

40 Acres
City of Burnet

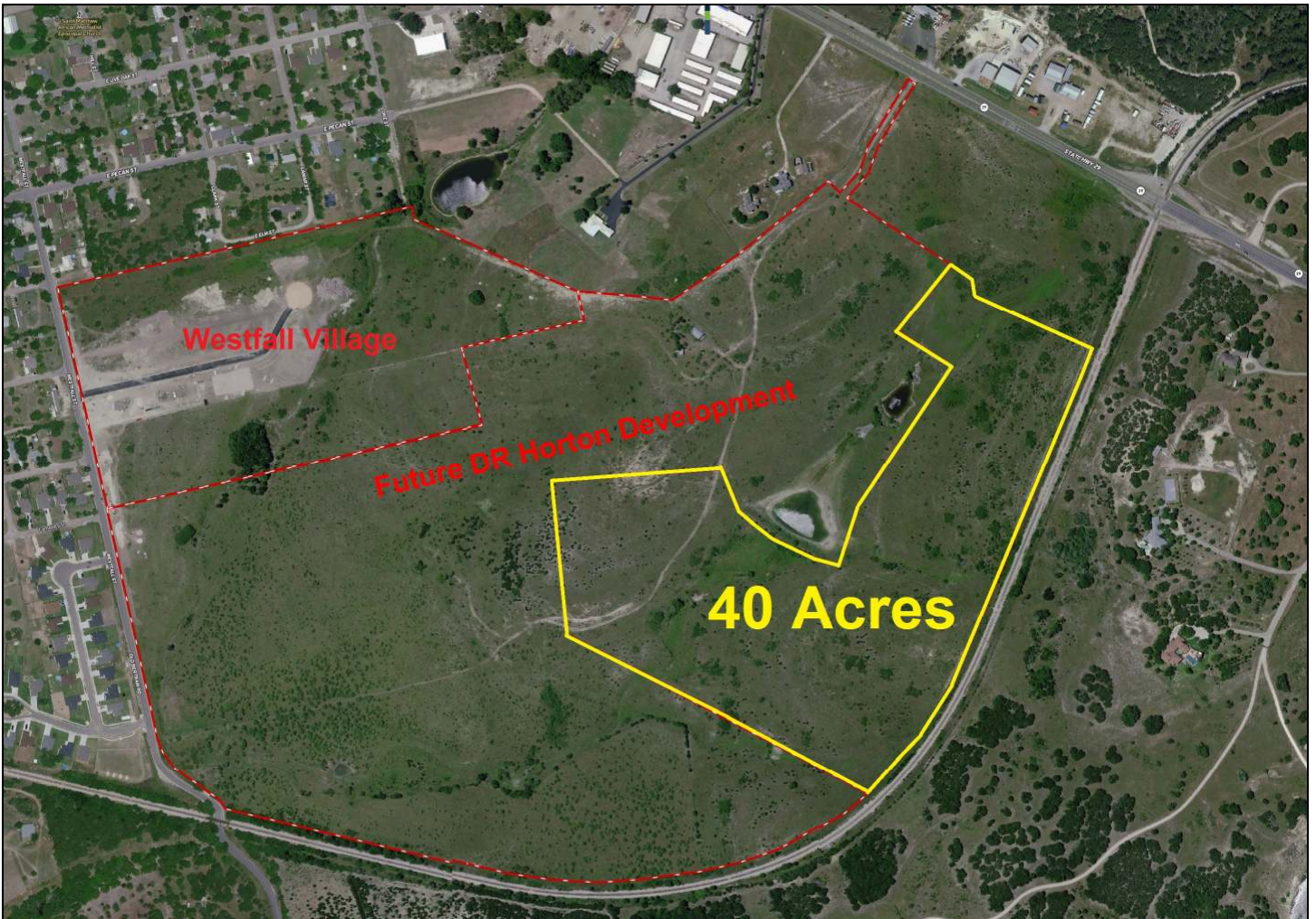


40 acres in the city of Burnet surrounded by a new DR Horton subdivision known as Creekfall. The north half (approximately) of the property is zoned multi family (R-3) and the south half (approximately) of the property is zoned single family. The Creekfall subdivision is under construction. A street that intersects the main Creekfall subdivision artery connecting Highway 29 to Westfall Street will provide access to the 40 acre tract. Utilities are to extend through the Creekfall subdivision and will be stubbed out to the 40 acre tract. This is a rare offering for prime development property with favorable zoning within the city of Burnet.

\$4,000,000



This information is deemed reliable but is not guaranteed. cc.



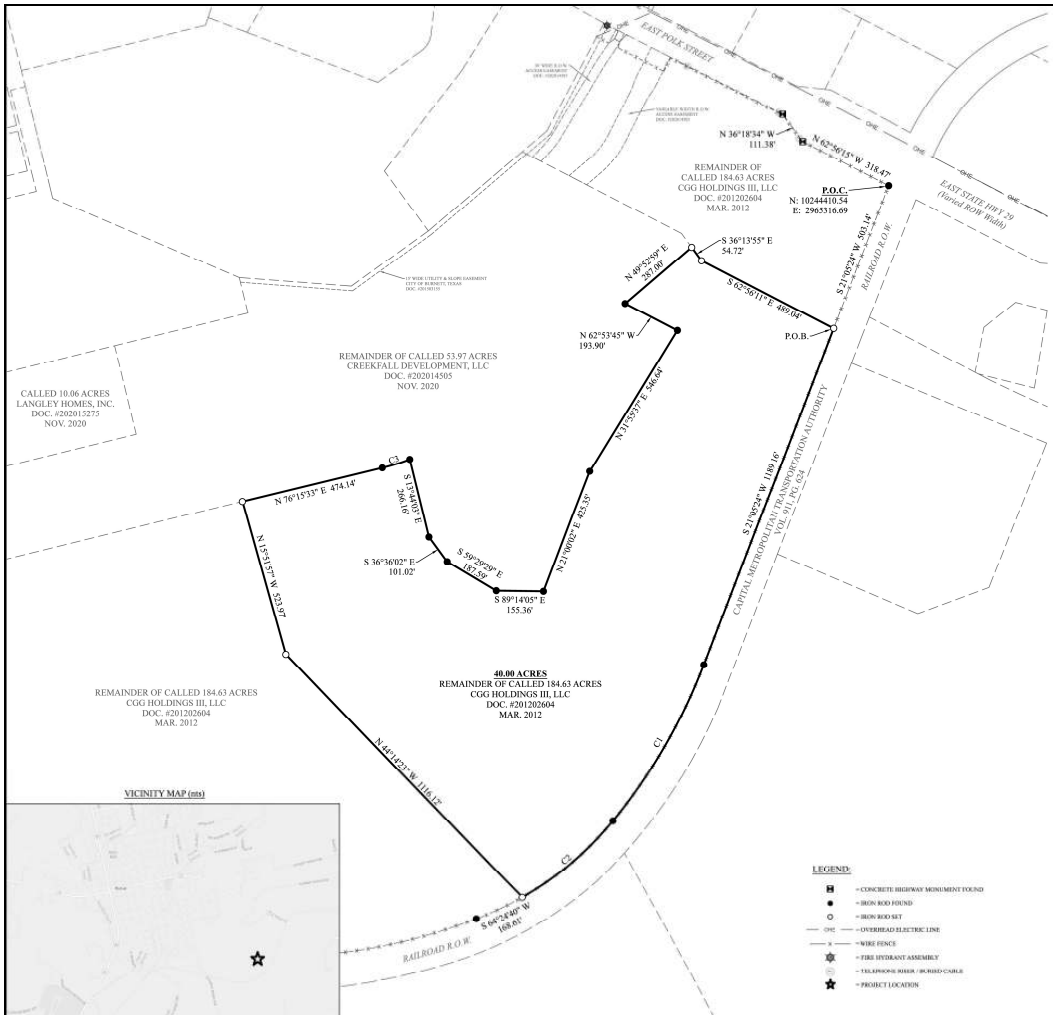
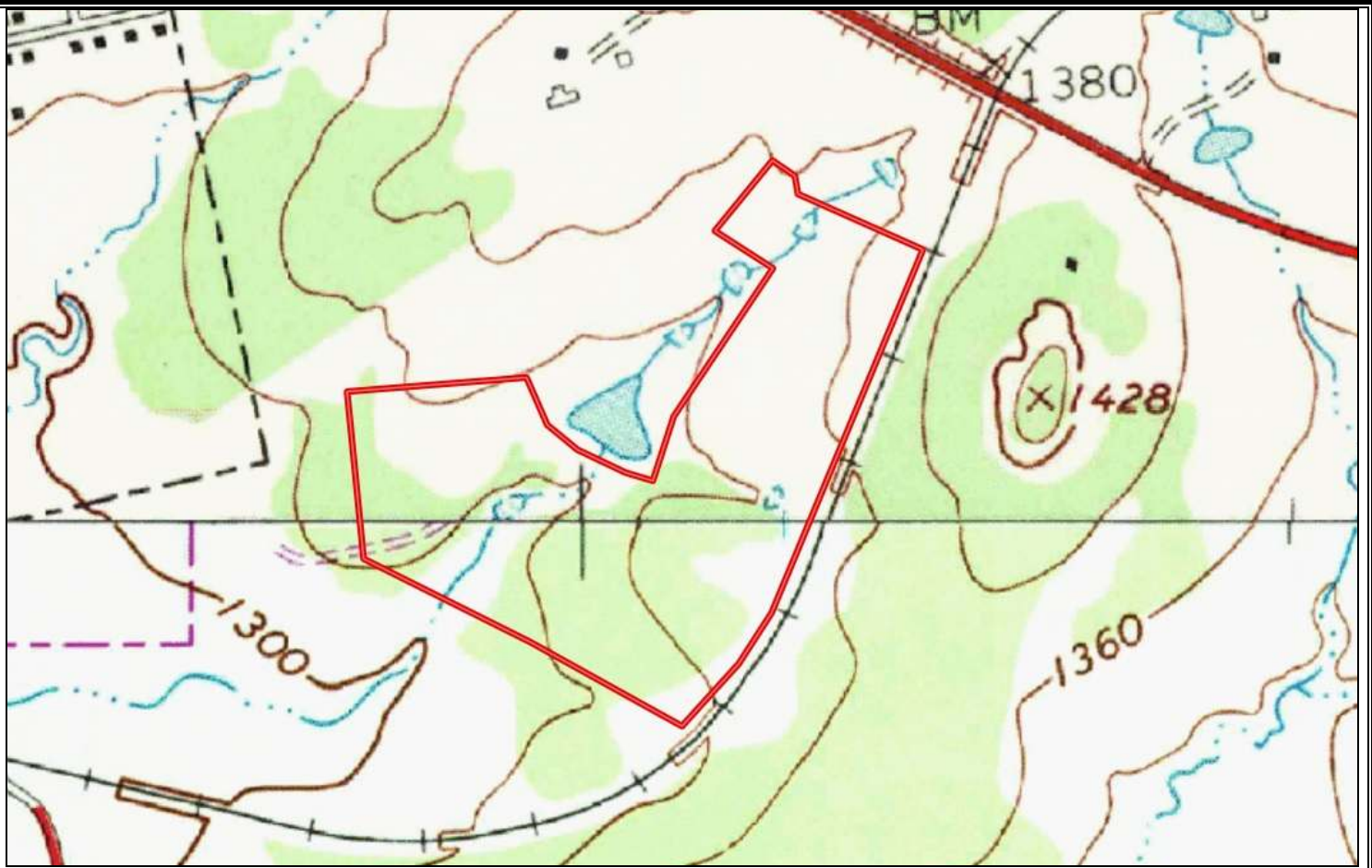


EXHIBIT "A" SURVEY MAP

40.00 ACRES OUT OF THE SARAH ANN GUEST SURVEY, ABSTRACT NO. 1525, AND BEING A PART OF THE REMAINDER OF A CALLED 184.63 ACRE TRACT AS DESCRIBED BY A DEED TO CCG HOLDINGS III, LLC, RECORDED IN DOCUMENT NO. 201202604, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE	
CI	1522.00	127.24	S 20°12'01" W	10°24'00"	
CI	1522.00	127.24	S 22°42'00" W	10°24'00"	
CI	1522.00	127.24	N 72°32'31" E	10°24'00"	

SCALE: 1" = 200'

GENERAL NOTES:

- The bearings recited herein are grid bearings derived from GPS observations based on the NAD83(2011) State Plane Coordinate System, Texas Central Zone No. 4203. All distances are horizontal ground distances. The Combined Correction Factor (CCF) used is 0.9998294.
- This tract is shown to be within Zone X (Area of Minimal Flood Hazard), per FEMA's Flood Insurance Rate Map (FIRM) Panels for Burnet County, Texas; panel numbers: 48053C039G & 48053C0480G, effective dates of November 01, 2019.
- This survey was performed with the benefit of a title commitment provided by Attorney's Abstract Company, as an agent for First American Title Guaranty Company, G.F. No. 08-20-12801, effective date of August 13, 2020.
- Legend features do not represent all such features in that area. Interior fencing, temporary buildings, and other items deemed by this surveyor as not related to boundary line determination may not be shown herein.
- Record deed calls are noted in accompanying Exhibit "B" Field Notes.
- There are no visible encroachments or conflicts, except as shown or noted herein.
- This survey was made in accordance with and satisfies the requirements of the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and conforms to the current standards promulgated by the Texas Board of Professional Land Surveying.

TITLE COMMITMENT NOTES:

- Subject to the ordinances, setbacks, easements, conditions and restrictions to the City of Burnet, Texas.
- The easement granted to the City of Burnet recorded in Document No. 201503155 does not affect this tract. The easement granted to the City of Burnet recorded in Document No. 201705140 does not affect this tract.
- This surveyor found no visible evidence of an Atmos Gas line affecting this tract. However, this surveyor makes no guarantee that all underground utilities have been identified by this survey.

SURVEYOR'S CERTIFICATE

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this map is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all boundary survey monuments are correctly shown thereon.

Luther E. Frobish 04/29/2021
 Luther E. Frobish
 Registered Professional Land Surveyor
 State of Texas No. 6200



Property Summary Sheet

Size: 40 acres

Location: City of Burnet

Utilities: To be stubbed to the property

Land

Terrain: Flat

Surface Water: No

School District: Burnet

Property Taxes: Currently under ag valuation

Restrictions: None

Zoning: R-3 multi family: 23 acres / R-1 single family: 17 acres

All sizes, areas, volumes, lengths and distances contained herein are only approximations and are not intended, nor should they be accepted as exact measurements. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted to prior sale, withdrawal or other changes in the price or terms without notice.



email: ranches@jimberryranchsales.com