTH
L223	N09°45'50"E	44.33'
L224	N73°51'15"E	13.24'
L225	N26°17'08"E	33.39'
L226	N28°19'12"W	43.73'
L227	N48°39'23"W	30.88'
L228	N10°40'23"W	34.92'
L229	N22°05'31"E	28.75'
L230	N87°54'32"E	47.83'
L231	N11°44'14"W	45.35'
L232	N41°53'17"W	37.44'
L233	N30°23'52"E	22.18'
L234	N58°01'42"E	31.78'
L235	N26°59'44"E	93.85'
L236	N41°51'38"E	39.19'
L237	S82°02'12"E	138.84'
L238	S49°03'41"E	26.81'
L239	S00°02'44"W	11.37'
L240	S35°18'53"E	48.04'
L241	S72°15'32"E	30.13'
L242	S31°48'28"E	44.16'
L243	S47°40'29"E	33.08'
L244	N80°30'01"E	43.63'
L245	N23°25'17"E	19.43'
L246	N00°14'11"E	43.82'
L247	N39°38'45"W	69.95'
L248	N46°01'23"W	62.00'
L249	N64°46'41"E	76.22'
L250	N55°10'01"W	61.57'
L251	N84°26'45"W	37.04'
L252	S66°44'19"W	23.09'
L253	S40°15'11"W	23.77'
L254	N57°43'06"W	48.26'
L255	S82°30'23"W	19.89'
L256	N36°37'25"W	9.99'
L257	N80°36'46"W	49.69'
L258	N37°24'36"W	15.20'
L259	N67°11'00"W	47.87'
L260	S72°05'05"W	69.00'
L261	N22°31'05"W	20.49'
L262	N10°22'38"E	40.76'

LINE TABLE		
NO.	BEARING	LENGTH
L263	N03°53'30"W	100.78'
L264	N09°54'20"W	56.05'
L265	N26°11'54"E	53.40'
L266	N00°00'00"E	46.57'
L267	N38°08'07"W	21.05'
L268	N07°18'17"E	22.74'
L269	N28°43'09"W	104.55'
L270	N64°28'21"W	38.54'
L271	N09°16'33"E	16.78'
L272	N52°57'02"E	35.04'
L273	S43°36'09"E	67.70'
L274	S63°49'08"E	67.72'
L275	S86°43'31"E	24.89'
L276	N72°31'28"E	101.19'
L277	S86°50'01"E	62.98'
L278	N70°57'23"E	63.75'
L279	N85°19'20"E	156.67'
L280	S76°16'42"E	50.43'
L281	N74°41'50"E	46.42'
L282	N80°00'27"E	96.50'
L283	N57°51'38"E	33.93'
L284	N27°00'59"E	27.64'
L285	N03°30'35"W	39.46'
L286	N33°01'43"W	26.72'
L287	N86°43'58"W	106.54'
L288	S51°21'20"W	56.97'
L289	N60°30'48"W	40.48'
L290	N70°01'30"W	60.00'
L291	N85°53'09"W	93.24'
L292	S66°38'27"W	50.99'
L293	S81°22'53"W	24.33'
L294	N79°21'11"W	54.11'
L295	S73°02'23"W	19.50'
L296	N74°46'15"W	31.69'
L297	N32°01'38"W	25.26'
L298	N87°51'09"W	40.41'
L299	S50°07'21"W	37.74'
L300	N30°00'43"W	40.85'
L301	N69°32'45"W	61.91'
L302	N81°49'42"W	39.02'

LINE TABLE		
NO.	BEARING	LENGTH
L303	N35°18'07"W	15.64'
L304	N68°34'50"W	38.67'
L305	S76°16'46"W	8.50'
L306	N50°01'35"W	60.55'
L307	N61°27'09"W	69.95'
L308	N24°35'59"W	52.70'
L309	N09°19'31"E	10.54'
L310	S63°53'15"E	31.71'
L311	N86°10'24"E	30.63'
L312	S75°56'14"E	36.12'
L313	N60°07'27"E	19.95'
L314	N34°46'22"E	99.87'
L315	S80°41'21"E	50.53'
L316	S89°25'25"E	80.27'
L317	N51°00'59"E	99.75'
L318	N40°21'30"E	42.75'
L319	N17°13'38"E	63.15'
L320	N10°35'08"W	85.21'
L321	N68°38'42"W	102.14'
L322	N44°40'01"W	128.54'
L323	N12°30'34"W	69.74'
L324	N07°12'46"E	42.09'
L325	N46°35'27"E	40.71'
L326	N39°22'37"E	45.61'
L327	N50°46'15"E	78.31'
L328	N15°23'14"E	39.72'
L329	N54°18'20"E	26.84'
L330	N32°14'49"E	38.22'
L331	N14°49'49"E	36.63'
L332	N73°37'15"E	88.20'
L333	N35°12'41"E	58.85'
L334	N02°45'34"W	22.71'
L335	N40°16'28"E	17.76'
L336	N07°13'35"E	20.11'
L337	N81°46'55"E	32.13'
L338	N63°09'22"E	83.11'
L339	N04°21'39"E	53.89'
L340	N66°41'52"W	44.87'
L341	N64°05'23"E	22.59'
L342	N25°34'26"E	76.41'

LINE TABLE		
NO.	BEARING	LENGTH
L343	S58°28'00"E	39.36'
L344	S10°47'30"E	22.55'
L345	S26°09'15"E	54.62'
L346	N62°37'34"E	

LINE TABLE		
NO.	BEARING	LENGTH
L423	S41°34'28"E	45.88'
L424	S87°10'23"E	41.67'
L425	N73°07'22"E	55.76'
L426	N86°42'02"E	52.51'
L427	S86°20'54"E	76.85'
L428	S22°50'20"E	49.31'
L429	S54°18'34"E	41.43'
L430	N88°31'124"E	57.15'
L431	S30°56'03"E	51.68'
L432	S71°36'10"E	114.75'
L433	S77°50'28"E	93.08'
L434	S35°42'33"E	42.51'
L435	S53°55'54"E	51.24'
L436	S62°16'30"E	46.00'
L437	S77°57'24"E	31.94'
L438	N83°21'36"E	59.79'
L439	S30°32'30"E	81.60'
L440	N59°58'02"E	53.51'
L441	N13°22'09"W	23.30'
L442	N29°33'12"E	17.68'
L443	N69°35'35"E	19.83'
L444	S39°26'44"W	41.35'
L445	N31°46'46"W	31.13'
L446	S81°44'26"W	71.05'
L447	S54°23'15"W	15.03'
L448	S84°18'15"W	52.80'
L449	N03°00'03"E	27.90'
L450	N41°25'03"W	38.36'
L451	N52°40'23"W	31.45'
L452	N68°12'21"W	25.81'
L453	N22°56'29"W	14.94'
L454	N78°37'59"W	99.67'
L455	S86°38'37"W	69.44'
L456	N74°05'23"W	102.72'
L457	N10°07'20"W	53.24'
L458	S65°32'05"W	69.81'
L459	N22°43'40"W	27.22'
L460	N48°05'57"W	30.19'
L461	N75°36'00"W	16.43'
L462	N10°45'44"W	12.96'

LINE TABLE		
NO.	BEARING	LENGTH
L463	S61°22'45"W	12.48'
L464	N82°50'08"W	44.60'
L465	N63°40'16"W	25.63'
L466	S81°24'05"W	42.47'
L467	N61°36'00"W	12.74'
L468	N02°55'11"E	74.84'
L469	N28°28'09"W	16.77'
L470	S86°39'22"W	16.83'
L471	S61°28'41"W	23.98'
L472	S16°23'30"W	77.68'
L473	S48°14'14"W	22.07'
L474	N86°33'10"W	45.96'
L475	N75°01'22"W	40.05'
L476	S86°33'38"W	37.23'
L477	S61°29'47"W	59.53'
L478	N50°34'14"W	16.22'
L479	S63°25'51"W	14.43'
L480	S44°51'32"W	29.40'
L481	S86°53'11"W	34.64'
L482	N82°06'27"W	57.64'
L483	N20°34'40"E	31.26'
L484	N55°33'08"E	72.41'
L485	N08°28'10"E	21.08'
L486	S86°39'07"E	24.95'
L487	N66°16'51"E	75.47'
L488	S86°10'11"E	10.26'
L489	N07°37'26"E	50.74'
L490	N27°49'48"E	40.06'
L491	N25°31'59"W	21.74'
L492	S62°56'57"E	47.59'
L493	N36°30'18"E	41.08'
L494	N18°19'47"E	36.60'
L495	N09°45'04"E	109.95'
L496	S60°24'57"W	61.30'
L497	S18°52'30"W	52.12'
L498	N11°47'43"W	118.22'
L499	N37°01'04"E	179.95'
L500	S37°30'18"W	194.96'
L501	N27°57'08"E	212.76'
L502	N44°05'26"E	142.59'

LINE TABLE		
NO.	BEARING	LENGTH
L503	N44°05'26"E	118.40'
L504	N35°13'16"E	91.12'
L505	N12°49'29"W	91.51'
L506	N44°44'52"W	44.75'
L507	S80°22'55"W	44.20'
L508	S33°49'15"W	52.46'
L509	S31°11'36"E	81.95'
L510	S32°07'15"W	110.92'
L511	S43°57'26"W	185.57'
L512	S30°46'01"W	214.05'
L513	S02°22'27"W	136.74'
L514	S15°41'34"W	51.94'
L515	S15°34'15"E	74.49'
L516	S68°58'15"W	80.17'
L517	S81°11'11"W	43.20'
L518	S50°23'24"W	61.93'
L519	S31°33'12"W	90.29'
L520	S84°21'17"W	82.53'
L521	N89°39'25"W	90.89'
L522	S35°27'29"W	130.80'
L523	S01°53'03"W	28.85'
L524	S63°55'33"W	58.69'
L525	S43°49'30"W	133.96'
L526	S07°32'12"W	14.05'
L527	N66°19'12"W	10.52'
L528	N36°53'32"W	38.02'
L529	N68°09'59"W	55.81'
L530	S33°14'50"W	82.15'
L531	S48°03'13"E	28.66'
L532	S17°33'20"E	27.41'
L533	S54°43'05"E	7.00'
L534	S72°08'51"W	87.04'
L535	S05°24'04"W	32.89'
L536	S85°45'11"W	90.40'
L537	S43°36'51"W	125.75'
L538	S12°18'14"W	53.89'
L539	S34°52'06"W	44.32'
L540	S12°39'05"E	50.09'
L541	S25°30'12"W	64.68'
L542	S07°49'55"W	40.60'

LINE TABLE		
NO.	BEARING	LENGTH
L543	S46°55'26"E	67.73'
L544	S32°38'17"W	22.45'
L545	S84°27'22"W	44.57'
L546	S39°38'04"W	37.78'
L547	S19°40'31"W	31.90'
L548	S02°36'11"E	24.37'
L549	S30°01'47"W	51.63'
L550	S75°03'44"W	79.04'
L551	S52°41'25"W	51.23'
L552	S20°57'50"W	74.34'
L553	S30°48'18"W	110.82'
L554	S47°26'15"W	36.07'
L555	S23°46'36"W	56.88'
L556	S55°57'42"W	41.21'
L557	S47°26'22"W	46.03'
L558	S37°31'03"W	46.85'
L559	S15°28'36"W	90.56'
L560	S08°34'44"E	45.47'
L561	S24°31'23"E	38.88'
L562	S04°28'09"E	66.42'
L563	S12°43'46"E	48.09'
L564	S31°01'55"E	44.77'
L565	S80°28'24"W	193.71'
L566	S46°26'44"W	63.55'
L567	S11°12'41"W	59.14'
L568	N64°46'31"W	68.31'
L569	N22°04'20"W	115.96'
L570	N47°53'39"W	83.97'
L571	N34°19'17"W	75.41'
L572	N06°08'35"W	22.06'
L573	N44°12'59"W	158.39'
L574	N21°08'15"W	133.42'
L575	N40°34'10"W	118.34'
L576	N37°37'02"W	107.98'
L577	N59°09'02"W	199.47'
L578	N01°28'42"W	37.40'
L579	N31°37'42"W	16.42'
L580	N60°44'09"W	54.50'
L581	N17°32'22"W	22.36'
L582	N32°03'15"W	44.40'

LINE TABLE		
NO.	BEARING	LENGTH
L583	N71°10'31"W	39.34'
L584	N57°08'05"W	37.55'
L585	N36°42'02"W	97.81'
L586	S52°35'04"W	186.97'
L600	S48°45'49"W	9.24'
L601	N22°32'00"E	20.64'
L602	N03°19'13"W	38.23'
L603	N40°36'41"E	11.95'
L604	N42°09'50"W	26.66'
L605	N15°31'38"E	56.07'
L606	N46°36'15"E	12.82'
L607	N37°48'51"W	101.29'
L608	N60°31'46"E	39.50'
L609	N15°21'02"E	27.11'
L610	N36°56'24"E	117.88'
L611	N69°13'55"E	14.57'
L612	S49°28'22"E	34.21'
L613	N71°53'18"W	14.77'
L614	S71°53'18"E	35.74'
L615	S55°05'31"W	30.97'
L616	S22°09'26"W	128.75'
L617	S11°19'31"W	70.55'
L618	S20°25'42"W	89.61'
L619	S49°30'58"W	24.54'
L620	N18°07'14"E	333.72'
L621	S44°12'05"E	171.14'
L622	S45°32'31"E	233.87'
L623	S39°22'18"E	117.55'
L624	S46°56'56"E	32.01'
L625	S43°24'06"E	182.36'
L626	S29°34'43"E	132.94'
L627	N06°40'38"E	4.96'
L628	N29°09'06"E	195.23'
L629	N05°29'37"W	41.95'
L630	N24°48'29"E	66.64'
L631	N59°08'42"E	32.53'
L633	S53°46'22"W	22.00'
L634	N53°46'22"E	132.16'
L635	N25°12'24"W	21.35'
L636	S46°08'39"W	32.83'

LINE TABLE		
NO.	BEARING	LENGTH
L637	N54°38'36"E	33.82'
L638	N32°19'44"E	23.55'
L639	N54°49'44"E	16.14'
L640	N77°19'44"E	23.05'
L641	N32°19'44"E	25.67'
L642	N54°49'44"E	16.14'
L643	N77°19'44"E	25.13'
L644	N64°57'23"E	25.18'
L645	N25°02'37"W	28.58'
L646	N64°57'23"E	25.00'
L647	S25°02'37"E	28.58'
L648	S64°57'23"W	25.18'
L649	N25°02'37"W	33.90'
L650	S64°57'23"W	25.00'
L651	S25°02'37"E	33.90'
L652	S64°57'23"W	47.44'
L653	N64°57'23"E	82.56'
L654	S71°02'37"E	85.83'
L655	S24°23'45"E	107.57'
L656	S69°23'45"E	36.37'
L657	S46°53'45"E	25.42'
L658	N41°19'39"E	25.42'
L659	N63°49'39"E	16.14'
L660	N86°19'39"E	25.42'
L661	N24°23'45"W	71.72'
L662	N41°19'39"E	25.42'
L663	N63°49'39"E	16.14'
L664	N86°19'39"E	25.42'
L665	N61°45'29"E	25.42'
L666	N84°19'39"E	13.08'
L667	S04°19'39"W	15.00'
L668	N85°40'21"W	40.51'
L669	N63°49'39"E	8.13'
L670	S36°22'34"E	36.13'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	36°57'06"	200.00'	128.99'	S00°59'17"E	126.76'
C2	21°59'40"	85.00'	32.63'	N06°29'26"E	32.43'
C3	43°59'20"	190.00'	145.87'	S17°29'16"W	142.32'
C4	21°59'40"	85.00'	32.63'	N28°29'06"E	32.43'
C5	109°45'27"	150.00'	287.34'	N37°23'28"W	245.38'
C6	103°53'04"	335.00'	607.40'	S40°19'39"E	527.55'
C7	91°58'19"	165.00'	264.86'	N34°22'17"W	237.33'
C8	40°37'27"	325.00'	230.43'	S60°02'43"E	225.64'
C9	48°11'27"	340.00'	285.97'	S15°38'15"E	277.62'
C10	33°04'32"	200.00'	115.46'	S64°09'42"E	113.86'
C11	14°00'06"	725.00'	177.17'	N54°37'29"W	176.73'
C12	15°20'33"	375.00'	100.42'	S53°57'16"E	100.12'
C13	15°20'33"	325.00'	87.03'	S53°57'16"E	86.77'
C14	14°00'06"	775.00'	189.39'	N54°37'29"W	188.92'
C15	33°04'32"	150.00'	86.59'	S64°09'42"E	85.39'
C16	51°17'33"	475.00'	425.23'	N16°20'45"W	411.17'
C17	79°55'35"	260.00'	362.69'	S02°01'44"E	333.99'
C18	32°16'49"	1175.00'	661.99'	N21°47'39"E	653.27'
C19	57°01'18"	435.00'	432.92'	S34°09'53"W	415.27'
C20	33°39'58"	225.00'	132.21'	S79°30'31"W	130.31'
C21	123°39'58"	150.00'	323.76'	N34°30'31"E	264.47'
C22	13°27'59"	925.00'	217.41'	S20°35'28"E	216.91'
C23	44°49'46"	100.00'	78.24'	S62°33'39"E	76.26'
C24	29°45'42"	50.00'	25.97'	S55°01'37"E	25.68'
C25	44°06'37"	925.00'	712.13'	S11°33'05"W	694.67'
C26	76°15'25"	225.00'	299.46'	S71°44'06"W	277.84'
C27	14°05'06"	275.00'	67.60'	S77°10'45"E	67.43'
C28	150°57'30"	150.00'	395.21'	N08°44'33"W	290.42'
C29	78°29'21"	125.00'	171.24'	S27°29'31"W	158.16'
C30	133°22'18"	125.00'	290.97'	N54°56'00"E	229.59'
C31	17°34'19"	475.00'	145.68'	N67°10'00"W	145.11'
C32	17°21'25"	875.00'	265.07'	S24°55'41"W	264.06'
C33	76°15'25"	175.00'	232.91'	S71°44'06"W	216.10'
C34	14°05'06"	325.00'	79.90'	S77°10'45"E	79.69'
C35	150°57'30"	100.00'	263.47'	N08°44'33"W	193.61'
C36	78°29'21"	175.00'	239.73'	S27°29'31"W	221.42'
C37	133°22'18"	75.00'	174.58'	N54°56'00"E	137.75'
C38	17°34'19"	525.00'	161.01'	N67°10'00"W	160.38'
C39	40°17'58"	875.00'	615.44'	S07°10'29"E	602.83'
C40	43°54'42"	200.00'	153.28'	N05°22'07"W	149.56'

FINAL PLAT ESTABLISHING MOONLIGHT BEND PHASE 1 SUBDIVISION

BEING 330.9 ACRES OUT OF THE
MARIA CATALINA SURVEY, ABSTRACT 775
BURNET COUNTY, TEXAS

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ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759

OWNER/DEVELOPER:
CR AUSTIN RESORT, LLC
500 COMMERCE STREET, SUITE 700
FORT WORTH, TEXAS 76102

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CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C41	27°34'16"	425.00'	204.51'	N51°34'27"W	202.55'
C42	155°47'11"	75.00'	203.92'	N40°06'16"E	146.66'
C43	25°05'24"	425.00'	186.11'	N74°32'51"W	184.63'
C44	93°26'02"	125.00'	203.84'	S40°22'32"E	181.99'
C45	155°47'11"	25.00'	67.97'	N40°06'16"E	48.89'
C46	59°11'16"	200.00'	206.60'	N60°32'39"E	197.54'
C47	93°26'02"	75.00'	122.30'	S40°22'32"E	109.20'
C48	25°05'24"	475.00'	208.00'	N74°32'51"W	206.35'
C49	27°34'16"	375.00'	180.45'	N51°34'27"W	178.72'
C50	93°36'50"	100.00'	163.39'	S87°47'49"W	145.81'
C51	57°41'45"	275.00'	276.92'	S23°38'00"W	265.37'
C52	30°26'31"	475.00'	252.37'	N37°15'37"E	249.41'
C53	30°26'31"	525.00'	278.94'	N37°15'37"E	275.67'
C54	21°21'10"	525.00'	195.66'	S32°42'57"W	194.53'
C55	21°21'10"	475.00'	177.02'	S32°42'57"W	176.00'
C56	48°56'08"	475.00'	405.69'	N18°55'28"E	393.47'
C57	48°56'08"	525.00'	448.40'	N18°55'28"E	434.89'
C58	58°11'03"	275.00'	279.26'	S23°32'56"W	267.42'
C59	58°11'03"	225.00'	228.49'	S23°32'56"W	218.80'
C60	38°00'11"	275.00'	182.40'	N33°38'22"E	179.08'
C61	103°53'04"	285.00'	516.74'	S40°19'39"E	448.81'
C62	124°34'39"	200.00'	434.86'	S76°55'35"W	354.12'
C63	109°45'27"	200.00'	383.13'	N37°23'28"W	327.17'
C65	30°23'11"	85.00'	45.08'	S02°17'40"W	44.55'
C68	41°36'03"	150.00'	108.91'	S03°18'46"E	106.53'
C69	79°59'04"	53.00'	73.99'	S03°45'54"W	68.12'
C70	30°23'10"	234.79'	124.52'	S24°29'48"W	123.06'
C71	79°55'35"	210.00'	292.95'	S02°01'44"E	269.76'
C72	32°16'49"	1225.00'	690.16'	N21°47'39"E	681.07'
C73	51°17'33"	525.00'	469.99'	N16°20'45"W	454.46'
C74	49°02'01"	290.00'	248.18'	S15°12'59"E	240.68'
C75	40°37'27"	275.00'	194.98'	S60°02'43"E	190.92'
C76	91°58'19"	215.00'	345.12'	N34°22'17"W	309.24'
C77	13°26'08"	150.00'	35.17'	N47°30'09"W	35.09'
C78	57°01'18"	385.00'	383.16'	S34°09'53"W	367.54'
C79	33°39'58"	175.00'	102.83'	S79°30'31"W	101.35'
C80	5°44'20"	1175.00'	117.69'	N08°31'24"E	117.64'
C81	75°08'16"	90.67'	118.91'	S42°43'23"E	110.57'
C82	67°18'51"	40.00'	46.99'	N38°13'52"W	44.34'
C83	53°51'41"	435.00'	408.93'	S32°35'05"W	394.03'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C84	3°09'36"	435.00'	23.99'	S61°05'44"W	23.99'
C85	90°00'00"	10.00'	15.71'	N17°40'32"E	14.14'
C86	90°00'00"	10.00'	15.71'	S72°19'28"E	14.14'
C87	31°29'19"	325.00'	178.61'	N36°53'48"E	176.37'
C88	38°00'11"	325.00'	215.57'	N33°38'22"E	211.64'
C89	72°20'12"	150.00'	189.38'	N60°10'24"E	177.05'
C90	51°19'45"	150.00'	134.38'	N01°39'35"W	129.93'
C91	5°53'38"	925.00'	95.15'	S24°22'39"E	95.11'
C92	7°34'21"	925.00'	122.25'	S17°38'39"E	122.16'
C93	69°48'41"	90.00'	109.66'	N07°34'53"E	103.00'
C94	9°09'09"	985.00'	157.35'	S22°44'53"E	157.18'
C95	43°39'13"	125.00'	95.24'	N59°20'44"W	92.95'
C96	6°37'45"	475.00'	54.96'	N49°09'59"E	54.93'
C97	23°48'45"	475.00'	197.41'	N33°56'44"E	196.00'
C98	15°28'34"	525.00'	141.81'	S29°46'38"W	141.38'
C99	5°52'37"	525.00'	53.85'	S40°27'14"W	53.83'
C100	14°08'33"	475.00'	117.25'	N36°19'15"E	116.95'
C101	24°14'56"	475.00'	201.03'	N17°07'31"E	199.53'
C102	10°32'39"	475.00'	87.41'	N00°16'17"W	87.29'
C103	11°15'14"	275.00'	54.01'	S00°05'01"W	53.93'
C104	46°55'49"	275.00'	225.25'	S29°10'32"W	219.01'
C105	14°05'19"	275.01'	67.62'	N45°35'48"E	67.45'
C106	23°54'52"	275.00'	114.78'	N26°35'42"E	113.95'
C107	9°00'05"	200.00'	31.42'	S19°08'19"W	31.39'
C108	44°50'12"	200.00'	156.51'	S46°03'27"W	152.55'
C109	8°43'30"	200.00'	30.46'	S72°50'18"W	30.43'
C110	17°34'16"	200.00'	61.33'	S85°59'12"W	61.09'
C111	27°50'34"	200.00'	97.19'	N71°18'23"W	96.24'
C112	16°36'02"	200.00'	57.95'	N49°05'06"W	57.74'
C113	30°23'11"	85.00'	45.08'	S32°40'51"W	44.55'
C114	57°41'45"	325.00'	327.27'	S23°38'00"W	313.62'
C115	60°04'50"	150.00'	157.29'	N84°15'38"W	150.18'
C116	60°46'21"	125.00'	132.59'	N17°29'16"E	126.46'
C117	8°09'16"	225.00'	32.02'	S66°45'10"W	32.00'
C118	12°54'01"	525.00'	118.20'	N46°01'52"E	117.95'
C119	17°32'30"	525.00'	160.73'	N30°48'37"E	160.11'
C120	21°21'10"	475.00'	177.02'	S32°42'57"W	176.00'
C121	60°41'26"	125.00'	132.41'	S24°00'14"E	126.30'
C122	32°44'36"	125.00'	71.43'	S70°43'15"E	70.47'
C123	3°41'56"	425.00'	27.44'	N85°14'35"W	27.43'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C124	21°23'28"	425.00'	158.67'	N72°41'53"W	157.75'
C125	21°02'42"	75.00'	27.55'	S72°31'30"E	27.39'
C126	39°00'25"	75.00'	51.06'	N77°26'57"E	50.08'
C127	38°56'33"	75.00'	50.98'	N38°28'28"E	50.00'
C128	38°56'33"	75.00'	50.98'	N00°28'05"W	50.00'
C129	17°50'58"	75.00'	23.36'	N28°51'50"W	23.27'
C130	6°31'56"	425.00'	48.45'	N62°05'38"W	48.43'
C131	21°02'20"	425.00'	156.06'	N48°18'30"W	155.18'
C132	8°42'39"	875.00'	133.03'	S22°58'09"E	132.90'
C133	31°35'19"	875.00'	482.41'	S02°49'10"E	476.32'
C134	23°08'29"	925.00'	373.60'	S01°04'01"W	371.07'
C135	8°17'24"	925.00'	133.84'	S16°46'57"W	133.72'
C136	12°40'44"	925.00'	204.69'	S27°16'01"W	204.27'
C137	1°47'10"	225.00'	7.01'	S34°29'58"W	7.01'
C138	45°22'10"	225.00'	178.17'	S58°04'39"W	173.55'
C139	29°06'04"	225.00'	114.28'	N84°41'14"W	113.06'
C140	0°07'39"	150.00'	0.33'	N84°09'29"W	0.33'
C141	42°10'00"	150.00'	110.39'	N63°00'40"W	107.92'
C142	56°36'59"	150.00'	148.22'	N13°37'10"W	142.26'
C143	51°20'03"	150.00'	134.39'	N40°21'21"E	129.94'
C144	0°42'49"	150.00'	1.87'	N66°22'47"E	1.87'
C145	53°26'57"	125.00'	116.61'	S40°00'43"W	112.43'
C146	25°02'23"	125.00'	54.63'	S00°46'03"W	54.19'
C147	52°02'37"	125.00'	113.54'	N14°16'09"E	109.68'
C148	51°02'45"	125.00'	111.36'	N65°48'50"E	107.72'
C149	30°16'57"	125.00'	66.07'	S73°31'19"E	65.30'
C150	4°27'55"	475.00'	37.02'	N60°36'48"W	37.01'
C151	13°06'24"	475.00'	108.66'	N69°23'58"W	108.42'
C152	27°05'47"	175.00'	82.76'	S47°09'17"W	81.99'
C153	49°09'38"	175.00'	150.15'	S85°16'59"W	145.59'
C154	71°40'29"	100.00'	125.10'	N48°23'04"W	117.10'
C155	79°17'01"	100.00'	138.38'	N27°05'41"E	127.60'
C156	3°28'58"	525.00'	31.91'	N74°12'41"W	31.91'
C157	14°05'21"	525.00'	129.10'	N65°25'31"W	128.77'
C158	24°36'10"	188.00'	80.73'	N74°10'02"W	80.11'
C159	18°15'02"	162.00'	51.60'	S77°20'36"E	51.38'
C160	8°52'16"	188.00'	29.11'	N82°01'59"W	29.08'
C161	15°43'54"	188.00'	51.62'	N69°43'54"W	51.46'
C162	30°40'10"	175.00'	93.67'	S51°24'06"W	92.56'
C163	51°03'41"	150.00'	133.68'	S40°10'06"W	129.30'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C164	124°34'39"	150.00'	326.14'	S76°55'35"W	265.59'
C165	6°30'52"	325.00'	36.95'	N17°53'42"E	36.93'
C166	25°30'42"	225.00'	100.18'	S83°35'09"W	99.36'
C167	33°59'33"	260.00'	154.25'	S03°27'57"W	152.00'
C168	25°16'34"	325.00'	143.37'	S67°37'05"E	142.21'
C169	15°14'49"	325.00'	86.49'	S47°21'24"E	86.23'
C170	19°20'29"	340.00'	114.77'	S30°03'45"E	114.23'
C171	9°19'53"	340.00'	55.37'	S15°43'34"E	55.31'
C172	21°56'28"	525.00'	201.05'	N28°36'30"E	199.82'
C173	33°31'01"	225.00'	131.62'	S23°33'48"W	129.75'
C174	3°48'48"	525.00'	34.94'	N41°29'08"E	34.93'
C175	12°20'53"	225.00'	48.49'	S00°37'51"W	48.40'
C176	79°59'04"	53.00'	73.99'	S03°45'54"W	68.12'
C177	5°10'14"	225.00'	20.30'	S68°14'41"W	20.30'
C178	10°18'47"	53.00'	9.54'	S59°48'00"W	9.53'
C179	10°18'47"	33.00'	5.94'	S59°48'00"W	5.93'
C180	44°00'00"	33.00'	25.34'	S86°57'23"W	24.72'
C181	46°38'52"	33.00'	26.87'	N47°43'11"W	26.13'
C182	45°00'00"	53.00'	41.63'	S46°53'45"E	40.56'
C183	46°46'36"	53.00'	43.27'	N87°12'57"E	42.08'
C184	46°46'36"	33.00'	26.94'	N87°12'57"E	26.20'
C185	20°25'50"	53.00'	18.90'	S74°02'34"W	18.80'
C186	20°25'50"	33.00'	11.77'	S74°02'34"W	11.70'

RESORT LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1A	2.347	102,224
2A	3.801	165,578
3A	90.061	3,923,040

OPEN SPACE LOTS		
LOT NO.	ACRES	SQ. FT.
201	1.675	72,952
202	1.957	85,243
203	111.966	4,877,222

FACILITY LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1B	2.115	92,121
2B	2.188	95,326
3B	0.661	28,800

LCRA BUFFER ZONES		
AREA NO.	ACRES	SQ. FT.
1	97.563	4,249,862
2	0.123	5,345
3	0.105	4,566
4	0.025	1,103
5	0.034	1,465

RESIDENTIAL LOT TABLE		
LOT NO.	ACRES	SQ. FT.
31	0.935	40,714
32	0.889	38,739
33	1.027	44,720
34	0.933	40,624
35	0.921	40,101
36	1.289	56,144
37	1.145	49,891
38	2.472	107,680
39	1.545	67,286
40	2.150	93,641
41	2.259	98,386
42	0.891	38,793
43	1.084	47,200
44	1.304	56,806
45	1.339	58,326
46	1.340	58,388
47	1.051	45,782
48	1.253	54,563
49	0.990	43,119
50	1.209	52,662
51	1.254	54,617
52	1.616	70,379
53	1.559	67,915
58	0.900	39,190
59	1.171	51,007
60	0.948	41

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

THAT MARK RIVERS, AUTHORIZED SIGNATORY OF CR AUSTIN RESORT, LLC., A TEXAS CORPORATION, BEING THE OWNER OF A TRACT OF LAND CONTAINING 330.9 ACRES OUT OF THE MARIA CATALINA SALINAS SURVEY NO. 15, ABSTRACT NO. 775, IN BURNET COUNTY, TEXAS, BEING OUT OF A CALLED 569.11 ACRE TRACT (DESCRIBED AS TRACT 1) CONVEYED TO CR AUSTIN RESORT, LLC, RECORDED IN DOCUMENT NO. 202120226 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS (O.P.R.B.C.T.), BEING OUT OF A CALLED 3.29 ACRE TRACT (DESCRIBED AS TRACT 2) CONVEYED TO CR AUSTIN RESORT, LLC, RECORDED IN DOCUMENT NO. 202120226 (O.P.R.B.C.T.), BEING OUT OF A CALLED 8.12 ACRE TRACT (DESCRIBED AS TRACT 1) CONVEYED TO CR AUSTIN RESORT, LLC, RECORDED IN DOCUMENT NO. 202120227 (O.P.R.B.C.T.), DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT LAND, AND DO HEREBY SUBDIVIDE 330.9 ACRES AS SHOWN HEREON, TO BE KNOWN AS

MOONLIGHT BEND PHASE 1

AS THE OFFICIAL PLAT OF THE SAME, THE EASEMENTS HEREON ARE RESERVED FOR THE USE OF PUBLIC UTILITY PROVIDERS.

MARK RIVERS

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK RIVERS, AUTHORIZED SIGNATORY OF CR AUSTIN RESORT, LLC., 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 THIS ____ DAY OF ____, 20__ A.D.

NOTARY PUBLIC FOR TRAVIS COUNTY, TEXAS

STATE OF TEXAS {
COUNTY OF BURNET {

I, STEVEN M. DUARTE, DO HEREBY CERTIFY THAT THE SURVEY-RELATED PORTIONS OF THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION. LOT CORNERS WILL BE SET AFTER THE PLAT IS RECORDED AND SITE GRADING IS COMPLETE.

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. FOR REVIEW PURPOSES ONLY.

STEVEN M. DUARTE, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5940
STEVEN.DUARTE@KIMLEY-HORN.COM

STATE OF TEXAS §
COUNTY OF BURNET §

I, JOE DON DOCKERY, COUNTY COMMISSIONER OF PRECINCT NO. 4, IN BURNET COUNTY, TEXAS, HAVE REVIEWED THE PLAT OF THIS SUBDIVISION AND HEREBY APPROVE SAID PLAT FOR PRESENTATION TO THE COMMISSIONERS COURT OF BURNET COUNTY, TEXAS.

JOE DON DOCKERY, COMMISSIONER PRECINCT NO. 4

STATE OF TEXAS §
COUNTY OF BURNET §

I, BRYAN WILSON, JUDGE OF THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN APPROVED BY THE COMMISSIONER'S COURT OF BURNET COUNTY, ON THE ____ DAY OF ____, 2025 AND BY MY SIGNATURE AFFIXED HERETO, AUTHORIZED THIS PLAT TO BE RECORDED IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

BRYAN WILSON, COUNTY JUDGE

BENCHMARK NOTE:
TBM #1- MAG NAIL IN WIRE GAME FENCE POST IN THE WEST MARGIN OF FLYING X ROAD, ±64' NORTHWEST OF A POWER POLE MARKED "182017" IN THE EAST MARGIN OF FLYING X ROAD, AND ±290' NORTHWEST OF A POWER POLE MARKED "182016" IN THE EAST MARGIN OF FLYING X ROAD. ELEVATION = 829.50'.

TBM #2- MAG NAIL IN CONCRETE AT BASE OF BARBWIRE FENCE POS TIN THE EAST MARGIN OF FLYING X ROAD, ±5' SOUTHEAST OF A POWER POLE MARKED "182022" IN THE EAST MARGIN OF FLYING X ROAD, AND ±535' SOUTHEAST OF A POWER POLE MARKED "182017" IN THE EAST MARGIN OF FLYING X ROAD. ELEVATION = 816.08'.

GENERAL NOTES:

- THIS RESIDENTIAL AND COMMERCIAL SUBDIVISION IS WITHIN THE MOONLIGHT BEND MUNICIPAL UTILITY DISTRICT, A SPECIAL DISTRICT WITH JURISDICTION TO LEVY TAXES TO SUPPORT THE CONSTRUCTION AND MAINTENANCE OF INFRASTRUCTURE WITHIN THE DEVELOPMENT. THIS PROPERTY SHALL BE DEVELOPED PURSUANT TO THE CONSENT AGREEMENT FOR THE CREATION OF THE DISTRICT. NO PORTION OF THIS PROJECT IS WITHIN AN ETJ.
- THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS.
- THIS SUBDIVISION IS SERVED BY THE CENTRALIZED WATER DISTRIBUTION AND WASTEWATER TREATMENT SYSTEMS SHARED WITH MOONLIGHT BEND MUNICIPAL UTILITY DISTRICT. BURNET COUNTY, BURNET COUNTY IMPROVEMENT DISTRICT NO. 1 AND TRAVIS COUNTY IMPROVEMENT DISTRICT NO. 1 DO NOT GUARANTEE THE QUALITY OR QUANTITY OF A RELIABLE WATER SOURCE.
- BY FILING THIS PLAT AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY ACKNOWLEDGE AND AGREE THAT THE COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE PRIVATE ROADS IN THIS SUBDIVISION.
- PRIVATE/GATED ROADWAYS SHALL BE CONSIDERED PRIVATE AND SHALL BE MAINTAINED BY THE MOONLIGHT BEND MUNICIPAL UTILITY DISTRICT AND/OR A HOMEOWNER'S ASSOCIATION.
- ANY UNMANNED GATES SHALL HAVE A KNOX BOX FOR THE FIRE DEPARTMENT.
- MINIMUM SINGLE-FAMILY, ATTACHED RESIDENTIAL LOT WIDTH SHALL BE FORTY FEET WIDE.
- MINIMUM SINGLE-FAMILY, ATTACHED RESIDENTIAL LOT LENGTH SHALL BE EIGHTY FEET LONG.
- MINIMUM FRONT SETBACK FOR SINGLE-FAMILY LOTS SHALL BE TWENTY-FIVE FEET OR AS REQUIRED BY THE HOMEOWNER'S ASSOCIATION.
- MINIMUM REAR SETBACK FOR SINGLE-FAMILY LOTS SHALL BE TWENTY FEET OR AS REQUIRED BY THE HOMEOWNER'S ASSOCIATION.
- MINIMUM SIDE SETBACK FOR SINGLE-FAMILY LOTS SHALL BE TEN FEET FROM LOT LINE, TWENTY FEET FROM SIDE ROAD R.O.W. OR AS REQUIRED BY THE HOMEOWNER'S ASSOCIATION.
- MINIMUM FRONT SETBACK FOR COMMERCIAL LOTS SHALL BE FIFTEEN FEET.
- MINIMUM SIDE AND REAR SETBACK FOR COMMERCIAL LOTS SHALL BE TEN FEET.
- MOONLIGHT BEND MUNICIPAL UTILITY DISTRICT DOES NOT GUARANTEE THE QUALITY OR QUANTITY OF A RELIABLE WATER SOURCE.
- THIS PROPERTY IS PARTIALLY LOCATED WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION OR DEPTH DETERMINED, ZONE 'X' (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AS SHOWN ON F.I.R.M. MAP NO. 48053C0620G, BURNET COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED NOVEMBER 1, 2019.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE ENGINEERING PORTIONS OF THIS PLAT WERE DESIGNED BY KIMLEY-HORN (NORTH AUSTIN).

LCRA NOTES:

- ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE (HLWO). ALL STORMWATER RUNOFF SHALL BE TREATED AND MANAGED PER THE HLWO TECHNICAL CRITERIA BEFORE DRAINING TO THE EXISTING WATERWAYS AND CREEKS. 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.
- THE WATERWAY BUFFER ZONE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER 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 THOSE NOTED IN CHAPTER 2.4 OF THE HLWO WATER QUALITY MANAGEMENT TECHNICAL MANUAL MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT. ROADWAY CROSSINGS, STORMWATER DETENTION STRUCTURES, AND UTILITY CROSSINGS SHALL MINIMIZE DISTURBANCE TO THE MAXIMUM EXTENT PRACTICAL AND SHOULD OCCUR AT NEAR RIGHT ANGLES TO THE WATERWAY CENTERLINE. THE EASEMENT SHALL BE MAINTAINED 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 PROPERTY AUTHORITY.
- THE PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE (BMP) EASEMENT IS FOR THE PURPOSE OF PROTECTING THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURE OR OTHER IMPROVEMENT MAY BE CONSTRUCTED OR MAINTAINED WITHIN A WATER QUALITY BMP EASEMENT AREA UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LCRA). THE WATER QUALITY BMP EASEMENT MAY BE ENFORCED BY THE LOWER COLORADO RIVER AUTHORITY OR ANY OTHER GOVERNMENTAL ENTITY WITH THE AUTHORITY TO PROTECT THE ENVIRONMENT FOR THE BENEFIT OF THE PUBLIC, BY INJUNCTION OR OTHER ACTION IN A COURT OF APPROPRIATE JURISDICTION.
- PRIOR TO SUBMITTING A DEVELOPMENT PERMIT APPLICATION, THE APPLICANT MUST PREPARE A WATER QUALITY MASTERPLAN PER SECTION 6.2 OF THE HIGHLAND LAKES WATERSHED ORDINANCE. TECHNICAL CRITERIA AND REQUIREMENTS OF THE MASTER PLAN ARE DETAILED IN APPENDIX 1.6 OF THE HLWO WATER QUALITY MANAGEMENT TECHNICAL MANUAL. A DEVELOPMENT PERMIT FOR A PHASE OR SECTION CAN BE SUBMITTED CONCURRENTLY WITH AN OVERALL DEVELOPMENT WATER QUALITY MASTER PLAN.

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000122282423.

SURVEY CONTROL:

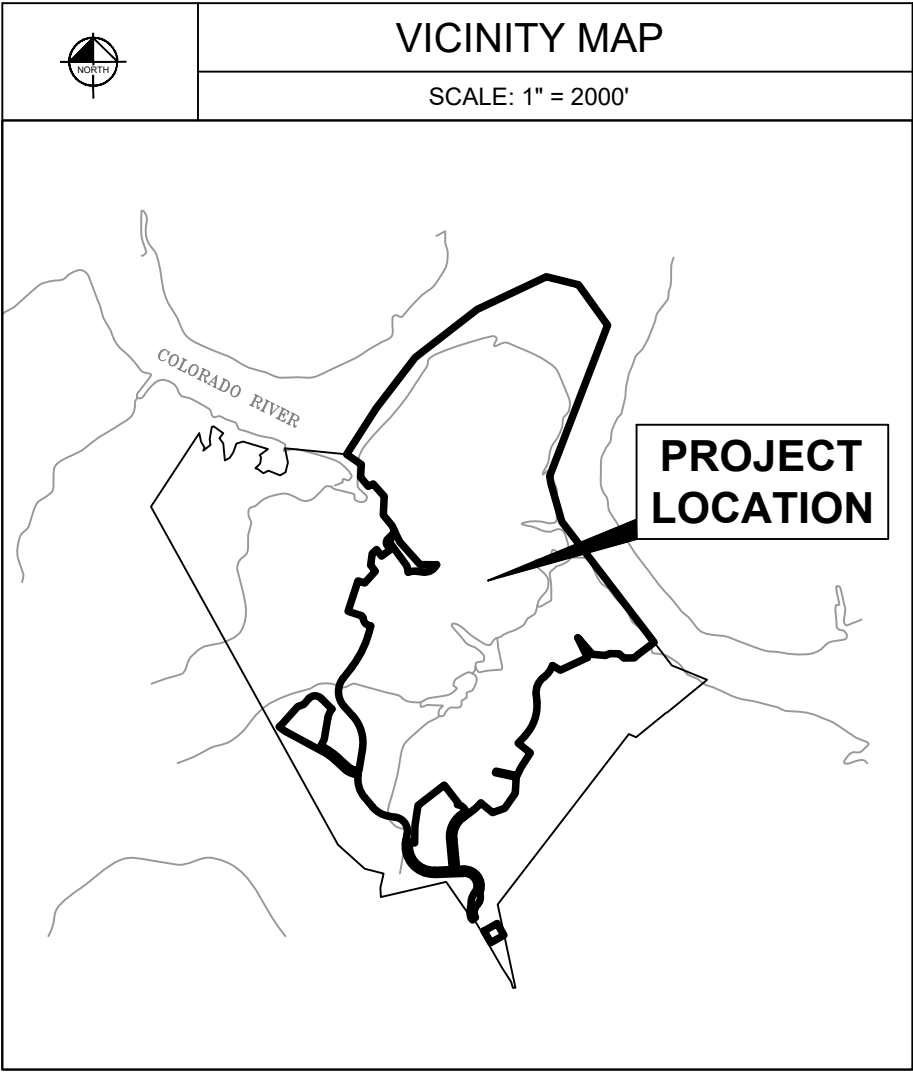
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED MAY 23, 2022.

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759

OWNER/DEVELOPER:
CR AUSTIN RESORT, LLC
500 COMMERCE STREET, SUITE 700
FORT WORTH, TEXAS 76102

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SUBMITTAL DATE: XX/XX/2025

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

FINAL PLAT ESTABLISHING
MOONLIGHT BEND PHASE 1
SUBDIVISION

BEING 330.9 ACRES OUT OF THE
MARIA CATALINA SURVEY, ABSTRACT 775
BURNET COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771
TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	MPD	SMD	8/7/2025	069291617	17 OF 17