

THE POINT AT RIDGE HARBOR

Burnet County, Texas

FIELD NOTES FOR 61.494 ACRES

All that certain tract or parcel of land situated in Burnet County, Texas and being a part of the Allison Williams Survey No. 19 and the Fidele Seholzer Survey No. 18 and being also a part of Tract III in a deed to Ridge Harbor Joint Venture recorded in Volume 553, Page 433 of the Deed Records of Burnet County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin set on the West line of a 376 acre tract of land conveyed to the Lower Colorado River Authority by deed recorded in Volume 88, Page 362, in the Southeast corner of a 94.41 acre tract of land conveyed to O.S. Bradshaw by deed recorded in Volume 91, Page 425 of the said Deed Records for the Southeast corner of this tract.

THENCE S 70°54'35" W with the South line of the said 94.41 acre tract 1279.50 feet to an iron pin set on the East line of Lot 113 of Ridge Harbor Subdivision Section I as recorded in Cabinet I, Slide 190-C of the Plat Records of Burnet County, Texas, for the Southwest corner of this tract.

THENCE N 02°35'01" W 172.77 feet to an iron pin found in an angle point of Lot 112 of the said Section I and the South corner of Lot 115 of Ridge Harbor Subdivision Section II as recorded in Cabinet I, Slide 192-A of the said Plat Records, for an angle point of this tract.

THENCE N 33°35'04" W 217.28 feet to an iron pin set on the Southeast line of Ridge Harbor Drive, in the North corner of the said Lot 112 for an angle point of this tract.

THENCE N 27°51'54" E with the Southeast line of Ridge Harbor Drive 562.96 feet to an iron pin set in the PC of a curve to the left said curve having a radius of 377.70 feet and a central angle of 16°08'15".

THENCE with the arc of the said curve 106.38 feet the long chord of which bears N 19°47'47" E 106.02 feet to an iron pin set for the PT of the said curve.

THENCE N 11°43'40" E 259.81 feet to an iron pin set in the PC of a curve to the left said curve having a radius of 267.64 feet and a central angle of 42°11'36".

THENCE with the arc of the said curve 197.09 feet the long chord of which bears N 09°22'08" W 192.67 feet to an iron pin set for the PT of the said curve.

THENCE N 30°27'56" W 68.601 feet to an iron pin set in the PC of a curve to the left said curve having a radius of 196.41 feet and a central angle of 35°25'13".

THENCE with the arc of the said curve 121.42 feet the long chord of which bears N 48°10'32" W 119.50 feet to an iron pin set for the PT of the said curve and the PC of a curve to the left said curve having a radius of 375.85 feet and a central angle of 03°54'31".

THENCE with the arc of the said curve 25.64 feet the sub-chord of which bears N 63°55'53" W 25.64 feet to an iron pin set for an ell corner of this tract.

THENCE N 18°49'24" E 34.95 feet to an iron pin set on the approximate 715 elevation contour line for an angle point of this tract.

THENCE with the 715 foot contour line as monumented by the L.C.R.A. for the following thirty-three (33) courses:

- (1) N 83°55'53" W 25.84 feet to an iron pin
- (2) N 18°49'24" E 34.95 feet to an iron pin
- (3) S 71°10'36" E 233.15 feet to an iron pin
- (4) S 30°15'31" E 114.06 feet to an iron pin
- (5) S 20°11'15" E 71.19 feet to an iron pin
- (6) S 36°02'32" E 129.65 feet to an iron pin
- (7) N 15°57'44" W 59.94 feet to an iron pin
- (8) N 10°58'42" E 65.79 feet to an iron pin
- (9) N 07°09'16" W 100.33 feet to an iron pin
- (10) N 08°01'47" E 71.42 feet to an iron pin
- (11) N 17°49'21" W 145.97 feet to an iron pin
- (12) N 43°47'08" W 187.46 feet to an iron pin
- (13) N 46°38'39" W 157.84 feet to an iron pin
- (14) N 02°45'59" W 40.33 feet to an iron pin
- (15) N 85°08'44" W 59.97 feet to an iron pin
- (16) N 54°57'29" W 226.07 feet to an iron pin

COUNTY OF BURNET:

That Mac-Carey Properties, Inc., a Texas Corporation, acting herein by and through its vice-president, Robert Carey, Jr., owner of 55.427 acres of land in the Fedala Sacholzer Survey No. 18 and the Allison Williams Survey No. 19 in Burnet County, Texas recorded in Volume 563, page 433 of the Deed Records of Burnet County, Texas and Spicewood Interests, L.C., a Texas limited liability company, General Partner of Ridge Harbor Holdings L.T.D., a Texas limited Partnership, acting herein by and through its manager, Charles W. Whidden, owner of lots 120, 121, 175, 151, and 152 of Ridge Harbor Section II, by virtue of a deed recorded in Volume 600, Page 797 of the Deed Records of Burnet County, Texas, do hereby subdivide the said 61.494 acres according to the accompanying plat to be known as

THE POINT AT RIDGE HARBOR

and do hereby adopt this map or plat of the said subdivision to be the official plat of same and do hereby dedicate to the property owners association all of the streets and easements shown hereon.

Witness my hand this 17th day of May, 1995.

MAC-CAREY PROPERTIES, INC.

BY: Robert Carey Jr.
Robert Carey Jr., Vice-President
P.O. Box 207
Cypress, Tx 77429

NOTARY
STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared
Robert Carey Jr.

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated Given under my hand and seal of office, this 17th day of May, 1995 A.D.

NOTARY PUBLIC - TERRI MULLINS
In and for TEXAS, County TRAVIS



Witness my hand this 17th day of May, 1995.

RIDGE HARBOR HOLDINGS, LTD.
BY: SPICEWOOD INTERESTS, L. C.,
GENERAL PARTNER

BY: Charles W. Whidden
Charles W. Whidden, Manager
8513 Adronack Trail
Austin, Tx. 78759

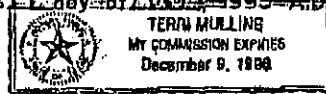
NOTARY
STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared
Charles W. Whidden

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated

Given under my hand and seal of office, this 17th day of May, 1995 A.D.

NOTARY PUBLIC - TERRI MULLINS
In and for TEXAS, County TRAVIS



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

That Security State Bank and Trust, the lien holder of the 55.427 acre tract of land shown hereon and described in a Deed of Trust, recorded in Vol. 635, Pg. 412, of the Official Records of Burnet County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon, I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as The Point at Ridge Harbor.

Richard Kant
Richard Kant, Senior Vice-President
Security State Bank and Trust
P.O. Box 769
Marble Falls, Tx. 78654

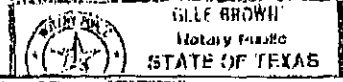
NOTARY
STATE OF Texas
COUNTY OF Burnet

Before me, the undersigned authority, on this day personally appeared
Richard Kant

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated

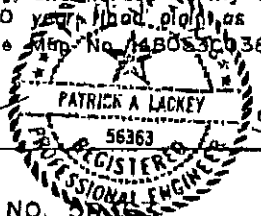
Given under my hand and seal of office, this 15th day of May, 1995 A.D.

NOTARY PUBLIC - GILE BROWN
In and for Burnet, County Texas



I, P. A. Lackey, am authorized under the laws of the State of Texas to practice the profession of engineering, and I hereby certify that the property within this plat is not located within the 100 year flood plain, as shown on the Federal Flood Insurance Administration Rate Map No. 1480530380C, Burnet County, Texas dated Nov 16, 1990.

Patrick Lackey



5-12-95

P.A. LACKEY, P.E.
TEXAS REGISTRATION NO. 56363
BLACKWELL LACKEY AND ASSOCIATES
3801 SOUTH FIRST ST.
AUSTIN, TEXAS 78704

STATE OF TEXAS:
COUNTY OF BURNET:

I, Claude F. Hinkle, Jr., a registered professional land surveyor, Texas Registration Number 4629, do hereby certify that this plat of "The Point at Ridge Harbor" was prepared from an actual survey made on the ground of the property shown hereon, under my direction and supervision, and that, to the best of my knowledge and belief, said plat is a true and correct representation of same, and that all corners are as found or place hereon.

Witness my hand this 15 day of May 1995.

Claude F. Hinkle, Jr.



CLAUDE F. HINKLE, JR., R.P.L.S.
TEXAS NO. 4629
AUSTIN SURVEYORS
2105 JUSTIN LANE NO. III
AUSTIN, TEXAS 78757

STATE OF TEXAS:
COUNTY OF BURNET:

I, Janet Parker, Clerk of the County Court of Burnet Texas, do hereby certify that on the _____ day of _____, 1995 A.D., The Commissioner's Court of Burnet County, Texas, passed an order authorizing the filing for record of this plat and that said order was duly entered in the minutes of the said court in book _____, page(s) _____.

Witness my hand and seal of office of the County Court of the said County _____ day of _____, 1995, A.D.

JANET PARKER, COUNTY CLERK, BURNET COUNTY, TEXAS

DEPUTY

STATE OF TEXAS
COUNTY OF BURNET

I, Janet Parker, County Clerk of County Court of said county, do hereby certify that the foregoing instrument with its Certificate of Authentication was filed for record on the 15 day of May, 1995 at 2:30 o'clock P.M. and was duly recorded this 15 day of May, 1995 at 2:30 o'clock P.M. in book 2 page(s) 1-4-D of the Plat Records of Burnet County, Texas as is

Janet Parker

JANET PARKER, COUNTY CLERK, BURNET COUNTY, TEXAS

I, Martin McLean, judge of Burnet County, Texas do hereby certify that the attached map and plat and accurate field notes and above certificate of dedication of The Point at Ridge Harbor, having been duly presented to Commissioner's Court of Burnet County, Texas and by said court duly considered, were on this day appeared, and said map and plat and field notes accompanying same authorities to be registered and recorded in the proper records in the office of the County Clerk of Burnet County, Texas.

Witness my hand and seal of said court on this, the 22 day of May 1995 A.D.

Martin McLean

MARTIN McLEAN
COUNTY JUDGE OF
BURNET COUNTY, TEXAS

This property is within the jurisdiction of the Lower Colorado River Authority's Upper Highland Lakes nonpoint source pollution control ordinance. All development activity shall be performed in accordance with the ordinance as applicable.

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Compliance with the ordinance will require, prior to development activity, the establishment of Best Management Practices within the dedicated conservation easements (to be dedicated by separate instrument). The conservation easements are dedicated to the public for the purpose of improving the quality of stormwater runoff from developed lands. No structures, other improvements, or development activity of any kind may be placed, erected, or implemented within said easements except those activities specifically authorized and approved in writing in advance by the Lower Colorado River Authority (LCRA), its successors and assigns, or other governmental entity with the authority to permit such improvements for the protection of the environment.

Thomas Curran 5/16/95

THOMAS CURRAN, P.E.
LOWER COLORADO RIVER AUTHORITY (L.C.R.A.)

The property encompassed by this plat is located in a private utility district operated by Ridge Harbor Utility Company. The purpose of the utility district, among other items, is to provide water and sewer facilities for the Ridge Harbor Subdivision and other adjacent areas. No private wells or septic systems are permitted on the property encompassed by this plat, except as may be operated by Ridge Harbor Utility Company.

This plat is subject to the "Amended and Restated Declarations of Covenants, Conditions, and Restrictions for Ridge Harbor Section I, including the Reserved Tracts, a Portion of Ridge Harbor Section II and Certain Unplatted Acreage Adjacent to Ridge Harbor Section I" (referred to herein as the "Declaration") recorded in Volume 630, Page 669, of the real property records of Burnet County, Texas, which supersedes and replaces the prior declaration for Ridge Harbor Section I recorded in Volume 329, Page 824 of the Real Property Records of Burnet County, Texas. Notwithstanding the foregoing, lots 24 through 66 as indicated on this plat shall be subject to the one story height restriction contained in Article VII, Section 7.02(a) and shall be further subject to the 1700 square feet of minimum living area specified in Section 7.03(a) of the declaration.

the said Deed Records for the Southeast Corner of this

PG. 3 OF 4

Fig. No.:	Designed By: shp
Job No.:	Drawn By: JRP
Date: May 1995	Checked By: PAL
Scale: N. T. S.	Revised:

