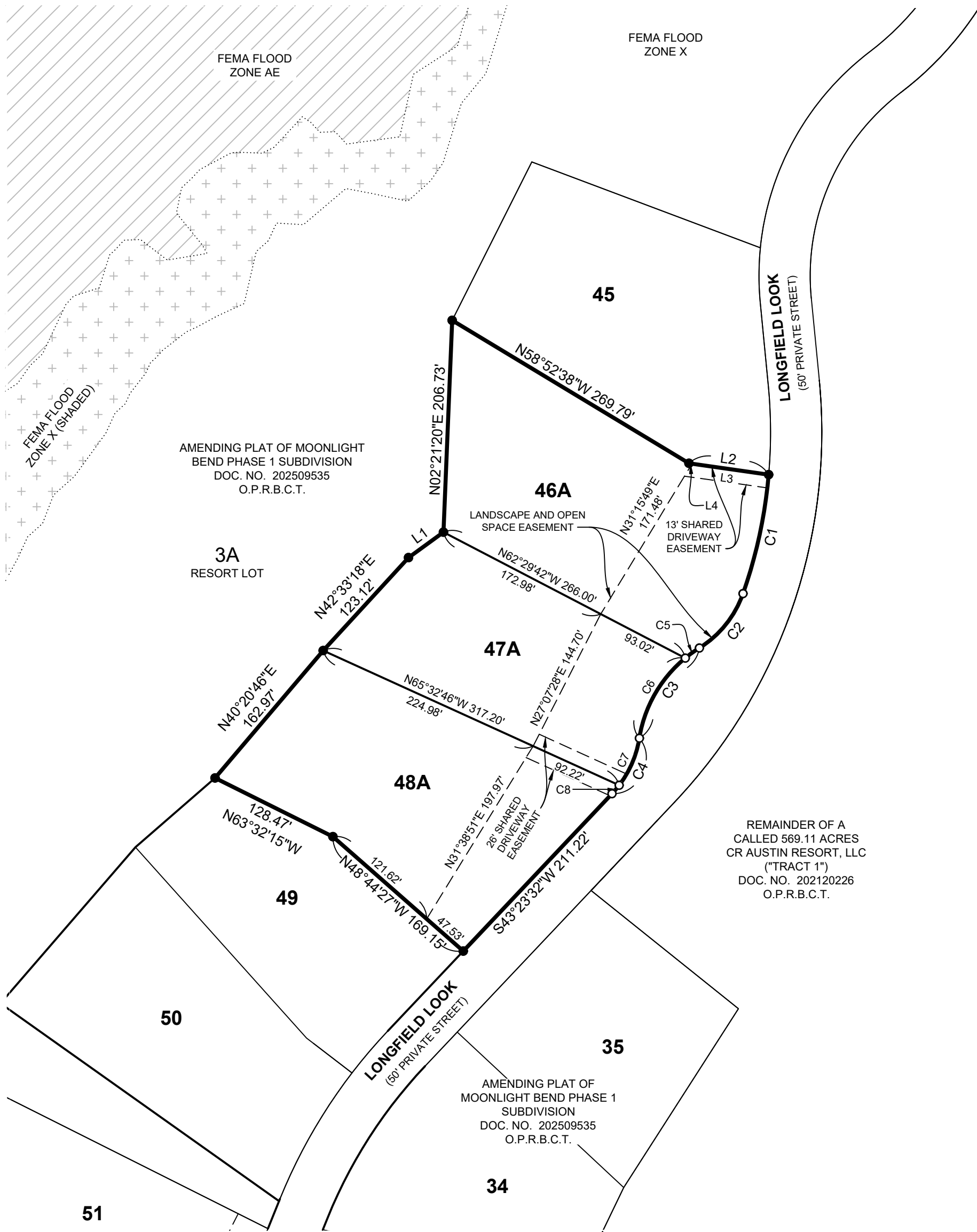


LINE TABLE		
NO.	BEARING	LENGTH
L1	N53°53'53"E	42.18'
L2	S81°56'25"E	78.58'
L3	S81°56'25"E	75.58'
L4	S81°56'25"E	3.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14°21'21"	475.00'	119.01'	S12°10'43"W	118.70'
C2	38°45'19"	102.50'	69.33'	S38°44'03"W	68.02'
C3	48°57'11"	127.50'	108.94'	S33°38'07"W	105.65'
C4	34°14'01"	102.50'	61.24'	S26°16'32"W	60.34'
C5	7°35'38"	127.50'	16.90'	S54°18'54"W	16.89'
C6	41°21'33"	127.50'	92.04'	S29°50'18"W	90.05'
C7	28°12'25"	102.50'	50.46'	S23°15'44"W	49.95'
C8	6°01'36"	102.50'	10.78'	S40°22'44"W	10.78'

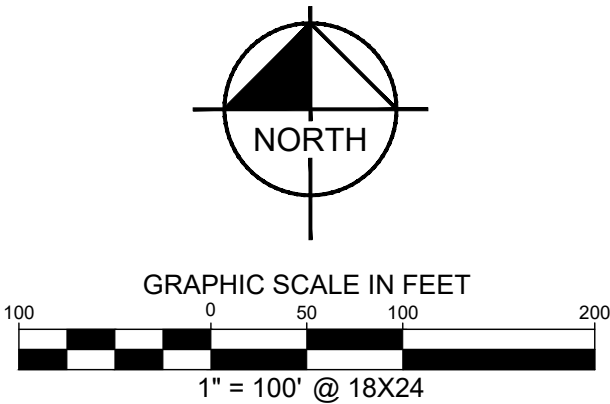
LOT TABLE		
LOT NO.	ACRES	SQ. FT.
46A	1.324	57,667
47A	0.984	42,849
48A	1.253	54,561



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 W/ "KHA" CAP FOUND (UNLESS NOTED)
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

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

RESUBDIVISION
OF LOTS 46, 47 AND 48 OF
THE AMENDING PLAT OF
MOONLIGHT BEND PHASE 1
BEING 3.561 ACRES OUT OF THE
MARIA CATALINA SURVEY, ABSTRACT NO. 775
BURNET COUNTY, TEXAS



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

COPYRIGHT © 2026
KIMLEY-HORN AND ASSOCIATES, INC.
ALL RIGHTS RESERVED

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

TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE
1" = 100'

DRAWN BY
MPD

CHECKED BY
SMD

DATE
7/22/2026

PROJECT NO.
065022300

SHEET NO.
1 OF 2

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\065022300 - AUSTIN CANYON RANCH (PHASE 1)\DWG\PLATS\IV-RESUB 46-47-48-065022300.DWG PLOTTED BY: DUARTE, STEVEN 7/22/2026 2:01 PM LAST SAVED: 7/22/2026 2:00 PM

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

THAT JASON PHINNEY, AUTHORIZED SIGNATORY OF CR AUSTIN RESORT, LLC., A TEXAS CORPORATION, AND CR RESORT AUSTIN, LLC, A TEXAS CORPORATION, BEING THE OWNERS OF LOTS 46, 47 AND 48 OF THE AMENDING PLAT OF MOONLIGHT BEND PHASE 1, OWNED BY CR AUSTIN RESORT, LLC, BY PLAT RECORDED IN DOCUMENT NO. 202509535 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS (O.P.R.B.C.T.), DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT LAND, AND DO HEREBY SUBDIVIDE 3.561 ACRES AS SHOWN HEREON, TO BE KNOWN AS

RESUBDIVISION OF LOTS 46, 47 AND 48 OF THE AMENDING PLAT
OF MOONLIGHT BEND PHASE 1

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

JASON PHINNEY
CR AUSTIN RESORT, LLC
CR RESORT AUSTIN, LLC
500 COMMERCE ST., SUITE 700
FORT WORTH, TX 76102

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON PHINNEY, AUTHORIZED SIGNATORY OF CR AUSTIN RESORT, LLC, AND CR RESORT AUSTIN, 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.

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

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

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 _____, 2026 AND BY MY SIGNATURE AFFIXED HERETO, AUTHORIZED THIS PLAT TO BE RECORDED IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

BRYAN WILSON, COUNTY JUDGE

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

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. MOONLIGHT BEND MUNICIPAL UTILITY DISTRICT DOES NOT GUARANTEE THE QUALITY OR QUANTITY OF A RELIABLE WATER SOURCE.
- BY FILING THIS PLAT CR AUSTIN RESORT, LLC AND CR RESORT AUSTIN, LLC 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.
- BURNET COUNTY SHALL NOT BE RESPONSIBLE FOR A QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
- BURNET COUNTY SHALL NOT ACCEPT ALL OR A PORTION OF THE ROADS IN THIS SUBDIVISION FOR MAINTENANCE.

16. THIS ACCORDING TO MAP NO. 48053C0620G. EFFECTIVE DATE: NOVEMBER 1, 2019 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.

17. THE ENGINEERING PORTIONS OF THIS PLAT WERE DESIGNED BY KIMLEY-HORN (NORTH AUSTIN).

18. ALL EASEMENTS, COVENANTS AND RESTRICTIONS FROM THE PREVIOUS PLAT SHALL APPLY TO THIS PLAT, EXCEPT AS SHOWN.

LCRA NOTES:

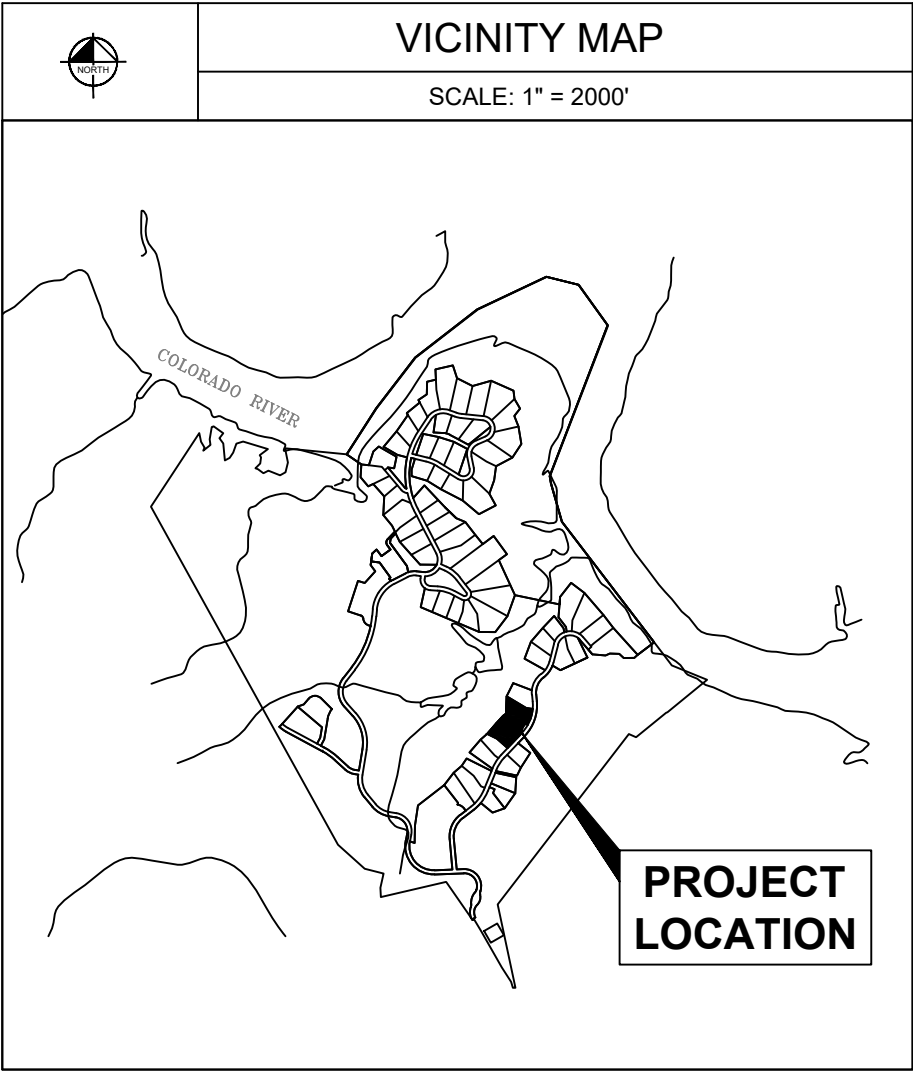
- ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE (HLWO). ALL STORMWATER RUNOFF SHALL BE TREATED AND MANAGED PER THE HLWO TECHNICAL CRITERIA BEFORE DRAINING TO THE EXISTING WATERWAYS AND CREEKS. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED 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.
- ALL RESIDENTIAL LOTS ARE SUBJECT TO IMPERVIOUS COVER RESTRICTIONS AND COVENANTS AS RECORDED IN DOCUMENT NUMBER 202509065 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

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.



SUBMITTAL DATE: 09/23/2025

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'.

RESUBDIVISION
OF LOTS 46, 47 AND 48 OF
THE AMENDING PLAT OF
MOONLIGHT BEND PHASE 1
BEING 3.561 ACRES OUT OF THE
MARIA CATALINA SURVEY, ABSTRACT NO. 775
BURNET COUNTY, TEXAS

Kimley»Horn

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

TBPELS FIRM # 10115500

TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE

N/A

DRAWN BY

MPD

CHECKED BY

SMD

DATE

7/22/2026

PROJECT NO.

065022300

SHEET NO.

2 OF 2

COPYRIGHT © 2026
KIMLEY-HORN AND ASSOCIATES, INC.
ALL RIGHTS RESERVED

DWG NAME: K-AUS_SURVEY\AUSTIN SURVEY PROJECTS\065022300 - AUSTIN CANYON RANCH (PHASE 1)\DWG\PLATS\IV-RESUB 46-47 48-065022300.DWG PLOTTED BY: DUARTE, STEVEN 7/22/2026 2:01 PM LAST SAVED: 7/22/2026 2:00 PM