

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: THAT JOSEPH A. NAVARRO, BEING THE OWNER OF A CALLED 0.419 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 202216892, OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND ALL OF A CALLED TRACT 1 (50.0 ACRES) AND TRACT II (3.94 ACRES) RECORDED IN DOCUMENT NO. 201206106 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS DOES HEREBY SUBDIVIDE THE SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT TO BE KNOWN AS "POINT LAGO" AS THE OFFICIAL PLAT OF SAME, AND DO HEREBY DEDICATE THE STREETS AND EASEMENTS DESCRIBED HEREIN TO THE PROPERTY OWNERS.

WITNESS MY HAND THIS ____ DAY OF _____, 2023.

BY: _____
JOSEPH A. NAVARRO — OWNER

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOSEPH A. NAVARRO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING 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 _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS: THAT LAKE TRAVIS ORCHARDS, LTD., BEING THE OWNER OF THAT CERTAIN 0.113 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NOS. 201607094 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DOES HEREBY SUBDIVIDE THE SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT TO BE KNOWN AS "POINT LAGO" AS THE OFFICIAL PLAT OF SAME, AND DO HEREBY DEDICATE THE STREETS AND EASEMENTS DESCRIBED HEREIN TO THE PROPERTY OWNERS.

WITNESS MY HAND THIS ____ DAY OF _____, 2023.

BY: _____
LAKE TRAVIS ORCHARDS, LTD. — OWNER

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED THE AUTHORIZED AGENT FOR LAKE TRAVIS ORCHARDS, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING 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 _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT OF "POINT LAGO" BEING THAT CERTAIN 50.0 ACRE TRACT OF LAND CONVEYED TO JOSEPH A. NAVARRO, RECORDED IN DOCUMENT NO. 201206106 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 THEREOF IN THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS, THIS ____ DAY OF _____, 2023.

JAMES OAKLEY, COUNTY JUDGE, BURNET COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT OF "POINT LAGO" WAS FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS AND WAS APPROVED FOR FILING THEREOF IN THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY COMMISSIONER PRECINCT 4 OF BURNET COUNTY, TEXAS, THIS ____ DAY OF _____, 2023.

JOE DON DOCKERY, COMMISSIONER PRECINCT 4, BURNET COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

I, DANNY J. STARK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT OF "POINT LAGO" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND.

WITNESS MY HAND AND OFFICIAL SEAL THIS _31_ DAY OF __JANUARY__, 2023.

DANNY J. STARK, R.P.L.S. NO. 5602

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 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, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT 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.

LOWER COLORADO RIVER AUTHORITY

PRELIMINARY FOR CLIENT 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"

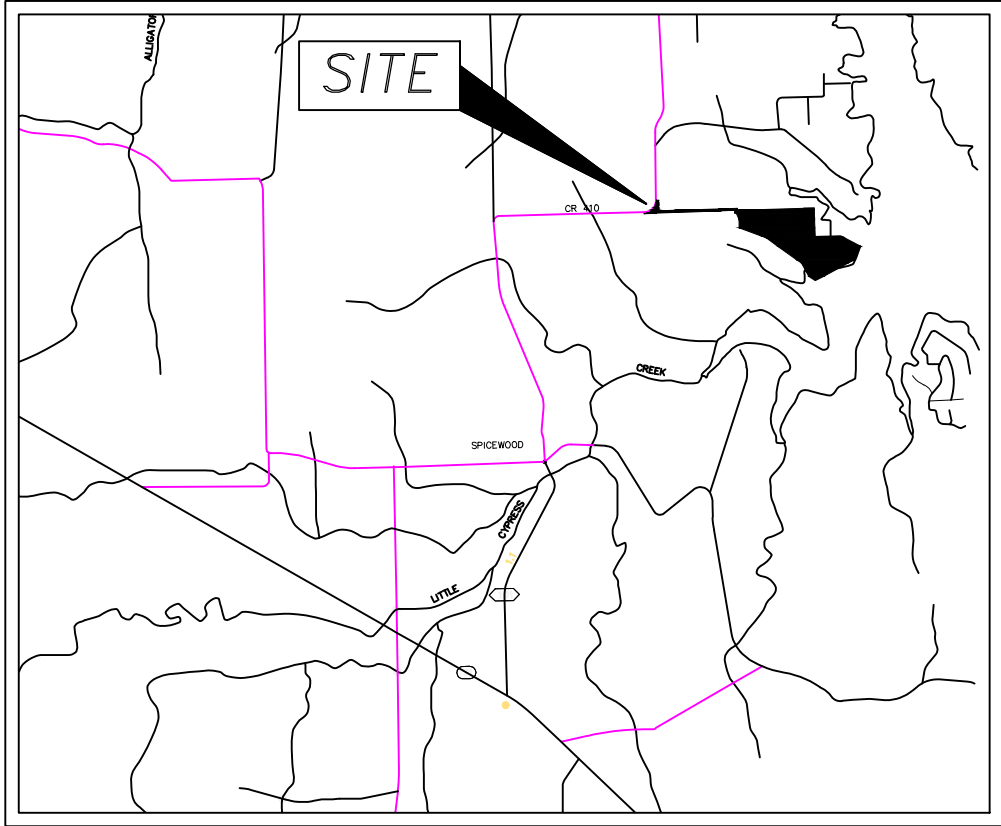
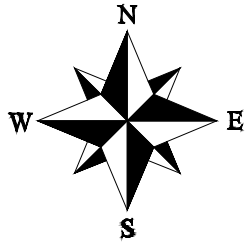
COUNTY SEAL AND FILING INFORMATION

NOTES:

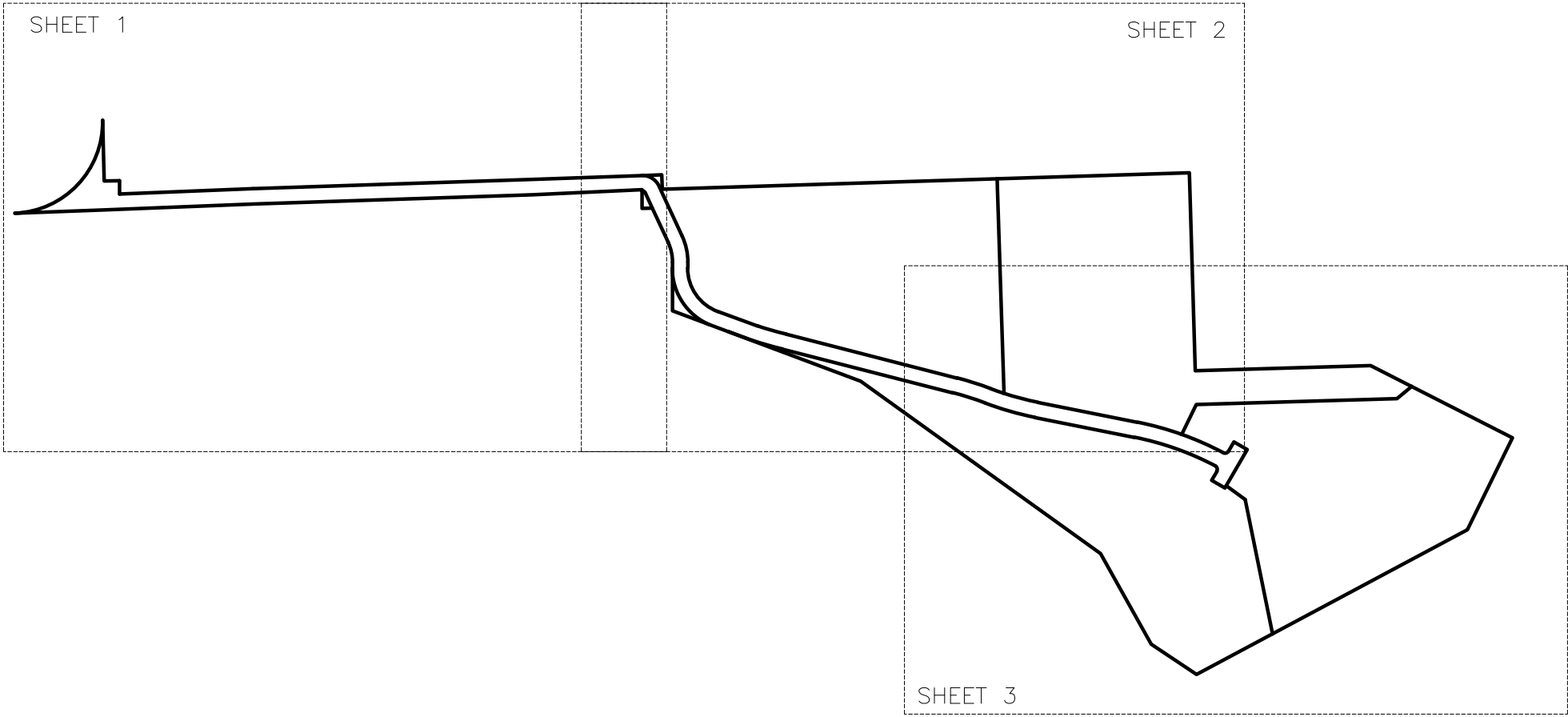
- PORTIONS OF THE PROPERTY SHOWN HEREON LIES WITHIN ZONE AE (AREAS INSIDE THE 100 YEAR FLOOD PLAIN), AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 48053C0682G DATED NOVEMBER 1, 2019.
- EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND L.C.R.A.
- WATER IS PROVIDED BY CORIX.
- THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
- GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
- IN APPROVAL OF THIS PLAT BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS, IT IS UNDERSTOOD THAT 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 AND 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.
- THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS DATED JANUARY 11, 2011.
- ELECTRICAL SERVICE IS PROVIDED BY PEDERNALES ELECTRIC COOP.
- THERE ARE 4,354 LINEAR FEET AND 5.209 ACRES OF NEW ROADS WITHIN THIS PHASE.
- THERE ARE 4 NEW LOTS WITHIN THIS SUBDIVISION.
- BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD83.
- DISTANCES AS SHOWN HEREON ARE SURFACE VALUES. FOR GRID CONVERSION, USE SCALE FACTOR OF 1.00015788
- 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.



LEGEND	
●	1/2" IRON PIN FOUND
⊗	FENCE POST FOUND
○	SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
△	CALCULATED POINT
.../...	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
D.E.	DRAINAGE EASEMENT



LOCATION MAP
NOT TO SCALE



POINT LAGO
52.79 ACRES OUT OF THE
JAMES COOPER SURVEY NO. 262, ABSTRACT NO. 175
AND THE JAMES H. JOHNSON SURVEY NO. 16,
ABSTRACT NO. 477, BURNET COUNTY, TEXAS

PROJ. NO. 21475
PREPARED FOR: JOSEPH NAVARRO
TECH: P.LANGDON
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 12/05/2022
COPYRIGHT:2023
PROFESSIONAL FIRM NO: 10126900

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

DATE	NO.	DESCRIPTION
	2	
	1	
REVISIONS		

BEING 52.79 ACRES OF LAND OUT OF THE JAMES COOPER SURVEY NO. 262, ABSTRACT NO. 175, AND THE JAMES H. JOHNSON SURVEY NO. 16, ABSTRACT NO. 477, BURNET COUNTY, TEXAS, BEING ALL OF A CALLED 0.419 ACRE TRACT OF LAND, DESCRIBED IN SPECIAL WARRANTY DEED TO JOSEPH A. NAVARRO, RECORDED IN DOCUMENT NO. 202216892, OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, ALL OF A CALLED TRACT 1 (50.0 ACRES) AND TRACT II (3.94 ACRES) DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO JOSEPH NAVARRO, RECORDED IN DOCUMENT NO. 201206106 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND A PORTION OF A CALLED 99.425 ACRE TRACT OF LAND, DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDORS LIEN TO LAKE TRAVIS ORCHARDS, LTD, RECORDED IN DOCUMENT NO. 201607094 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 52.79 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 410, ALONG THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED TO KATHERINE ANN KELLER BRADFIELD, ET AL., RECORDED IN VOLUME 479, PAGE 289 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF SAID 0.419 ACRE TRACT, AT A POINT OF CURVATURE TO THE LEFT, AT THE POINT OF BEGINNING HEREOF;

THENCE ALONG THE EAST RIGHT-OF-WAY OF SAID COUNTY ROAD 410, THE WEST LINE OF SAID 0.419 ACRE TRACT, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 296.70', AND A CHORD OF 415.57' BEARING N 43°23'15" E, AN ARC DISTANCE OF 460.39' TO A 1/2" IRON PIN FOUND ALONG THE WEST LINE OF A CALLED 1.702 ACRE TRACT OF LAND, DESCRIBED IN SPECIAL WARRANTY DEED TO BRUCE A. BORCHER AND JULIE E. BORCHER, TRUSTEES, RECORDED IN DOCUMENT NO. 202216885 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AT THE MOST NORTHERN POINT HEREOF;

THENCE ALONG THE WEST AND SOUTH LINES OF SAID 1.702 ACRE TRACT, THE FOLLOWING 3 COURSES AND DISTANCES:
1)SOUTH 01°14'18" EAST, A DISTANCE OF 99.94 FEET TO A 1/2" IRON PIN FOUND AT AN ANGLE POINT HEREOF;
2)SOUTH 01°16'39" EAST, A DISTANCE OF 97.06 FEET TO A 1/2" IRON PIN FOUND AT AN ANGLE POINT HEREOF;
3)NORTH 88°59'57" EAST, A DISTANCE OF 50.15 FEET TO A 1/2" IRON PIN FOUND ALONG THE WEST LINE OF A CALLED 29.4629 ACRE TRACT OF LAND, DESCRIBED IN WARRANTY DEED TO GARY CALABRESE, RECORDED IN DOCUMENT NO. 201811673 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AT AN ANGLE POINT HEREOF;

THENCE ALONG THE SOUTH LINE OF SAID 29.4629 ACRE TRACT, THE NORTH LINE OF SAID TRACT I, AND HEREOF, THE FOLLOWING 8 COURSES AND DISTANCES:
1)SOUTH 00°46'48" EAST, A DISTANCE OF 43.43 FEET TO A 1/2" IRON PIN FOUND AT A CORNER HEREOF;
2)NORTH 87°42'14" EAST, A DISTANCE OF 433.77 FEET TO A 1/2" IRON PIN FOUND AT A CORNER HEREOF;
3)NORTH 88°06'20" EAST, A DISTANCE OF 907.76 FEET TO A 1/2" IRON PIN FOUND AT A CORNER HEREOF;
4)NORTH 88°01'33" EAST, A DISTANCE OF 423.72 FEET TO A 1/2" IRON PIN FOUND AT A CORNER HEREOF;
5)SOUTH 02°09'53" EAST, A DISTANCE OF 46.68 FEET TO A 1/2" IRON SET WITH PLASTIC CAP STAMPED "CUPLIN" AT A CORNER HEREOF;
6)NORTH 88°11'53" EAST, A DISTANCE OF 1716.38 FEET TO A 1/2" IRON SET WITH PLASTIC CAP STAMPED "CUPLIN" AT A CORNER HEREOF;
7)SOUTH 01°42'12" EAST, A DISTANCE OF 645.00 FEET TO A 1/2" IRON SET WITH PLASTIC CAP STAMPED "CUPLIN" AT A CORNER HEREOF;
8)NORTH 88°15'58" EAST, A DISTANCE OF 571.42 FEET TO A 1/2" IRON SET WITH PLASTIC CAP STAMPED "CUPLIN" AT A CORNER HEREOF;

THENCE ALONG THE WATERS OF LAKE TRAVIS AND THE EAST LINE OF SAID TRACT I, THE FOLLOWING 3 COURSES AND DISTANCES:
1)SOUTH 63°00'34" EAST, A DISTANCE OF 517.39 FEET TO A 1/2" IRON PIN SET WITH PLASTIC CAP STAMPED "CUPLIN" AT A CORNER IN THE EAST LINE HEREOF;
2)SOUTH 26°00'24" WEST, A DISTANCE OF 333.56 FEET TO A 1/2" IRON PIN SET WITH PLASTIC CAP STAMPED "CUPLIN" AT A CORNER IN THE EAST LINE HEREOF;
3)SOUTH 61°54'13" WEST, A DISTANCE OF 999.55 FEET TO A 1/2" IRON PIN SET WITH PLASTIC CAP STAMPED "CUPLIN" AT THE EAST CORNER OF CORNER OF A CALLED 99.425 ACRE TRACT OF LAND, DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO LAKE TRAVIS ORCHARDS, LTD, RECORDED IN DOCUMENT NO. 201607094 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AT THE MOST SOUTHERN CORNER HEREOF;

THENCE ALONG THE EAST LINE OF SAID 99.425 ACRE TRACT, THE WEST LINE OF SAID TRACT I, AND HEREOF, THE FOLLOWING 5 COURSES AND DISTANCES:
1)NORTH 56°11'15" WEST, A DISTANCE OF 177.39 FEET TO A 1/2" IRON PIN SET WITH PLASTIC CAP STAMPED "CUPLIN" AT A POINT IN THE WEST LINE HEREOF;
2)NORTH 29°12'32" WEST, A DISTANCE OF 337.61 FEET TO A 1/2" IRON PIN SET WITH PLASTIC CAP STAMPED "CUPLIN" AT A POINT IN THE WEST LINE HEREOF;
3)NORTH 54°17'56" WEST, A DISTANCE OF 961.12 FEET TO A 1/2" IRON PIN SET WITH PLASTIC CAP STAMPED "CUPLIN" AT A POINT IN THE WEST LINE HEREOF;
4)NORTH 69°29'18" WEST, A DISTANCE OF 654.35 FEET TO A 1/2" IRON PIN FOUND AT A POINT IN THE WEST LINE HEREOF;
5)NORTH 00°08'15" EAST, A DISTANCE OF 157.96 FEET TO A 1/2" IRON PIN SET WITH PLASTIC CAP STAMPED "CUPLIN" AT A POINT IN THE WEST LINE HEREOF;

THENCE OVER AND ACROSS SAID 99.425 ACRE TRACT, THE FOLLOWING 2 COURSES AND DISTANCES:
1)ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 150.00', AND A CHORD OF 64.86' BEARING N 12°20'55" W, AN ARC DISTANCE OF 65.38' TO A 1/2" IRON PIN SET WITH PLASTIC CAP STAMPED "CUPLIN" AT A POINT IN THE WEST LINE HEREOF;
2)NORTH 24°50'07" WEST, A DISTANCE OF 124.39 FEET TO A 1/2" IRON PIN SET WITH PLASTIC CAP STAMPED "CUPLIN" ALONG THE NORTH LINE OF SAID 99.425 ACRE TRACT, THE SOUTH LINE OF SAID TRACT I, AND HEREOF;

THENCE SOUTH 88°11'53" WEST, ALONG THE NORTH LINE OF SAID 99.425 ACRE TRACT, THE SOUTH LINE OF SAID TRACT I, AND HEREOF, A DISTANCE OF 33.48 FEET TO A 1/2" IRON PIN FOUND AT AN EAST CORNER OF SAID BRADFIELD TRACT, AT AN ANGLE POINT HEREOF;

THENCE ALONG THE NORTH LINE OF SAID BRADFIELD TRACT, THE SOUTH LINE OF SAID TRACT 1, AND HEREOF, THE FOLLOWING 5 COURSES AND DISTANCES:
1)NORTH 00°08'15" EAST, A DISTANCE OF 60.78 FEET TO A 1/2" IRON PIN FOUND AT AN ANGLE POINT HEREOF;
2)SOUTH 87°20'43" WEST, A DISTANCE OF 358.29 FEET TO A 1/2" IRON PIN FOUND AT AN ANGLE POINT HEREOF;
3)SOUTH 88°06'19" WEST, A DISTANCE OF 907.56 FEET TO A 1/2" IRON PIN FOUND AT AN ANGLE POINT HEREOF;
4)SOUTH 87°42'17" WEST, A DISTANCE OF 484.90 FEET TO A 1/2" IRON PIN FOUND AT AN ANGLE POINT HEREOF;
5)SOUTH 87°56'13" WEST, A DISTANCE OF 291.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 52.793 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°14'18"E	99.94'
L2	S01°16'39"E	97.06'
L3	N88°59'57"E	50.15'
L4	S00°46'48"E	43.43'
L5	S02°09'53"E	46.68'
L7	N24°50'07"W	53.46'
L8	S19°12'30"W	50.60'
L9	S66°48'45"W	58.88'
L10	S13°22'02"W	46.97'
L11	S36°53'04"W	36.85'
L12	S15°31'58"W	33.64'
L13	S15°41'32"W	101.65'
L14	N15°41'32"E	101.58'
L15	N15°31'58"E	42.99'
L16	N36°53'04"E	35.87'
L17	N13°22'02"E	61.73'
L18	N66°48'45"E	61.99'
L19	N19°12'30"E	9.34'
L20	S27°48'35"W	14.01'
L21	S32°20'10"W	35.72'
L22	S41°21'01"W	8.33'
L23	S36°45'24"W	22.19'
L24	S44°08'43"W	61.45'
L25	S60°34'27"W	23.39'
L26	S53°16'46"W	94.51'
L27	S56°00'06"W	10.49'
L28	S47°10'18"W	44.57'
L29	S65°59'41"W	39.09'
L30	S69°54'37"W	65.86'
L31	S67°44'13"W	71.70'
L32	N87°44'13"E	63.86'
L33	N69°54'37"E	56.33'
L34	N65°59'41"E	29.09'
L35	N47°10'18"E	40.15'
L36	N56°00'06"E	13.16'
L37	N53°16'46"E	96.51'
L38	N60°34'27"E	19.36'
L39	N44°08'43"E	57.00'
L40	N36°45'24"E	20.97'
L41	N41°21'01"E	6.40'
L42	N32°20'10"E	29.80'
L43	N27°48'35"E	38.93'
L44	N32°17'26"E	54.13'
L45	N35°02'43"W	10.59'
L46	S53°13'02"E	3.25'
L47	N53°03'11"W	52.22'
L48	N39°17'15"W	22.68'
L49	N36°39'29"W	46.83'
L50	N32°52'53"W	36.99'
L51	N65°14'53"W	42.32'
L52	S65°14'53"E	56.83'
L53	S32°52'53"E	49.85'
L54	S36°39'29"E	43.88'
L55	S39°37'15"E	15.50'
L56	S53°03'11"E	46.26'
L57	N53°13'02"W	11.17'
L58	S35°02'43"E	35.49'
L59	S22°23'23"E	33.85'
L60	S40°26'28"E	41.27'
L61	S30°38'24"E	23.00'
L62	S51°59'25"E	47.18'
L63	S22°44'42"E	10.70'
L64	S51°05'59"E	52.78'
L65	S37°16'53"E	45.15'
L66	S52°11'30"E	43.33'
L67	S28°19'07"E	49.91'
L68	S26°15'29"E	54.08'
L69	S05°17'53"E	43.55'
L70	S21°38'33"E	30.56'
L71	S46°25'23"E	39.83'
L72	S60°11'04"E	42.04'
L73	S36°05'54"E	72.39'
L74	N29°57'09"E	35.91'
L75	S60°02'51"E	50.00'
L76	S29°57'09"W	135.81'
L77	S69°57'09"W	8.69'
L78	N60°02'51"W	50.00'
L79	N29°57'09"E	34.54'
L80	S54°23'53"E	75.98'
L81	S88°11'53"W	33.48'
L82	N00°08'15"E	60.78'

CURVE TABLE			
CURVE	RADIUS	ARC LEN	CHD LEN
C1	62.00'	70.86'	67.07'
C2	200.00'	87.17'	86.48'
C3	150.00'	183.03'	171.89'
C4	975.00'	97.15'	97.11'
C5	1025.00'	114.62'	114.56'
C6	975.00'	46.33'	46.32'
C7	975.00'	114.85'	114.78'
C8	1025.00'	148.24'	148.11'
C9	1025.00'	148.24'	148.11'
C10	12.00'	18.42'	16.67'
C11	12.10'	18.02'	16.40'
C12	975.00'	280.67'	279.70'
C13	1025.22'	169.44'	169.25'
C14	975.00'	109.03'	108.97'
C15	1025.00'	103.35'	103.30'
C16	200.00'	232.69'	219.79'
C17	150.00'	65.38'	64.86'
C18	12.00'	13.83'	12.91'
C19	296.70'	460.39'	415.57'
C20	965.00'	27.86'	27.86'
C21	1035.00'	115.74'	115.68'
C22	965.00'	199.62'	199.34'
C23	25.00'	78.54'	50.00'
C24	25.00'	78.54'	50.00'
C25	25.00'	78.84'	50.00'

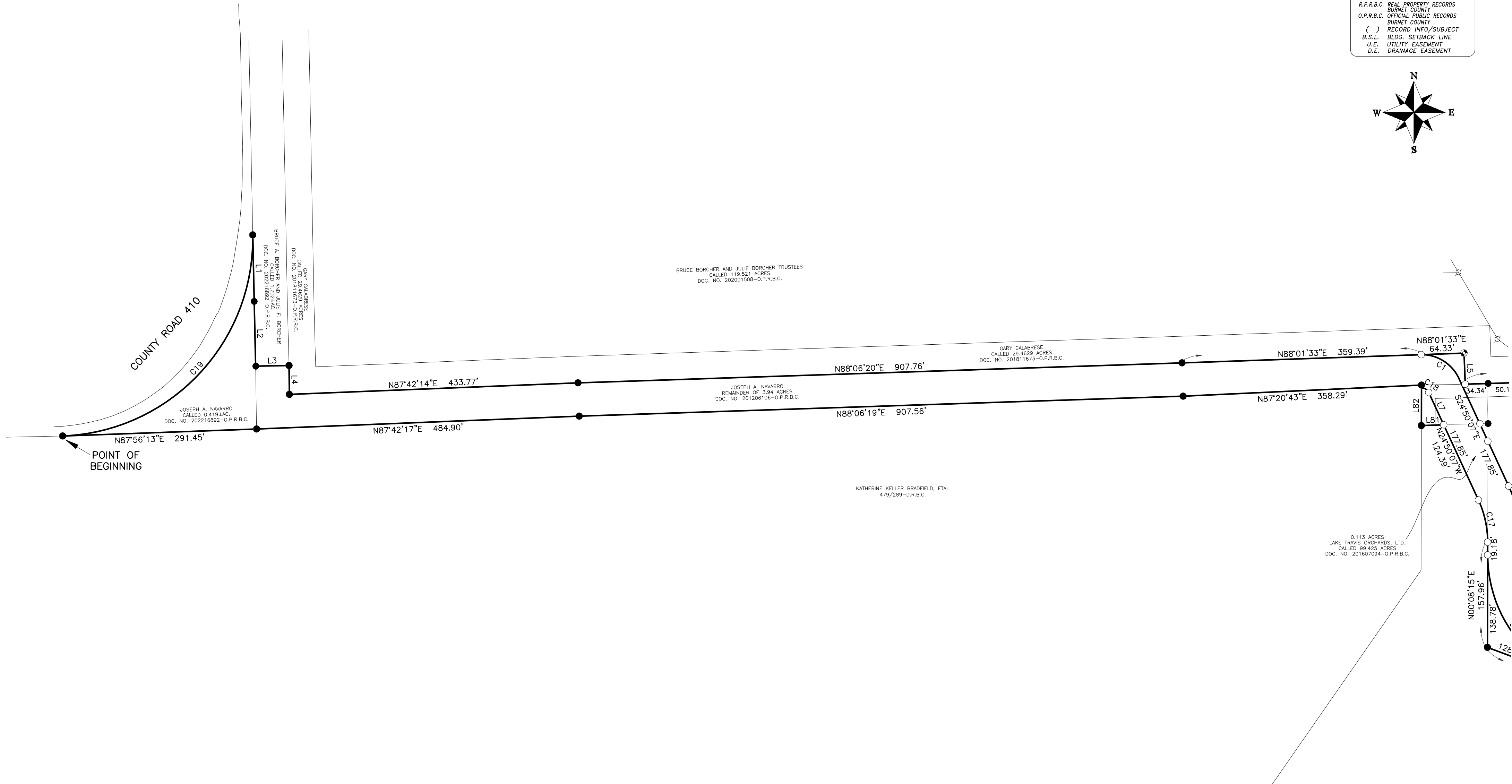
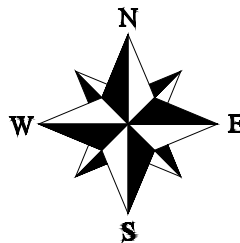
PRELIMINARY FOR CLIENT REVIEW

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"

POINT LAGO
52.79 ACRES OUT OF THE
JAMES COOPER SURVEY NO. 262, ABSTRACT NO. 175
AND THE JAMES H. JOHNSON SURVEY NO. 16,
ABSTRACT NO. 477, BURNET COUNTY, TEXAS

PROJ NO. 21475	1500 OLLIE LANE			2	SHEET 2 OF 5
PREPARED FOR: JOSEPH NAVARRO	MARBLE FALLS, TX. 78654			1	
TECH: P.LANGDON	PH.325-388-3300/830-693-8815				
APPROVED: K.C. LUST	WWW.CUPLINASSOCIATES.COM				
FIELDWORK PERFORMED ON: 12/05/2023		DATE	NO.	DESCRIPTION	REVISIONS
COPYRIGHT:2023	PROFESSIONAL FIRM NO: 10126900				

LEGEND	
●	1/2" IRON PIN FOUND
⊕	FENCE POST FOUND
○	SET 1/2" IRON PIN
○	WITH CUPLIN PROPERTY CAP
△	CALCULATED POINT
...	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
D.E.	DRAINAGE EASEMENT



PRELIMINARY FOR CLIENT 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"

POINT LAGO
52.79 ACRES OUT OF THE
JAMES COOPER SURVEY NO. 262, ABSTRACT NO. 175
AND THE JAMES H. JOHNSON SURVEY NO. 16,
ABSTRACT NO. 477, BURNET COUNTY, TEXAS

PROJ. NO. 21475
PREPARED FOR: JOSEPH NAVARRO
TECH: P. LANGDON
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 12/05/2023
COPYRIGHT: 2023

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

SCALE 1" = 100'
0 50 100

DATE	NO.	DESCRIPTION
	2	
	1	
REVISIONS		

DARY CALABRESE
CALLED 29.4629 ACRES
DOC. NO. 201811673-O.P.R.B.C.

20 FT. WIDE WATER LINE EASEMENT
DOCUMENT NO. 200809751
O.P.R.B.C.T.

JOSEPH A. NAVARRO
CALLED 50.0 ACRES
DOC. NO. 201206106-O.P.R.B.C.

LAKE TRAVIS ORCHARDS, LTD.
CALLED 99.425 ACRES
DOC. NO. 201607094-O.P.R.B.C.

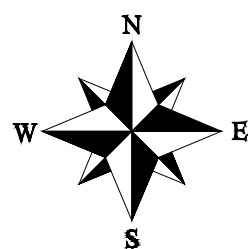
LOT 1
12.698±AC.

LOT 2
12.772±AC.

LOT 4
10.995±AC.

LEGEND

- 1/2" IRON PIN FOUND
- ⊗ FENCE POST FOUND
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- △ CALCULATED POINT
- 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
- D.E. DRAINAGE EASEMENT



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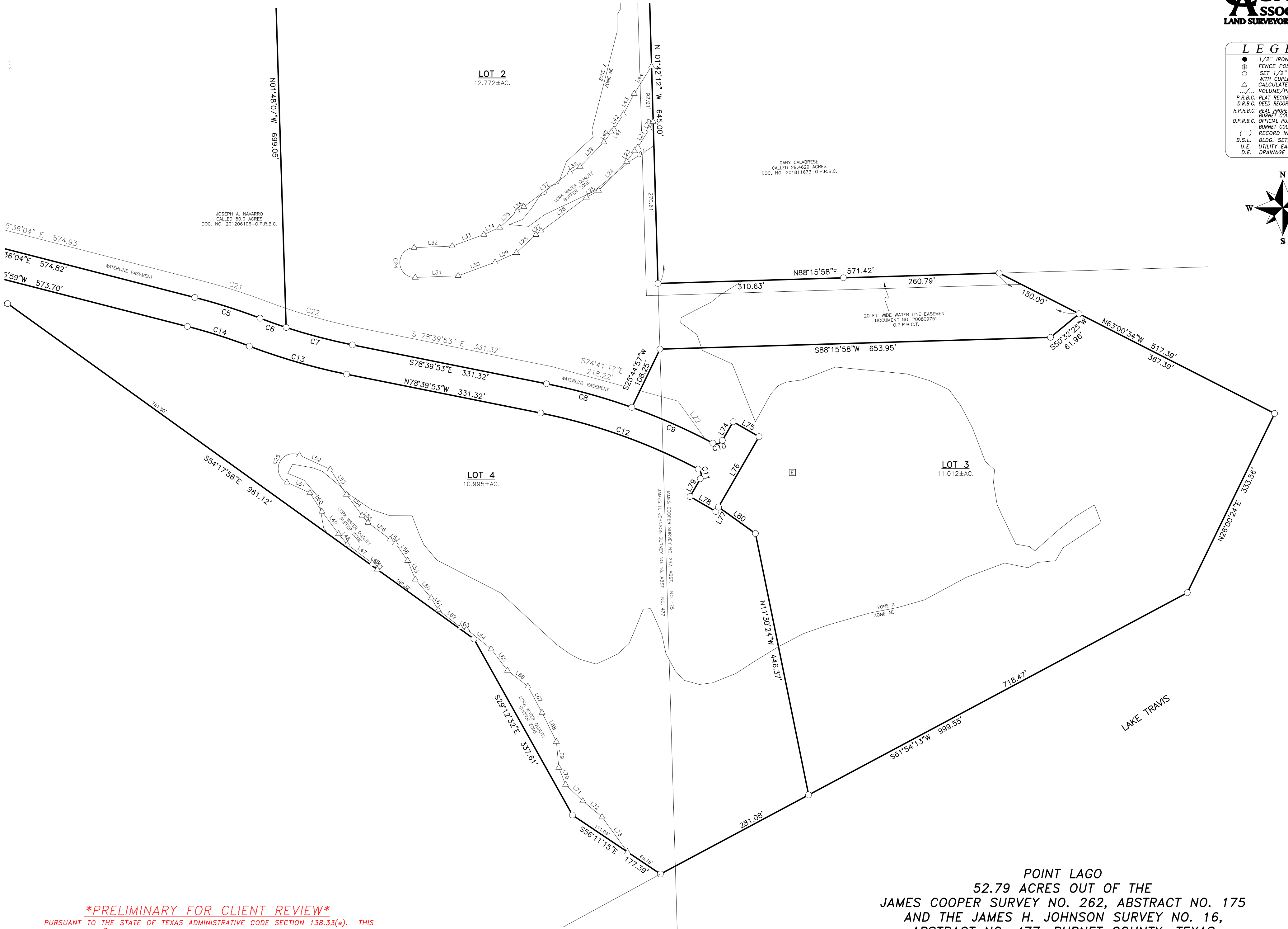
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0 50 100

NO.		DESCRIPTION
2		
1		
REVISIONS		



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	1	
DATE	NO.	DESCRIPTION
REVISIONS		