

STATE OF TEXAS: _____;
COUNTY OF _____:

KNOW ALL MEN BY THESE PRESENTS: THAT CALIZA DEVELOPMENT, LLC., BEING THE OWNER OF A 61.79 ACRE TRACT OUT OF THE GUADALUPE COLLEGE SURVEY NO. 7, ABSTRACT NO. 347, BURNET COUNTY, TEXAS, FURTHER BEING THE REMNANT TRACT OF A CALLED 23.0 ACRE TRACT AS DESCRIBED IN WARRANTY DEED WITH VENDER'S LIEN FROM JEFFREY S. RUNGE AND SHARON M. RUNGE TO CALIZA DEVELOPMENT, LLC, RECORDED IN DOCUMENT NO. 202200958 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING THE REMNANT TRACT OF A CALLED 50.00 ACRE TRACT AS DESCRIBED IN WARRANTY DEED WITH VENDER'S LIEN FROM JEFFREY S. RUNGE AND SHARON M. RUNGE TO CALIZA DEVELOPMENT, LLC, RECORDED IN DOCUMENT NO. 202200010 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY PLAT THE SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "CALIZA SUBDIVISION" AS THE OFFICIAL PLAT OF SAME AND DOES HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC

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

WAYNE CORLEY — PRINCIPAL
CALIZA DEVELOPMENT, LLC.

STATE OF TEXAS: _____;
COUNTY OF _____:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED WAYNE CORLEY, THE AUTHORIZED AGENT FOR CALIZA DEVELOPMENT, LLC., 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.

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 61.79 ACRE TRACT OUT OF THE GUADALUPE COLLEGE SURVEY NO. 7, ABSTRACT NO. 347, BURNET COUNTY, TEXAS, FURTHER BEING THE REMNANT TRACT OF A CALLED 23.0 ACRE TRACT AS DESCRIBED IN WARRANTY DEED WITH VENDER'S LIEN FROM JEFFREY S. RUNGE AND SHARON M. RUNGE TO CALIZA DEVELOPMENT, LLC, RECORDED IN DOCUMENT NO. 202200958 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING THE REMNANT TRACT OF A CALLED 50.00 ACRE TRACT AS DESCRIBED IN WARRANTY DEED WITH VENDER'S LIEN FROM JEFFREY S. RUNGE AND SHARON M. RUNGE TO CALIZA DEVELOPMENT, LLC, RECORDED IN DOCUMENT NO. 202200010 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY PLAT THE SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "CALIZA SUBDIVISION", 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:

DAMON BEIERLE, COMMISSIONER PRECINCT 2

BRYAN WILSON, COUNTY JUDGE

STATE OF TEXAS: _____;
COUNTY OF BURNET:

I, LEE P. FOX, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "CALIZA 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 _____ 2ND DAY OF _____ OCTOBER _____, 2025.

PRELIMINARY — ADMINISTRATIVE REVIEW

PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33(e), 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"

LEE P. FOX, R.P.L.S. NO. 7125

BEING 61.79 ACRES OUT OF THE GUADALUPE COLLEGE SURVEY NO. 7, ABSTRACT NO. 347, BURNET COUNTY, TEXAS, FURTHER BEING THE REMNANT TRACT OF A CALLED 23.0 ACRE TRACT AS DESCRIBED IN WARRANTY DEED WITH VENDER'S LIEN FROM JEFFREY S. RUNGE AND SHARON M. RUNGE TO CALIZA DEVELOPMENT, LLC, RECORDED IN DOCUMENT NO. 202200958 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING THE REMNANT TRACT OF A CALLED 50.00 ACRE TRACT AS DESCRIBED IN WARRANTY DEED WITH VENDER'S LIEN FROM JEFFREY S. RUNGE AND SHARON M. RUNGE TO CALIZA DEVELOPMENT, LLC, RECORDED IN DOCUMENT NO. 202200010 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 61.79 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND WITH "CUPLIN" PROPERTY CAP, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FM NO. 243, AT THE NORTHEASTERLY CORNER OF A REMNANT TRACT OF A CALLED 133.63 ACRE TRACT AS DESCRIBED IN DOCUMENT TO JEFFREY S. RUNGE, ET UX, RECORDED IN VOLUME 941, PAGE 390 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, BEING THE NORTHWESTERLY CORNER OF THE REMNANT TRACT OF SAID 23.0 ACRE TRACT, AND HEREOF, WHENCE A CONCRETE HIGHWAY MONUMENT BEARS SOUTH 63°03'21" WEST, A DISTANCE OF 625.08' FOR REFERENCE;

THENCE NORTH 63°03'21" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FM NO. 243, THE NORTHERLY LINE OF THE REMNANT TRACT OF SAID 23.0 ACRE TRACT, AND HEREOF, A DISTANCE OF 609.98' TO A 1/2" IRON PIN FOUND WITH "CUPLIN" PROPERTY CAP, AT THE NORTHWESTERLY CORNER OF A CALLED 30 ACRE TRACT AS DESCRIBED IN DOCUMENT TO WAYNE K BARKSDALE AND JUDITH ANN BARKSDALE, RECORDED IN VOLUME 210, PAGE 694 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS, BEING THE NORTHEASTERLY CORNER HEREOF, WHENCE A CONCRETE HIGHWAY MONUMENT BEARS NORTH 63°03'21" EAST, A DISTANCE OF 1364.04' FOR REFERENCE;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID 30.0 ACRE TRACT, THE NORTHEASTERLY LINE OF THE REMNANT TRACT OF SAID 23.0 ACRE TRACT AND SAID 50.00 ACRE TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES:

- 1) SOUTH 25°53'58" EAST, A DISTANCE OF 567.89' TO A 1/2" IRON PIN FOUND WITH "CUPLIN" PROPERTY CAP;
- 2) NORTH 85°43'00" EAST, A DISTANCE OF 870.46' TO A 1/2" IRON PIN FOUND WITH "CUPLIN" PROPERTY CAP;
- 3) NORTH 71°04'32" EAST, A DISTANCE OF 19.44' TO A 1/2" IRON PIN FOUND WITH "DJS" PROPERTY CAP, AT THE NORTHWESTERLY CORNER OF A CALLED 40.789 ACRE TRACT AS DESCRIBED IN DOCUMENT TO LUIS M. GUTIERREZ AND CONSUELO GUTIERREZ, RECORDED IN DOCUMENT NO. 201703912 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING A NORTHEASTERLY CORNER HEREOF;

THENCE SOUTH 27°24'27" EAST, ALONG THE WESTERLY LINE OF SAID 40.789 ACRE TRACT AND THEN THE WESTERLY LINE OF A CALLED 33.00 ACRE TRACT AS DESCRIBED IN DOCUMENT TO MAREEN L. MULVANEY, RECORDED IN DOCUMENT NO. 201906515 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, THE EASTERLY LINE OF REMNANT TRACT OF SAID 50.00 ACRE TRACT, AND HEREOF, A DISTANCE OF 1670.22' TO A 1/2" IRON PIN FOUND WITH "DJS" PROPERTY CAP, ALONG THE NORTHERLY LINE OF A CALLED 10.453 ACRE TRACT AS DESCRIBED IN DOCUMENT TO PATRICK PETERSON, RECORDED IN DOCUMENT NO. 201005426 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, BEING THE SOUTHEASTERLY CORNER HEREOF;

THENCE ALONG THE NORTHERLY LINE OF SAID 10.453 ACRE TRACT, THE SOUTHERLY LINE OF THE REMNANT TRACT OF SAID 50.00 ACRE TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES:

- 1) SOUTH 68°42'59" WEST A DISTANCE OF 492.89' TO A 1/2" IRON PIN FOUND;
- 2) SOUTH 69°03'40" WEST, A DISTANCE OF 334.12' TO A 1/2" IRON PIN FOUND AT THE NORTHEASTERLY CORNER OF A CALLED 4.716 ACRE TRACT AS DESCRIBED IN DOCUMENT TO JASON A. BERENJI, RECORDED IN DOCUMENT NO. 201712811 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, BEING A SOUTHERLY ANGLE POINT HEREOF;

THENCE SOUTH 68°43'24" WEST, ALONG THE NORTHERLY LINE OF SAID 4.716 ACRE TRACT, THE SOUTHERLY LINE OF THE REMNANT TRACT OF SAID 50.00 ACRE TRACT, AND HEREOF, A DISTANCE OF 594.15' TO A 1/2" IRON PIN FOUND WITH ILLEGIBLE YELLOW PROPERTY CAP, AT THE SOUTHEASTERLY CORNER OF LOT 19 OF DAHLIA ESTATES, PHASE FOUR, A BURNET COUNTY SUBDIVISION AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 202211826 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING THE SOUTHWESTERLY CORNER HEREOF;

THENCE NORTH 21°13'23" WEST, ALONG THE EASTERLY LINE OF SAID DAHLIA ESTATES, PHASE FOUR, THE WESTERLY LINE OF THE REMNANT TRACT OF SAID 50.00 ACRE TRACT, AND HEREOF, A DISTANCE OF 374.96' TO A 1/2" IRON PIN FOUND WITH ILLEGIBLE YELLOW PROPERTY CAP, BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF A CALLED 11.09 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT TO PATRICIO AVILES JAIMES, RECORDED IN DOCUMENT NO. 202402178 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, BEING A WESTERLY CORNER HEREOF;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID 11.09 ACRE TRACT, THE WESTERLY LINE OF THE REMNANT TRACT OF SAID 50.00 ACRE TRACT AND SAID 23.0 ACRE TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES:

- 1) NORTH 68°45'15" EAST, A DISTANCE OF 49.96' TO A 1/2" IRON PIN FOUND WITH ILLEGIBLE YELLOW CAP;
- 2) NORTH 21°12'12" WEST, A DISTANCE OF 356.66' TO A 1/2" IRON PIN FOUND WITH ILLEGIBLE YELLOW CAP;
- 3) NORTH 68°48'40" EAST, A DISTANCE OF 99.98' TO A 1/2" IRON PIN FOUND WITH "DATAPOINT" PROPERTY CAP;
- 4) NORTH 21°12'54" WEST, A DISTANCE OF 707.25' TO A 1/2" IRON PIN FOUND WITH "DATAPOINT" PROPERTY CAP;
- 5) NORTH 88°14'33" WEST, A DISTANCE OF 376.72' TO A 1/2" IRON PIN FOUND WITH ILLEGIBLE YELLOW CAP, AT AN EASTERLY ANGLE POINT OF THE REMNANT TRACT OF SAID 133.63 ACRE TRACT, THE NORTHEASTERLY CORNER OF SAID 11.09 ACRE TRACT, AND BEING A WESTERLY ANGLE POINT HEREOF;

THENCE NORTH 25°50'49" WEST, ALONG THE EASTERLY LINE OF THE REMNANT TRACT OF SAID 133.63 ACRE TRACT, THE WESTERLY LINE OF THE REMNANT OF SAID 23.0 ACRE TRACT, AND HEREOF, A DISTANCE OF 836.33' TO THE POINT OF BEGINNING, CALCULATED TO CONTAIN 61.79 ACRES, MORE OR LESS.

NOTES:

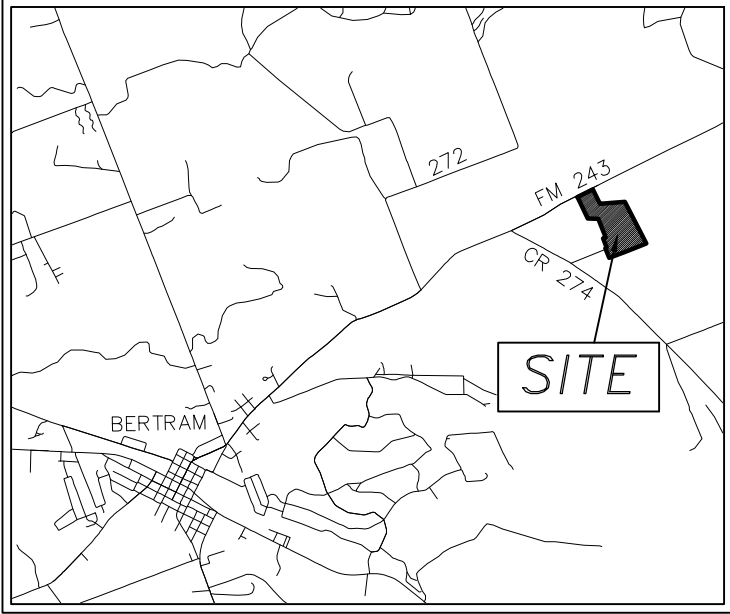
1. WATER WILL BE PROVIDED BY SUNSET WATER UTILITIES/HIGH SIERRA WATER SYSTEMS.
2. WASTE WATER WILL BE SUPPORTED BY O.S.S.F.
3. GARBAGE PICKUP IS AVAILABLE BY COMMERCIAL FIRM.
4. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY CURRENT SUBDIVISION REGULATIONS.
5. ALL OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0375G, EFFECTIVE 11/1/2019.
6. SUBJECT TO LAND USE ORDINANCES AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS IN PLACE AT TIME OF PLAT.
7. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM — NAD 83, CENTRAL ZONE.
8. THE COORDINATES SHOWN HEREON ARE GRID VALUES, FOR SURFACE VALUES APPLY A COMBINED SCALE FACTOR OF 1.00011940 FEET.

DEVELOPER:
CALIZA DEVELOPMENT, LLC
105 KEYSTONE CV.
GEORGETOWN, TX 78633

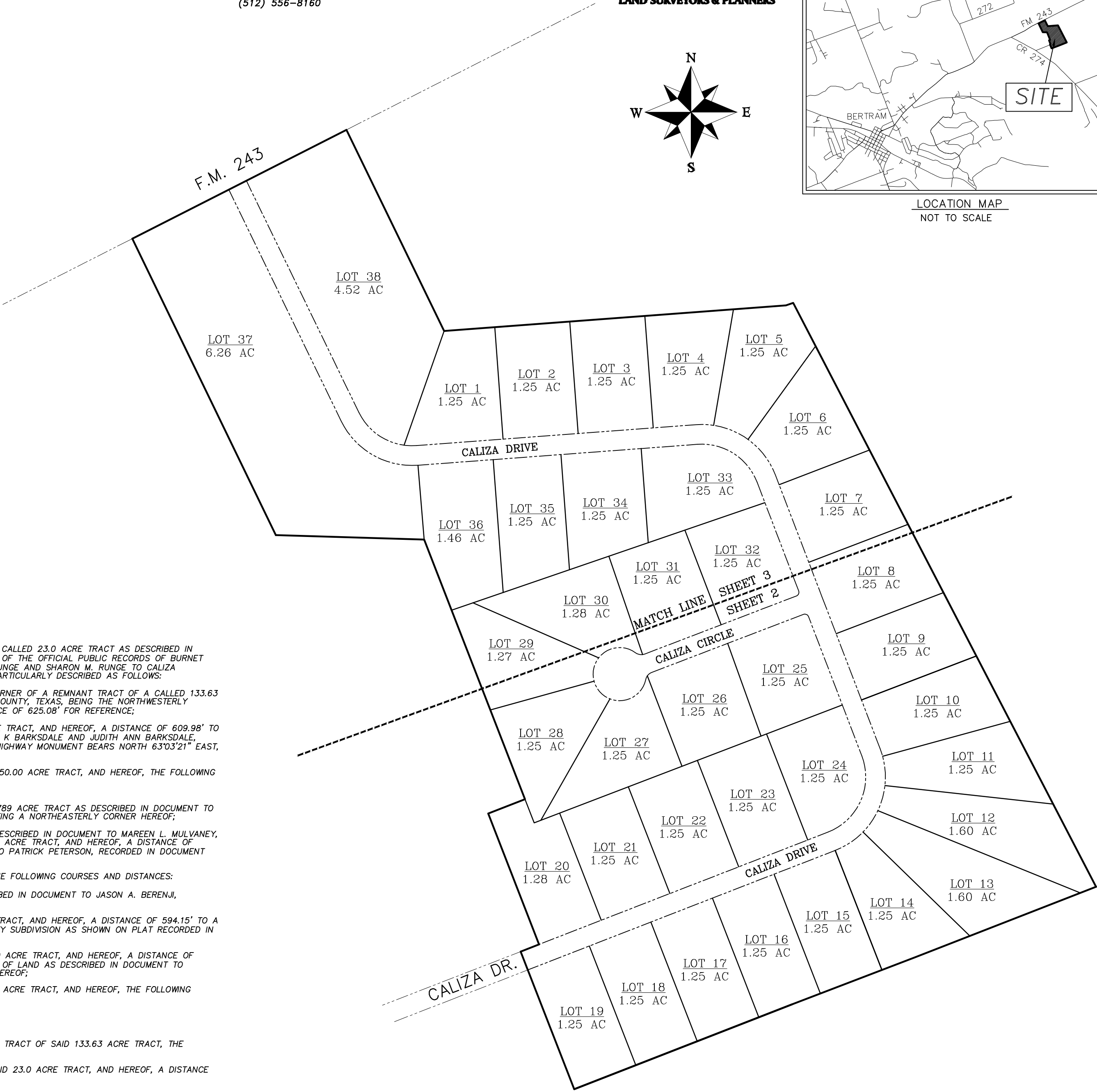
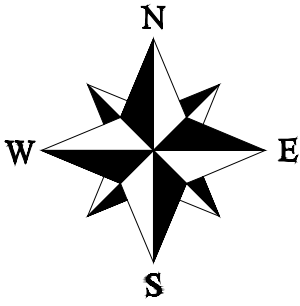
ENGINEER:
ECKERMANN ENGINEERING, INC.
P.O. BOX 388
202 SPRING HO AVENUE
LAMPASAS, TX 76550
(512) 556-8160

SURVEYOR:
CUPLIN AND ASSOCIATES
1500 OLLIE LANE
MARBLE FALLS, TEXAS 78654
(325) 388-3300

CUPLIN
ASSOCIATES INC
LAND SURVEYORS & PLANNERS



LOCATION MAP
NOT TO SCALE



BEING 61.79 ACRES OUT OF THE GUADALUPE COLLEGE SURVEY NO. 7, ABSTRACT NO. 347, BURNET COUNTY, TEXAS, FURTHER BEING THE REMNANT TRACT OF A CALLED 23.0 ACRE TRACT AS DESCRIBED IN DOCUMENT TO CALIZA DEVELOPMENT, LLC, RECORDED IN DOCUMENT NO. 202200958 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING THE REMNANT TRACT OF A CALLED 50.00 ACRE TRACT AS DESCRIBED IN DOCUMENT TO CALIZA DEVELOPMENT, LLC, RECORDED IN DOCUMENT NO. 202200010 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS
TO BE KNOWN AS

CALIZA SUBDIVISION

PROJ. NO. 25415
PREPARED FOR: CALIZA DEVELOPMENT LLC.
TECH: C.W.C
APPROVED: P. FOX
FIELDWORK PERFORMED ON: JULY 2025
COPYRIGHT: 2025
PROFESSIONAL FIRM NO: 10126900

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

	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		

1 OF 3
SHEET