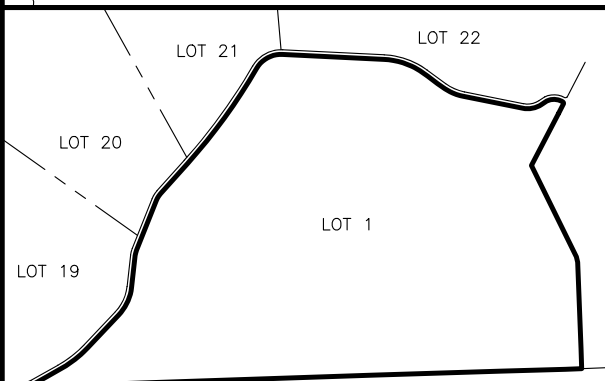
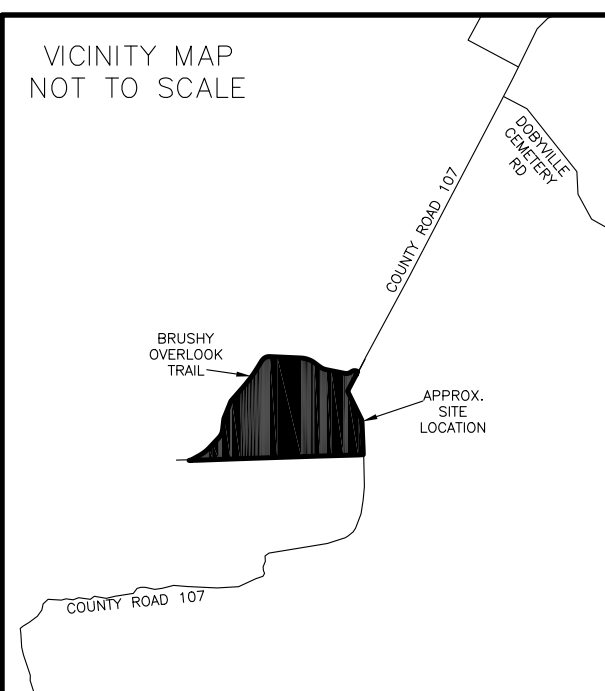


VICINITY MAP
NOT TO SCALE



ORIGINAL LOT CONFIGURATION
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 27°30'59" W	765.50'
L2	S 26°10'01" E	1325.76'
L3	S 13°16'26" E	73.91'
L4	S 02°12'19" E	1126.11'
L5	S 02°12'19" E	258.69'
L6	S 87°20'31" W	214.04'
L7	S 88°18'09" W	615.28'
L8	S 88°17'57" W	509.14'
L9	S 88°18'49" W	805.42'
L10	S 88°15'53" W	449.53'
L11	S 88°04'10" W	999.12'
L12	S 88°03'25" W	679.66'
L13	S 88°01'23" W	614.31'
L14	S 88°04'54" W	940.10'
L15	S 87°50'40" W	448.50'
L16	S 88°06'34" W	658.90'
L17	S 88°13'56" W	332.02'
L18	N 60°38'18" E	400.37'
L19	N 43°21'10" E	585.45'
L20	N 06°24'17" E	412.36'
L21	N 21°43'13" E	697.95'
L22	N 41°50'56" E	526.86'
L23	S 87°09'52" E	1321.94'
L24	S 53°42'44" E	297.74'
L25	S 78°42'50" E	783.83'
L26	N 56°32'06" E	82.37'
L27	S 27°31'50" W	132.54'

- SURVEY NOTES:**
- BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)-HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
 - IRON ROD SET ARE 1/2" INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTL5"
 - NO RECORD INFORMATION FOUND FOR LCRA STREAM BUFFERS. LOCATION SHOWN SHOULD BE CONSIDERED APPROXIMATE. LOCATION TAKEN FROM ORIGINAL SUBDIVISION PLAT.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, THAT IT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, THAT IT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

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.

THAIS WATSON AHLSTRAND REGISTERED PROFESSIONAL LAND SURVEYOR #6359

PLAT DATE: 10/31/25
JOB #25-50191



Cross Texas Land Services, Inc.
702 RIO GRANDE, #301 - AUSTIN, TEXAS 78701
512-955-2878

TX. FIRM REG. #100248-00
www.crosstexaslandservices.com

SCALE: 1"=400'

LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- B.C.P.R. - BURNET COUNTY PLAT RECORDS
- B.C.O.P.R. - BURNET COUNTY DEED RECORDS
- B.C.O.P.R. - BURNET COUNTY OFFICIAL PUBLIC RECORDS
- U.E. - UTILITY EASEMENT
- B.L. - BUILDING SETBACK LINE
- (BKG.-DIST.) RECORD CALL
- POINT
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- 1/2" IRON ROD SET
- WOOD FENCE, POST FOUND

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	260.07'	125.96'	124.73'	N 74°26'56" E
C2	1530.00'	461.85'	460.10'	N 52°02'06" E
C3	630.00'	406.28'	399.27'	N 24°51'42" E
C4	270.00'	72.42'	72.20'	N 13°59'11" E
C5	294.27'	103.57'	103.04'	N 31°43'58" E
C6	7530.00'	1532.68'	1530.04'	N 36°00'25" E
C7	370.00'	404.47'	384.63'	N 61°30'29" E
C8	970.00'	566.72'	558.70'	S 70°26'48" E
C9	680.00'	297.12'	294.77'	S 66°12'08" E
C10	330.00'	258.17'	251.64'	N 78°51'36" E
C11	222.89'	212.26'	204.33'	S 87°32'05" E
C12	25.02'	39.28'	35.37'	S 17°25'39" E

LOT 21
BRUSHY MOUNTAIN SUBDIVISION
#202305673, B.C.P.R.
BURNET COUNTY 581 LTD
#202401706 B.C.O.P.R.

LOT 20
BRUSHY MOUNTAIN SUBDIVISION
#202305673, B.C.P.R.
BURNET COUNTY 581 LTD
#202401706 B.C.O.P.R.

LOT 19
BRUSHY MOUNTAIN SUBDIVISION
#202305673, B.C.P.R.
BURNET COUNTY 581 LTD
#202401706 B.C.O.P.R.

D. R. HOLLAND
SURVEY NO. 16
ABSTRACT NO. 1429

E. TEX. R.R. CO.
SURVEY NO. 15
ABSTRACT NO. 1125

FREDERICK KNIGHT SURVEY NO. 9
ABSTRACT NO. 506

LOT 1-B
407.825 ACRES

LOT 1-A
70.000 ACRES

UTILITY EASEMENT
#201306824 B.C.O.P.R.

PERMANENT ACCESS
EASEMENT
#201913462 B.C.O.P.R.

60' LCRA
STREAM BUFFER

SURFACE SITE &
ACCESS EASEMENT
#201600569 B.C.O.P.R.

(122.137 ACRES)
HECTOR MENDOZA
#202014354 B.C.R.P.R.

E. TEX. R.R. CO.
SURVEY NO. 15
ABSTRACT NO. 1125

NOTES:

- THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES, COVENANTS AND RESTRICTIONS OF THE BRUSHY MOUNTAIN SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 202305673, OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480530C175F, DATED MARCH 15, 2012, NO PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR REGULATORY FLOODPLAIN.
- ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCES. 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.
- 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.
- WATER IS PROVIDED BY PRIVATE WELLS.
- BURNET COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
- GARBAGE PICK-UP IS AVAILABLE BY A COMMERCIAL FIRM.
- 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.
- ELECTRIC POWER IS PROVIDED BY PEDERNALES ELECTRICAL COOPERATIVE.
- THERE ARE 2 NEW LOTS WITHIN THIS SUBDIVISION.
- THE PORTION OF BRUSHY OVERLOOK TRAIL RIGHT OF WAY, AS CALLED OUT ON THE PLAT, COINCIDES WITH THE INFRASTRUCTURE CORRIDOR AS ALLOWED BY THE CONSERVATION EASEMENT ON DOCUMENT NO. 20120513, B.C.O.P.R. PER SECTION 2.6 OF THE CONSERVATION EASEMENT, THE CONSTRUCTION OF ACCESS ROADS, WATER AND WASTEWATER LINES, ELECTRIC, CABLE TELEVISION, TELEPHONE AND GAS LINES IS ALLOWED. THE SECTION OF BRUSHY OVERLOOK TRAIL RIGHT OF WAY COINCIDING WITH THE INFRASTRUCTURE CORRIDOR SHALL BE 50 FEET WIDE AS PER THE BURNET COUNTY MINIMUM. THE PORTION OF BRUSHY OVERLOOK TRAIL WITHIN THE CONSERVATION EASEMENT COINCIDES WITH THE LOCATION OF THE INFRASTRUCTURE CORRIDOR PER THE NOTICE OF RELOCATION OF CONSERVATION EASEMENT INFRASTRUCTURE CORRIDOR AS RECORDED IN DOCUMENT NO. 202115041, B.C.O.P.R.

THE STATE OF TEXAS
COUNTY OF BURNET

KNOW ALL MEN BY THESE PRESENTS, BRUSHY MEADOW LLC, BEING THE OWNER OF LOT 1, BRUSHY MOUNTAIN SUBDIVISION, AS PER PLAT RECORDED IN INSTRUMENT #202305673, B.C.P.R., AND DESCRIBED IN INSTRUMENT #202305914, B.C.O.P.R., DO HEREBY SUBDIVIDE SAID LOT 1, TO BE KNOWN AS "REPLAT OF LOT 1, BRUSHY MOUNTAIN 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 _____, 20____.

COLLIN COOPER, AUTHORIZED REPRESENTATIVE OF BRUSHY MEADOW LLC
2828 25TH STREET, LUBBOCK, TEXAS 79410

STATE OF TEXAS
COUNTY OF BURNET

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE STATE OF TEXAS
COUNTY OF BURNET

THE ATTACHED PLAT TO BE KNOWN AS "REPLAT OF LOT 1, BRUSHY MOUNTAIN SUBDIVISION", BEING A 477.825 ACRE TRACT OF LAND, OUT OF THE FREDERICK KNIGHT SURVEY NO. 9, ABSTRACT NO. 506, THE E. TEX. R.R. CO. SURVEY NO. 15, ABSTRACT NO. 1125, AND THE D. R. HOLLAND SURVEY NO. 16, ABSTRACT NO. 1429, SITUATED IN BURNET COUNTY, TEXAS, AND BEING ALL OF LOT 1, AS DESCRIBED IN INSTRUMENT NO. 202305914, 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 THE _____ DAY OF _____, 20____.

APPROVED BY: _____
JIM LUTHER, JR., COMMISSIONER, PRECINCT 1

BRYAN WILSON, COUNTY JUDGE, BURNET COUNTY, TEXAS

REPLAT OF LOT 1, BRUSHY MOUNTAIN SUBDIVISION RECORDED IN INSTRUMENT NO. 202305673, B.C.P.R., ESTABLISHING LOTS 1-A AND 1-B, BURNET COUNTY, TEXAS.