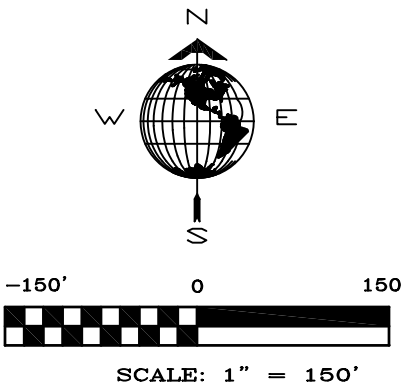
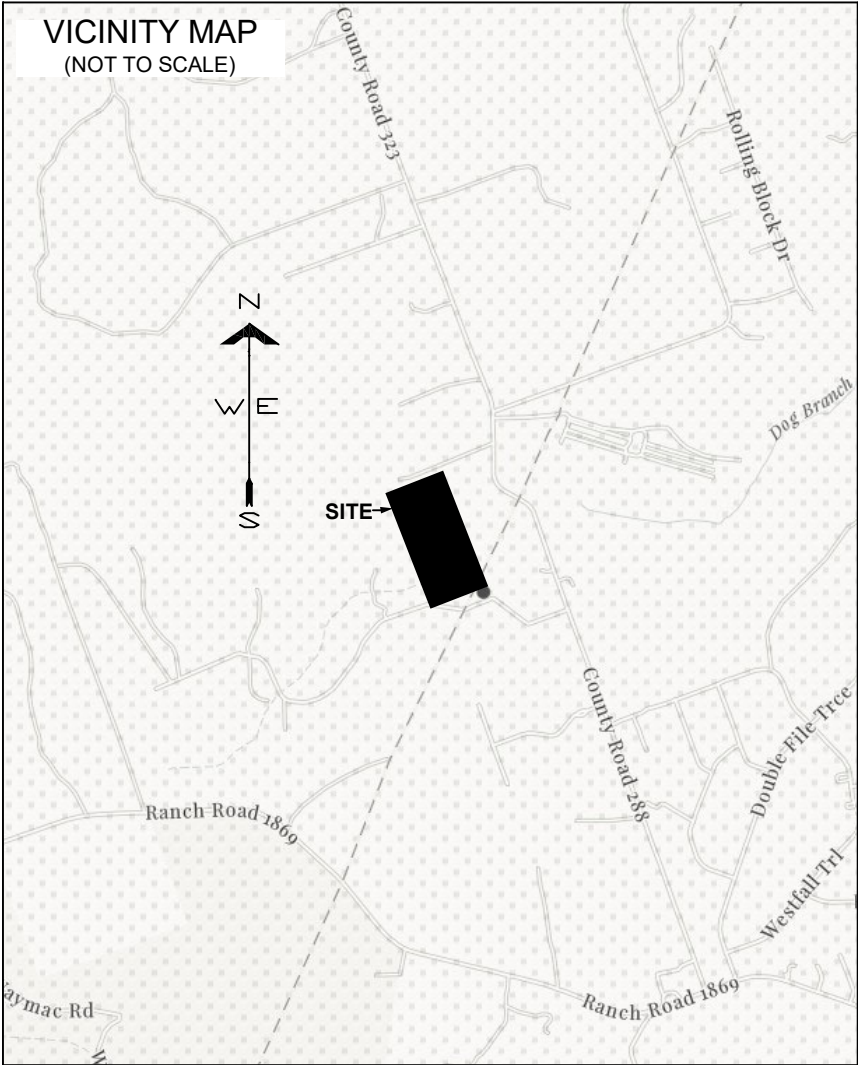


OWNER: GARY BRIAN ROBINSON
ADDRESS: P.O. BOX 1813 BERTAM, TX 78605
OWNER: JOSEPH PETROCELLI
ADDRESS: 1441 CR 323A BERTRAM, TX 78605
ACREAGE: 22.81 ACRES
PATENT SURVEY: JOHN THOMAS SURVEY, ABSTRACT NO. 342 & JOHN THOMAS SURVEY, ABSTRACT NO. 250
SURVEYOR: AARON J. HARP, RPLS# 6830, HARP LAND SURVEYING
NUMBER OF LOTS: 3
SITE ADDRESS: COUNTY ROAD 323A, LIBERTY HILL, TX 78642
SUBMITTAL DATE: 10/22/2025 - CORRECTED/REVISED DATE:

FINAL PLAT OF
MINT CREEK SUBDIVISION

22.81 ACRES OUT OF THE THOMAS F. GRAY SURVEY, ABSTRACT NO. 342, IN WILLIAMSON COUNTY, TEXAS
& THE THOMAS F. GRAY SURVEY, ABSTRACT NO. 250, IN BURNET COUNTY, TEXAS

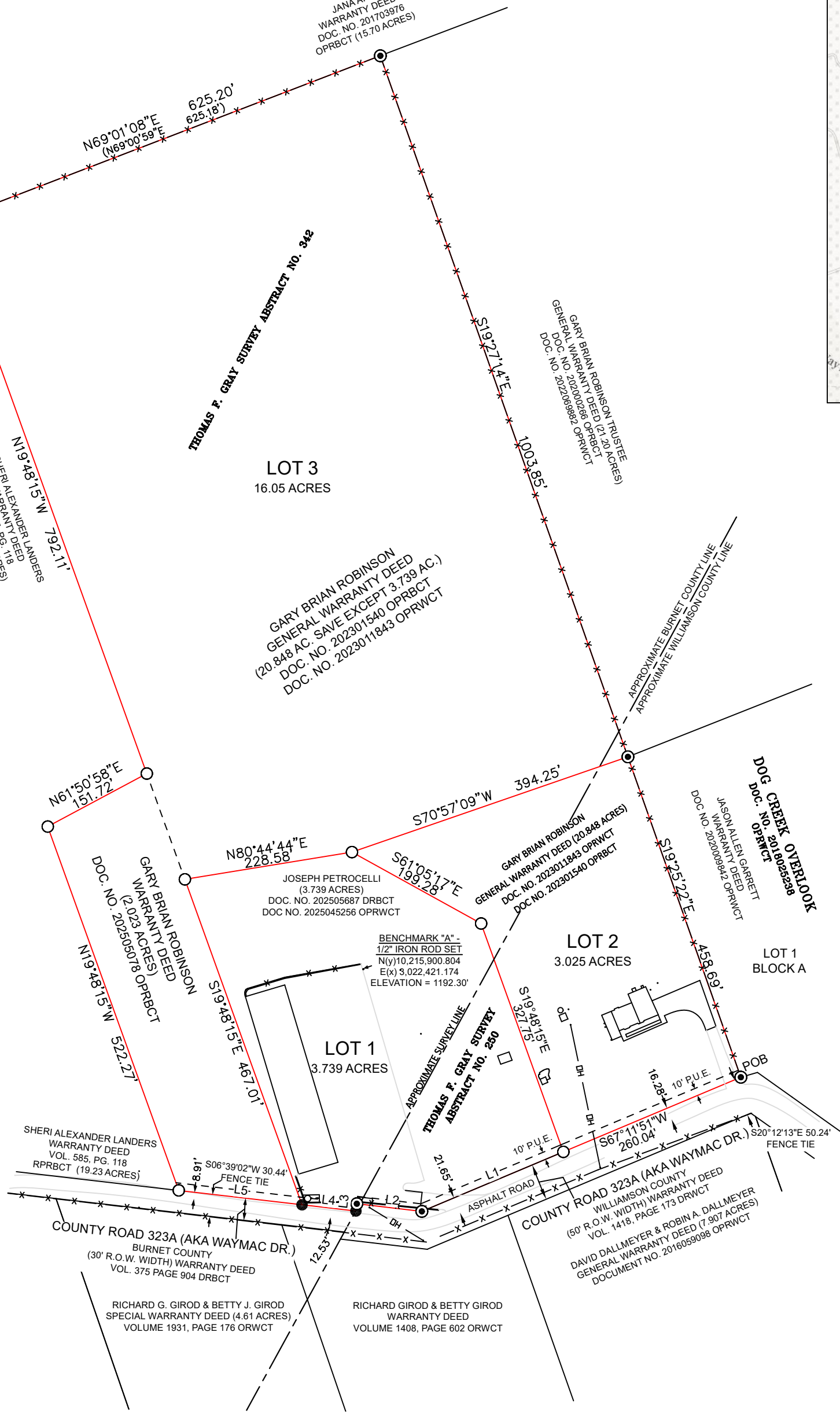


LEGEND

○	Iron Rod Set
●	Cotton Spindle Found
⊙	Iron Rod Found 1/2"
-x-	Fence
()	Record Information
P.U.E.	Public Utility Easement
P.O.B.	Point of Beginning
R.O.W.	Right-Of-Way
RPRWCT	Real Property Records Williamson County, Texas
OPRWCT	Official Public Records Williamson County, Texas
DRWCT	Deed Records Williamson County, Texas
ORWCT	Official Records Williamson County, Texas
PRWCT	Plat Records Williamson County, Texas
RPRBCT	Real Property Records Burnet County, Texas
OPRBCT	Official Public Records Burnet County, Texas
DRBCT	Deed Records Burnet County, Texas
ORBCT	Official Records Burnet County, Texas
PRBCT	Plat Records Burnet County, Texas

LINE TABLE

NUM	BEARING	DISTANCE
L1	S67°11'51"W	207.30'
L2	N83°18'44"W	88.41'
(L2)	N83°20'28"W	88.42'
L3	S07°00'46"W	9.89'
(L3)	S06°39'32"W	10.00'
L4	N83°23'50"W	73.23'
(L4)	N83°20'28"W	73.30'
L5	N83°23'24"W	167.59'



- NOTES:
- WATER SERVICE IS PROVIDED BY AN ON-SITE PRIVATE WELL.
 - WASTEWATER SERVICE IS PROVIDED BY AN ON-SITE SEWAGE FACILITY.
 - THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS.
 - THERE ARE NO NEW ROADS.
 - THERE IS A 10' PUBLIC UTILITY EASEMENT DEDICATED HEREON ALONG ALL STREET RIGHT OF WAYS.
 - BEARING BASIS IS GRID NORTH, UNITED STATES PLANE COORDINATE SYSTEM, TEXAS, CENTRAL ZONE 4203, NAD83, BEARING, DISTANCES, AND AREA SHOWN HERON ARE GRID.
 - A PORTION OF THIS PROPERTY SHOWN HEREON IS ENCREACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100 YEAR (1% CHANCE) FLOOD, ZONE A, AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0225F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
 - NO COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY HAS BEEN PROVIDED. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY.
 - BY FILING THIS PLAT, V.I.P. C.L., -u.M." > D J 5 L 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.

LEGAL DESCRIPTION:

DESCRIPTION OF 22.81 ACRES, MORE OR LESS, OUT OF THE THOMAS F. GRAY SURVEY, ABSTRACT NO. 342, IN BURNET COUNTY, AND THE THOMAS F. GRAY SURVEY, ABSTRACT NO. 250, IN WILLIAMSON COUNTY TEXAS, BEING ALL OF THAT CERTAIN 20.848 ACRE TRACT, SAVE AND EXCEPT A 3.739 ACRE TRACT, CONVEYED TO GARY BRIAN ROBINSON BY GENERAL WARRANTY DEED AND RECORDED IN DOCUMENT NO. 202301540, OFFICIAL PUBLIC RECORDS BURNET COUNTY, TEXAS, AND DOCUMENT NO. 2023011843, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2.023 ACRE TRACT CONVEYED TO GARY BRIAN ROBINSON BY WARRANTY DEED AND RECORDED IN DOCUMENT NO. 202505078, OFFICIAL PUBLIC RECORDS BURNET COUNTY, TEXAS, AND ALL OF THAT CERTAIN 3.739 ACRE TRACT CONVEYED TO JOSEPH PETROCELLI AND RECORDED IN DOCUMENT NO. 202505687, DEED RECORDS BURNET COUNTY, TEXAS, AND RECORDED IN DOCUMENT NO. 2025045256, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, SAID 22.81 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for record at an iron rod found on the north line County Road 323A, having a 50' width right of way, as conveyed to Williamson County by Warranty Deed and recorded in Volume 1418, Page 173, Deed Records Williamson County, Texas, said point being the southeast corner of said 20.848 acre tract, same being the southwest of Lot 1, Block A, Dog Creek Overlook, a subdivision in Williamson County, Texas, as shown on the plat or map thereof, and recorded in Document No. 2018025238, Official Public Records, Williamson County, Texas, this point being the POINT OF BEGINNING and having Grid Coordinates of N(Y) 10215754.881, E(X) 3022930.996, United States State Plane Coordinate System, Texas Central Zone 4203, NAD83, and for the southeast corner of the herein described tract;

THENCE, coincident with the north right of way line of said County Road 323A, and the south line of said 20.848 acre tract, the following three (3) courses and distances;

- South 67°11'15" West, 467.34 feet to an iron rod found with a plastic cap stamped "QUICK INC RPLS 6447", for an exterior corner of the herein described tract;
- North 83°18'44" West, 88.41 feet to an iron rod found with a plastic cap stamped "QUICK INC RPLS 6447", for an interior corner of the herein described tract;
- South 07°00'46" West, 9.89 feet to a cotton spindle found on the north line of said County Road 323A, said point being an exterior corner of a 30 foot wide road easement conveyed to Burnet County by Warranty Deed and recorded in Volume 375, Page 904, Deed Records Burnet County, Texas, and for an exterior corner of the herein described tract;

THENCE, North 83°23'50" West, coincident with the north line of said County Road 323A and the south line of said 20.848 acre tract, a distance of 73.23 feet to a cotton spindle found for the southwest corner of said 20.848 acre tract, said point being on the east line of said 2.023 acre tract, same being a point on the east line of that certain 19.23 acre tract conveyed to Sheri Alexander Landers by Warranty Deed and recorded in Volume 585, Page 118, Real Property Records Burnet County, Texas, and for an angle corner of the herein described tract;

THENCE, North 83°23'24" West, coincident with the north line of said County Road 323A, crossing over said 19.23 acre tract and said 2.023 acre tract, a distance of 167.59 feet to an iron rod set with a plastic cap stamped "RPLS 6830", for the southwest corner of the herein described tract

THENCE, North 19°48'15" West, coincident with the west line of said 2.023 acre tract and crossing over said 19.23 acre tract, a distance of 522.27 feet to an iron rod found with a plastic cap stamped "RPLS 6830" for the northwest corner of said 2.023 acre tract, and for an exterior corner of the herein described tract;

THENCE, North 61°50'58" East, coincident with the north line of said 2.023 acre tract and crossing over said 19.23 acre tract, a distance of 151.72 feet to an iron rod found with a plastic cap stamped "RPLS 6830" for the northeast corner of said 2.023 acre tract, said point being on the east line of said 19.23 acre tract and the west line of said 20.848 acre tract, and for an interior corner of the herein described tract;

THENCE, North 19°48'15" West, coincident with the west line of said 20.848 acre tract and the east line of said 19.23 acre tract, a distance of 792.11 feet to an iron rod found for the northwest corner of said 20.848 acre tract, said point being the northeast corner of said 19.23 acre tract, same being the southeast corner of that certain 10.20 acre tract conveyed to Melissa Jean Clumley by General Warranty Deed and recorded in Document No. 201811504, Official Public Records Burnet County, Texas, and in Document No. 2022069882, Official Public Records Williamson County, Texas, and for the northeast corner of the herein described tract;

THENCE, North 69°01'08" East, coincident with the north line of said 20.848 acre tract and the south line of said 15.70 acre tract, a distance of 625.20 feet to an iron rod found for the northeast corner of said 20.848 acre tract, said point being the northwest corner of that certain 21.20 acre tract conveyed to Gary Brian Robinson, Trustee by General Warranty Deed and recorded in Document No. 202000266, Official Public Records Burnet County, Texas, and in Document No. 2022069882, Official Public Records Williamson County, Texas, and for the northeast corner of the herein described tract;

THENCE, South 19°27'14" East, coincident with the east line of said 20.848 acre tract and the west line of said 21.20 acre tract, a distance of 1003.85 feet to an iron rod found for the southwest corner of said 21.20 acre tract, same being the northwest corner of said Lot 1, and for an angle corner of the herein described tract;

THENCE, South 19°25'22" East, coincident with the east line of said 20.848 acre tract and the west line of said Lot 1, a distance of 458.69 feet to the POINT OF BEGINNING, containing 22.81 acres, more or less, within these metes and bounds;



SHEET 1 OF 2

HARP LAND SURVEYING LLC
P.O. BOX 404
CEDAR PARK, TX 78630
harpssurveying.com
FIRM NO. 10194690

FINAL PLAT OF
MINT CREEK SUBDIVISION

22.81 ACRES OUT OF THE THOMAS F. GRAY SURVEY, ABSTRACT NO. 342, IN WILLIAMSON COUNTY,
TEXAS & THE THOMAS F. GRAY SURVEY, ABSTRACT NO. 250, IN BURNET COUNTY, TEXAS

THE STATE OF TEXAS §
COUNTY OF BURNET §

THAT I, GARY BRIAN ROBINSON, AS THE OWNER OF THAT CERTAIN 20.848 ACRE TRACT CONVEYED BY GENERAL WARRANTY DEED AND RECORDED IN DOCUMENT 202301540, OFFICIAL PUBLIC RECORDS BURNET COUNTY, TEXAS, AND OF THAT CERTAIN 2.023 TRACT CONVEYED BY WARRANTY DEED AND RECORDED IN DOCUMENT NO. 202505078, OFFICIAL PUBLIC RECORDS BURNET COUNTY, TEXAS, DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS: MINT CREEK SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2025.

GARY BRIAN ROBINSON
OWNER

THE STATE OF TEXAS §
COUNTY OF BURNET §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY, GARY BRIAN ROBINSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME 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
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

THE STATE OF TEXAS §
COUNTY OF BURNET §

THAT I, SHERI ALEXANDER LANDERS, AS THE LIEN HOLDER OF THAT CERTAIN 2.023 TRACT CONVEYED BY WARRANTY DEED AND RECORDED IN DOCUMENT NO. 202505078, OFFICIAL PUBLIC RECORDS BURNET COUNTY, TEXAS, DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS BAILEY'S PLAYGROUND.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2025.

NAME:
TITLE:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY, SHERI ALEXANDER LANDERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME 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
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

THE STATE OF TEXAS §
COUNTY OF BURNET §

THAT I, JOSEPH PETROCELLI, AS THE OWNER OF THAT CERTAIN 3.739 ACRE TRACT CONVEYED TO JOSEPH PETROCELLI AND RECORDED IN DOCUMENT NO. 202505687, DEED RECORDS BURNET COUNTY, TEXAS, AND RECORDED IN DOCUMENT NO. 2025045256, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS: MINT CREEK SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2025.

JOSEPH PETROCELLI
OWNER

THE STATE OF TEXAS §
COUNTY OF BURNET §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY, JOSEPH PETROCELLI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

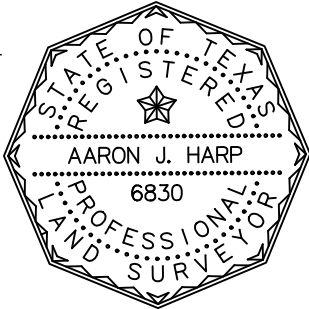
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

THE STATE OF TEXAS §
COUNTY OF BURNET §

THAT I, AARON J. HARP, RPLS# 6830, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, AND COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

THIS TRACT IS NOT LOCATED WITHIN THE EDWARD AQUIFER RECHARGE ZONE.

SIGNATURE LICENSED SURVEYOR
DATE: _____



THE STATE OF TEXAS §
COUNTY OF BURNET §

THE ATTACHED PLAT TO BE KNOWN AS "MINT CREEK SUBDIVISION", 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 JUDGE OF BURNET COUNTY, TEXAS THIS ____ DAY OF _____ 2025.

BRYAN WILSON, COUNTY JUDGE, BURNET COUNTY, TEXAS

THE STATE OF TEXAS §
COUNTY OF BURNET §

THE ATTACHED PLAT TO BE KNOWN AS "MINT CREEK SUBDIVISION", 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 3 OF BURNET COUNTY, TEXAS THIS ____ DAY OF _____ 2025.

CHAD COLLIER PRECINCT 3 COMMISSIONER

THE STATE OF TEXAS §
COUNTY OF BURNET §

THAT I, VICINTA STAFFORD, COUNTY CLERK OF COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS ____ DAY OF _____, 2024, AT ____ O'CLOCK __ M. AND WAS DULY RECORDED ON THIS ____ DAY OF _____, 20____, AT ____ O'CLOCK __ M. INSTRUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS BURNET COUNTY, TEXAS.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ 2024

VICINTA STAFFORD, COUNTY CLERK, BURNET COUNTY, TEXAS



SHEET 2 OF 2

HARP LAND SURVEYING LLC
P.O. BOX 404
CEDAR PARK, TX 78630
harpsurveying.com
FIRM NO. 10194690