H310027F CERT
H310027F CERT

THE POINT

LOTS 1–5 AND 3.05 ACRE TRACT

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF BROWN:

FEE, SIMPLE, KNOWN ALL MEN BY PRESENCE, THAT THEADORE AND VICKI WELLS
OWNERS OF LOTS Lot 4AND 3.05 AC IN THE ORIGINAL PLAT OF WOODBRIDGE ESTATES SUBDIVISION, DO HEREBY CONSENT TO AND ADOPT THIS REPLAT OR MAP OF WOODBRIDGE ESTATES SUBDIVISION, SITUATED IN BROWN COUNTY, TEXAS, AND ALSO HEREBY CONSENT AND ADOPT THE RECOMMENDING OF ALL ROADS AND STREETS AND ALLEYWAYS DEPICTED ON THE PLAT FOR THE SOLE USE OF THE LOT OWNERS OF THIS SUBDIVISION, AND ALL NECESSARY EMERGENCY VEHICLES

WITNESS MY HAND AT BROWN COUNTY, TEXAS.

THEADORE WELLS
VICKI WELLS

THE STATE OF TEXAS:
COUNTY OF BROWN:

BEFORE ME, the undersigned Notary Public in and for said County, and State, on this day appeared

THEADORE AND VICKI WELLS

known to me the person or persons named are subscribed to the foregoing instrument and acknowledged to me that the same was the act of said person for the purpose and considerations therein expressed to be the capacity therein stated.

Given under my hand and seal of this office this 14 day of Feb 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY SEAL EXPIRES 5-8-27

KATHY STEFFER
Notary Public, State of Texas
Comm. Expires 05-08-2027
Notary ID 12152246

lots 6–9

OWNERS CERTIFICATE

KNOW THOSE ALL MEN BY THESE PRESENTS THAT LOGAN CARROLL AND KENN COLLIER
BEING OWNERS OF LOTS 3 OF THE THE POINT
BEING SITUATED IN BROWN COUNTY, TEXAS, AND DESCRIBED ALL ROADS AND STREET.
THIS PLAT OF SUBDIVISION AS SHOWN HEREON ADOPT

2-3-25
DATE

2/3/25
DATE

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF BROWN:

FEE, SIMPLE, KNOWN ALL MEN BY PRESENCE, THAT WOLCOTT INC.
OWNERS OF LOTS 6–9 IN THE ORIGINAL PLAT OF WOODBRIDGE ESTATES SUBDIVISION, DO HEREBY CONSENT TO AND ADOPT THIS REPLAT OR MAP OF WOODBRIDGE ESTATES SUBDIVISION, SITUATED IN BROWN COUNTY, TEXAS, AND ALSO HEREBY CONSENT AND ADOPT THE RECOMMENDING OF ALL ROADS AND STREETS AND ALLEYWAYS DEPICTED ON THE PLAT FOR THE SOLE USE OF THE LOT OWNERS OF THIS SUBDIVISION, AND ALL NECESSARY EMERGENCY VEHICLES

WITNESS MY HAND AT BROWN COUNTY, TEXAS.

THEADORE N WELLS

THE STATE OF TEXAS:
COUNTY OF BROWN:

BEFORE ME, the undersigned Notary Public in and for said County, and State, on this day appeared

THEADORE N WELLS

known to me the person or persons named are subscribed to the foregoing instrument and acknowledged to me that the same was the act of said person for the purpose and considerations therein expressed as in the capacity therein stated.

Given under my hand and seal of this office this 14 day of Feb 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY SEAL EXPIRES 5-8-27

KATHY STEFFER
Notary Public, State of Texas
Comm. Expires 05-08-2027
Notary ID 12152246

LOT 10

THE STATE OF TEXAS:
COUNTY OF BROWN:

BEFORE ME, the undersigned Notary Public in and for said County, and State, on this day appeared

LOGAN CARROLL AND KENN COLLIER

known to me the person or persons named are subscribed to the foregoing instrument and acknowledged to me that the same was the act of said persons for the purpose and considerations herein expressed as in the capacity therein stated.

Given under my hand and seal of this office this 3 day of Feb 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY SEAL EXPIRES 5-8-27

KATHY STEFFER
Notary Public, State of Texas
Comm. Expires 05-08-2027
Notary ID 12152246

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF BROWN:

NOW, THEREFORE, KNOWN ALL MEN BY PRESENCE, THAT STEVEN WAFD
OWNERS OF LOTS 10 IN THE ORIGINAL PLAT OF WOODBRIDGE ESTATES SUBDIVISION, DO HEREBY CONSENT TO AND ADOPT THIS REPLAT OR MAP OF WOODBRIDGE ESTATES SUBDIVISION, SITUATED IN BROWN COUNTY, TEXAS, AND ALSO HEREBY CONSENT AND ADOPT THE RECOMMENDING OF ALL ROADS AND STREETS AND ALLEYWAYS DEPICTED ON THE PLAT FOR THE SOLE USE OF THE LOT OWNERS OF THIS SUBDIVISION, AND ALL NECESSARY EMERGENCY VEHICLES

WITNESS MY HAND AT BROWN COUNTY, TEXAS.

STEVEN WAFD

THE STATE OF TEXAS:
COUNTY OF BROWN:

BEFORE ME, the undersigned Notary Public in and for said County, and State, on this day appeared

STEVEN WAFD

known to be the person or persons named are subscribed to the foregoing instrument and acknowledged to me that the same was the act of said persons for the purpose and considerations herein expressed as in the capacity therein stated.

Given under my hand and seal of this office this 3 day of Feb 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY SEAL EXPIRES 5-8-27

KATHY STEFFER
Notary Public, State of Texas
Comm. Expires 05-08-2027
Notary ID 12152246

LOTS 11–14

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF BROWN:

NOW, THEREFORE, KNOWN ALL MEN BY PRESENCE, THAT JOE AND JAYLA RULLAG
OWNERS OF LOTS 11–14 IN THE ORIGINAL PLAT OF WOODBRIDGE ESTATES SUBDIVISION, DO HEREBY CONSENT TO AND ADOPT THIS REPLAT OR MAP OF WOODBRIDGE ESTATES SUBDIVISION, SITUATED IN BROWN COUNTY, TEXAS, AND ALSO HEREBY CONSENT AND ADOPT THE RECOMMENDING OF ALL ROADS AND STREETS AND ALLEYWAYS DEPICTED ON THE PLAT FOR THE SOLE USE OF THE LOT OWNERS OF THIS SUBDIVISION, AND ALL NECESSARY EMERGENCY VEHICLES

WITNESS MY HAND AT BROWN COUNTY, TEXAS.

JOE RULLAG
JAYLA RULLAG

THE STATE OF TEXAS:
COUNTY OF BROWN:

BEFORE ME, the undersigned Notary Public in and for said County, and State, on this day appeared

JOE and JAYLA RULLAG

known to be the person or persons named are subscribed to the foregoing instrument and acknowledged to me that the same was the act of said persons for the purpose and considerations herein expressed as in the capacity therein stated.

Given under my hand and seal of this office this 3 day of Feb 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY SEAL EXPIRES 5-8-27

KATHY STEFFER
Notary Public, State of Texas
Comm. Expires 05-08-2027
Notary ID 12152246

LOTS 15–16

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF BROWN:

NOW, THEREFORE, KNOWN ALL MEN BY PRESENCE, THAT FRED J. AND SHELLY R SILBU
OWNERS OF LOTS 15–16 IN THE ORIGINAL PLAT OF WOODBRIDGE ESTATES SUBDIVISION, DO HEREBY CONSENT TO AND ADOPT THIS REPLAT OR MAP OF WOODBRIDGE ESTATES SUBDIVISION, SITUATED IN BROWN COUNTY, TEXAS, AND ALSO HEREBY CONSENT AND ADOPT THE RECOMMENDING OF ALL ROADS AND STREETS AND ALLEYWAYS DEPICTED ON THE PLAT FOR THE SOLE USE OF THE LOT OWNERS OF THIS SUBDIVISION, AND ALL NECESSARY EMERGENCY VEHICLES

WITNESS MY HAND AT BROWN COUNTY, TEXAS.

FRED J. SILBU
SHELLY R SILBU

THE STATE OF TEXAS:
COUNTY OF BROWN:

BEFORE ME, the undersigned Notary Public in and for said County, and State, on this day appeared

FRED J. AND SHELLY R SILBU

known to be the person or persons named are subscribed to the foregoing instrument and acknowledged to me that the same was the act of said persons for the purpose and considerations herein expressed as in the capacity therein stated.

Given under my hand and seal of this office this 3 day of Feb 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY SEAL EXPIRES 7/17/2027

KAT
Notary Public
State of Texas
Comm. Exp.
Notary ID

DESIGNATED REPRESENTIVE

This subdivision is in compliance with the house development rather regulations for on-site sewage facilities and TCEQ Planning Administration.

Date 2-21-25 Approved by

COUNTY COURT

THIS PLAT OR MAP is hereby approved by the Commissioners Court of the County of Brown, Texas, and that the County Surveyor is hereby authorized to file said plat in accordance with the provisions of Article 974a, Revised Statutes of Texas, and Acts amendatory thereof.

2/24/25
DATE

County Judge

COUNTY SURVEYOR

HEREBY CERTIFY that the PLAT OR MAP RECORDED IN SHEAN HEREON was filed for RECORD in my office on the FEE NO.

6-19-20
DATE PLAT WAS FILED

DEPUTY

COUNTY SURVEYOR

THE STATE OF TEXAS:
COUNTY OF BROWN: FIELD NOTES AND PLAT OR MAP MADE FOR RANCHMAN REAL ESTATE LLC

All of that certain 85.10 acre tract or parcel of land being known as Woodbridge Estates Subdivision, being situated in Brown County, Texas, 10.77 miles N 11 08' 05" W, of the Court House of said County, and being 31.67 miles, N 23 ° 14' 47" E of the Geographical Center of The State of Texas, said Subdivision being of record in Cabinet 5, Slides 79 and 80 of the Plat Records of said County, said 85.10 acres contain 4 acres known as Oak Point Drive as described as a Save & Except following, and being part of the same lands as conveyed 81.22 acres by deed from Lake Brownwood Partners, LLC, to Ranchman Real Estate LLC, dated August 22, 2024, being of record in Instrument No. 2404529 of the Official Public Records of said County, and is further described as recopped as follows;

BEGINNING at a ½" iron rod found in place, being the Northerly North East Corner of the 32.86 acre tract of said Ranchman tract, being the NWC of Lot No. 1641 of the Amended Phase III of the Oak Point Subdivision as shown in Cabinet No 4, Slids 341-348 of the Plat Records of said County, for the North East Corner of this;

THENCE with the Westerly lines of said Amended Phase III being Lots 1641 through 1629, and being the Easterly lines of said 32.86 acre tract of Ranchman tract, South 09 degrees 46 minutes 54 seconds East, 124.87 feet to a ½" iron rod found, South 09 degrees 43 minutes 46 seconds East, 122.99 feet to a ½" iron rod found, South 09 degrees 46 minutes 46 seconds East, 104.08 feet to a ½" iron rod found, South 09 degrees 43 minutes 17 seconds East, 104.95 feet to a ½" iron rod found, South 09 degrees 44 minutes 41 seconds East, 104.92 feet to a ½" iron rod found, South 09 degrees 46 minutes 05 seconds East, 105.11 feet to a ½" iron rod found, South 09 degrees 42 minutes 52 seconds East, 104.96 feet to a ½" iron rod found, South 09 degrees 45 minutes 07 seconds East, 105.05 feet to a ½" iron rod found, South 09 degrees 43 minutes 28 seconds East, 210.39 feet to a ½" iron rod found,
South 09 degrees 42 minutes 12 seconds East, 105.04 feet to a ½" iron rod found, South 09 degrees 47 minutes 00 seconds East, 105.17, to a ½" iron rod found, and South 09 degrees 42 minutes 29 seconds East, 104.89 feet to a ½" iron rod found in the northerly line of said 4 acre strip being Oak Point Drive, being the SWC of said Lot No. 1629 of said Phase III, for an Interior Corner of this;

THENCE North 80 degrees 14 minutes 49 seconds East, along the Northerly line of said 4 acre strip or Oak Point Drive, 210.08 feet to a ½" iron rod found, being in the Westerly line of Lake Bluff Drive of said Oak Point Subdivision, being the SEC of said Lot No. 1629, for a Easterly Corner of this;

THENCE with the Westerly lines of said Lake Bluff Drive, along a curve to the left having a radius of 279.11 feet and an arc length of 126.17 feet, being subtended by a chord of South 21 degrees 25 minutes 49 seconds East for a distance of 125.10 feet, and continuing with said Street, along a curve to the right having a radius of 270.26 feet and an arc length of 116.35 feet, being subtended by a chord of South 22 degrees 04 minutes 08 seconds East for a distance of 115.46 feet to a ½" iron rod found, and continuing with said Street, South 09 degrees 45 minutes 31 seconds East, 509.80 feet to a ½" iron rod found, and continuing with said Street, along a curve to the left having a radius of 76.82 feet and an arc length of 123.56 feet, being subtended by a chord of South 50 degrees 53 minutes 29 seconds East for a distance of 110.66 feet to a ½" iron rod found, and North 84 degrees 28 minutes 30 seconds East, 80.81 feet to a ½" iron rod found, being a Southeasterly corner of said 48.36 acre tract of said Ranchman tract common corner of said Oak Point Subdivision, for a Southeasterly Corner of this;

THENCE South 00 degrees 09 minutes 06 seconds West, leaving street and along the Southeasterly line of said 48.36 acre tract, 127.26 feet to a ½" iron rod found, being the most Southerly-South East Corner of said 48.36 acre tract and said former Woodbridge Estates Subdivision, being the NWC of Lot No. 1618 of said Oak Point Phase III, for the South East Corner of this;

THENCE with the northerly lines of Lots No 1619 through 1627 of said Oak Point Subdivision, being a Southerly lines of said 48.36 acre tract, North 89 degrees 53 minutes 06 seconds West, 105.04 feet to a ½" iron rod found, North 89 degrees 46 minutes 44 seconds West, 105.19 feet to a ½" iron rod found, North 89 degrees 28 minutes 53 seconds West, 105.05 feet to a ½" iron rod found, North 89 degrees 48 minutes 11 seconds West, 104.98 feet to a ½" iron rod found, North 89 degrees 53 minutes 46 seconds West, 105.25 feet to a ½" iron rod found, North 89 degrees 44 minutes 56 seconds West, 104.72 feet to a ½" iron rod found, North 89 degrees 46 minutes 43 seconds West, 104.94 feet to a ½" iron rod found, North 89 degrees 51 minutes 11 seconds West, 104.92 feet to a ½" iron rod found, and South 89 degrees 48 minutes 30 seconds West, 105.06 feet to a ½" iron rod found, being an Interior Corner of said 48.36 acre tract, the NWC of Lot No. 1627 of said Oak Point Amended Phase III, for a Elle Corner of this;

THENCE South 08 degrees 01 minutes 55 seconds East, 210.00 feet to a ½" iron rod found, being the SWC of Lot No. 1627 in the Northerly line of Lake Hill Drive of said Oak Point Subdivision, being the Southerly South East Corner of said 48.36 acre tract, for a Easterly most Southerly Corner of this;

THENCE North 68 degrees 18 minutes 40 seconds West, with said Street 47.02 feet to a ½" iron rod found being the SEC of Lot No. 1327 of said Oak Point Phase III, for a Southerly Corner of this;

THENCE North 47 degrees 10 minutes 36 seconds West, along the northeasterly lines of said Lots 1327 through 1322, 268.40 feet to a ½" iron rod found in the easterly line of said Lake Hill Drive of said Oak Point, for a Southerly Corner of this;

THENCE with a common lines of said Lake Hill Drive North 23 degrees 52 minutes 18 seconds East, 201.38 feet to a ½" iron rod found, and North 17 degrees 40 minutes 30 seconds East, 38.74 feet to a bent ½" iron rod found being the SWC of Lot No. 1321 of said Oak Point for a Interior Corner of this;

THENCE South 84 degrees 19 minutes 12 seconds East, with southerly line of said Lot No. 1321, 79.68 feet to a ½" iron rod found, being the SEC of said Lot No 1321, for an Interior Corner of this;

THENCE with common lines of said Phase III, said said 48.36 acre tract, North 10 degrees 50 minutes 08 seconds West, 209.82 feet to a ½" iron rod found, North 72 degrees 06 minutes 28 seconds West, 160.76 feet to a ½" iron rod found, South 40 degrees 42 minutes 25 seconds West, 418.63 feet to a ½" iron rod found, and South 22 degrees 12 minutes 41 seconds West, 216.26 feet to a ½" iron rod found at the Spillway Elevation 1425 MSL of Lake Brownwood, being a southerly corner of said 48.36 acre tract, at the westerly line of Lots 1291 of said Phase III, for a Southerly Corner of this;

THENCE with the spillway elevation 1425 of said Lake Brownwood, being the Southerly and Westerly lines of said 48.36 acre tract, North 08 degrees 40 minutes 02 seconds West, 95.59 feet, North 22 degrees 48 minutes 19 seconds West, 71.30 feet to a 2½" iron rod found, North 64 degrees 57 minutes 49 seconds West, 106.65 feet to a ½" iron rod found, North 78 degrees 01 minutes 23 seconds West, 41.79 feet to a ½" iron rod found, North 76 degrees 16 minutes 30 seconds West, 50.26 feet to a ½" iron rod found, North 82 degrees 53 minutes 08 seconds West, 90.61 feet to a ½" iron rod set, North 68 degrees 54 minutes 42 seconds West, 84.77 feet to a ½" iron rod set, South 79 degrees 06 minutes 40 seconds West, 91.98 feet to a ½" iron rod found, being the SWC of Lot No. 20 of the Point Subdivision, and continuing, South 81 degrees 29 minutes 49 seconds West, 52.10 feet to a ½" iron rod found, South 78 degrees 05 minutes 17 seconds West, 37.89 feet, South 87 degrees 19 minutes 24 seconds West, 184.51 feet, North 75 degrees 51 minutes 01 seconds West, 42.16 feet, North 86 degrees 49 minutes 25 seconds West, 139.45 feet, North 63 degrees 47 minutes 06 seconds West,122.07 feet, North 65 degrees 36 minutes 52 seconds West, 89.76 feet, North 49 degrees 56 minutes 28 seconds West,15.71 feet, North 71 degrees 33 minutes 43 seconds East, 45.21 feet, North 47 degrees 04 minutes 13 seconds East, 47.90 feet, North 23 degrees 48 minutes 29 seconds East, 184.51 feet, North 77 degrees 51 minutes 01 seconds West, 42.16 feet, North 57 degrees 18 minutes 30 seconds West, 63.11 feet, North 19 degrees 49 minutes 43 seconds West, 51.59 feet, North 19 degrees 49 minutes 43 seconds West, 42.06 feet, North 28 degrees 57 minutes 00 seconds West, 63.19 feet, North 19 degrees 49 minutes 43 seconds West, 50.56 feet to a mid in rock North 10 degrees 54 minutes 52 seconds East, 24.24 feet, North 10 degrees 54 minutes 47 seconds East, 32.48 feet, North 48 degrees 40 minutes 42 seconds East,45.66 feet, North 22 degrees 15 minutes 05 seconds East, 64.25 feet, North 18 degrees 39 minutes 22 seconds East, 68.10 feet, North 29 degrees 40 minutes 39 seconds East, 21.84 feet, North 37 degrees 46 minutes 25 seconds East, 47.48 feet, North 28 degrees 57 minutes 46 seconds East, 34.51 feet, North 24 degrees 42 minutes 10 seconds East, 35.86 feet, North 44 degrees 26 minutes 49 seconds East, 37.14 feet, North 60 degrees 26 minutes 21 seconds East, 34.59 feet, North 42 degrees 10 minutes 33 seconds East, 3.44 feet to a ½" iron rod found, being the NWC of Lot No. 15 of The Point Subdivision, and continuing with spillway of said Lake, North 46 degrees 17 minutes 36 seconds East, 68.64 feet to a ½" iron rod set, North 52 degrees 35 minutes 44 seconds East, 68.23 feet, North 24 degrees 21 minutes 54 seconds East, 44.93 feet to a ½" iron rod found, North 60 degrees 24 minutes 36 seconds East, 23.75 feet, North 36 degrees 44 minutes 11 seconds East, 36.12 feet, North 49 degrees 14 minutes 59 seconds East, 123.82 feet, North 38 degrees 14 minutes 49 seconds East, 89.48 feet to a ½" iron rod found, North 40 degrees 59 minutes 21 seconds East, 90.45 feet, North 42 degrees 01 minutes 39 seconds East, 89.60 feet to a ½" iron rod set, North 51 degrees 51 minutes 49 seconds East, 49.77 feet, North 23 degrees 48 minutes 51 seconds East, 43.35 feet to a ½" iron rod found, North 38 degrees 57 minutes 38 seconds East, 90.44 feet to a ½" iron rod set, North 17 degrees 24 minutes 33 seconds East, 55.60 feet to a 60d nail found, North 20 degrees 34 minutes 06 seconds East, 34.97 feet to a 60d nail found, North 09 degrees 14 minutes 07 seconds East, 24.77 feet, North 29 degrees 04 minutes 29 seconds East, 63.90 feet to a spool found, North 28 degrees 46 minutes 25 seconds East, 59.87 feet to a 60d nail found, North 12 degrees 45 minutes 38 seconds East, 36.35 feet to a ½" iron rod set, North 28 degrees 56 minutes 29 seconds East, 92.73 feet to a ½" iron rod found, North 33 degrees 37 minutes 36 seconds East, 89.90 feet to a ½" iron rod found being the SWC of Lot No. 16, of the Woodbridge Estates Subdivision as conveyed and described in Deed from Brogan Partners LLC to Fred and Shelly Silbu, dated March 4, 2015, being of record in Volume 194, Page 881 of the Official Public Records of said County, being the Westerly North West Corner of said 48.36 acre tract, for the Westerly North West Corner of this;

THENCE South 41 degrees 26 minutes 39 seconds East, with the southerly line of said Lot No. 16 of said Woodbridge Estates, passing its SEC at 427.66 feet, and continuing crossing Oak Point Drive a total distance of 480.00 feet to a ½" iron rod set in the Easterly line of said Oak Point Drive, being the NEC of the 4 acre Save & Except roadway tract, for a Elle Corner of this;

THENCE with the occupied Easterly lines of said Oak Point Drive of said Woodbridge Subdivisions, North 29 degrees 21 minutes 23 seconds East, 49.36 feet to a ½" iron rod found, North 37 degrees 21 minutes 51 seconds East for a
distance of 643.95 feet to a ½" iron rod found, and North 53 degrees 31 minutes 51 seconds East, 106.22 feet to a ½" iron rod found capped ALS, being the SWC of a 3.05 acre tract so conveyed by deed from Lake Brownwood Partners LLC, to Theadore and Vicki Wells, dated January 2023, being of record in Instrument No. 2300226, of the Official Public Records of said County, being the Northerly Corner of said 32.86 acre tract, for the Northerly Corner of this;

THENCE South 50 degrees 24 minutes 32 seconds East, with southerly line of said 3.05 acre tract, 206.45 feet to a ½" iron rod found marked ALS, being the Southerly Corner of said 3.05 acre tract, for a Elle Corner of this;

THENCE North 40 degrees 36 minutes 08 seconds East, with Easterly line of said 3.05 acre tract 29.15 feet to a the Place of Beginning and calculated to contain 85.10 acres of land in area of which contains 4 acres of the redesigned Oak Park Drive of the Woodbridge Estates Subdivision.

THE STATE OF TEXAS:
COUNTY OF BROWN: FIELD NOTES AND ATTACHED PLAT OR MAP MADE FOR RANCHMAN REAL ESTATE LLC

All of that certain redesigned area known as Oak Point Drive, of the Woodbridge Estates Subdivision in Brown County, Texas, said Subdivision being of record in Cabinet No. 5, Slides 79 and 80, of the Plat Records, of Brown County, Texas, and is further described as follows;

BEGINNING at a ½" iron rod found in place in the Westerly line of Lake Bluff Drive of the Oak Point Subdivision being the SEC of Lot No. 1629 of the Amended Phase III of said Oak Point Subdivision being of record in Cabinet No. 4, Slides 341-348, of the Plat Records of said County, being the Easterly NEC of said Oak Point Drive of said Woodbridge Estates Subdivision, for the Easterly North East Corner of this;

THENCE with Westerly side of said Lake Bluff Drive, crossing said Oak Park Drive, along a curve to the left having a radius of 279 11 feet and an arc length of 50.18 feet, being subtended by a chord of South 13 degrees 37 minutes 51 seconds East for a distance of 50.11 feet to a ½" iron rod found being the NEC of Lot No. 34 of The Point Subdivisions for a Easterly Corner of this;

THENCE with the Southerly lines of the Redesigned Street, South 80 degrees 14 minutes 49 seconds West, 222.36 feet to a ½" iron rod, North 79 degrees 36 minutes 23 seconds West, 437.30 feet to a ½" iron rod set, South 56 degrees 41 minutes 01 seconds West 230.95 feet to a ½" iron rod set, South 75 degrees 20 minutes 19 seconds West, 546.61 feet to a ½" iron rod set, North 48 degrees 19 minutes 25 seconds West, 335.89 feet to a ½" iron rod set, and the beginning of a culdesac, and continuing with the Westerly lines of said Street, along a curve to the right having a radius of 60.00 feet and an arc length of 223.05 feet, being subtended by a chord of North 60 degrees 24 minutes 35 seconds West,117.66 feet to a ½" iron rod set, North 40 degrees 42 minutes 45 seconds East, 816.93 feet to a ½" iron rod set, and North 29 degrees 21 minutes 22 seconds East, 383.00 feet to a ½" iron rod found, being the Southerly Corner of Lot No. 16, of the Woodbridge Estates Subdivision for the North West Corner of this;

THENCE South 43 degrees 26 minutes 39 seconds East, 52.34 feet to a ½" iron rod set in the Easterly line of said Street, for the North East Corner of this;

THENCE with the Easterly and Northerly lines of said redesigned roadway, South 29 degrees 21 minutes 23 seconds West, 772.49 feet to a ½" iron rod set, South 40 degrees 42 minutes 45 seconds West, 851.86 feet to a ½" iron rod set, South 48 degrees 19 minutes 25 seconds East, 339.92 feet to a ½" iron rod set, North 75 degrees 20 minutes 19 seconds East, 504.08 feet to a ½" iron rod set, North 56 degrees 41 minutes 01 seconds East, 542.79 feet to a ½" iron rod set, South 79 degrees 36 minutes 27 seconds East, 448.67 feet to a ½" iron rod found, North 80 degrees 14 minutes 49 seconds East, 210 09 feet to the Place of Beginning and calculated to contain 4.0 acres of land in area.

THE ABOVE FIELD NOTES AND ATTACHED PLAT OR MAP REPRESENTS the results of an on the ground survey, that all lines and corners are marked as described above, or shown on the attached plat or map which is hereby made a part of this, that said property has access to and from a dedicated roadway as shown on said plat or map or mentioned above.

THE POINT

BEING A REPLAT OF A PORTION
OF THE WOODBRIDGE ESTATES
SLIDE NO 5, PAGES 79–80

BEING PART OF PHASE I OF
OAK POINT SUBDIVISION SLIDE 4, PAGES 213–214
PLAT RECORDS, BROWN CO.TX.
CONTAINING 59 LOTS

LAKE BROWNWOOD PARTNERS, LLC
TO
RANCHMAN REAL ESTATE LLC,
08/22/2024
INSTRUENT NO 2404329
BROWN CO OFFICIAL RECORDS
512-318-8819

SUBDIVISION
OAK POINT
VOLUME 4, PAGES 213-234
PLAT RECORDS
BROWN COUNTY, TEXAS

WOODBRIDGE ESTATES
SLIDE 5, PAGES 79-80
VOL 5, PAGES 1-16

OLD LOT NO 468

OAK POINT DRIVE

3.05 ACRES

BEING 10.77 MILES
N 11° 08' 05" W OF
THE COURT HOUSE OF
BROWN COUNTY, TEXAS
AND BEING
51.67ft MILES
N 23° 17' 49" E OF
THE GEOGRAPHICAL CENTER
OF THE STATE OF TEXAS

P.O.B.

SUBDIVISION
OAK POINT
VOLUME 4, PAGES 213-234
PLAT RECORDS
BROWN COUNTY, TEXAS

F PEREZ SUR NO 642
A-738

SOCORRO FORMING CO SUR
A-1231

LAKE BROWNWOOD

BLOCK ONE

LOT 24
5.39 AC

LOT NO 25
5.4 AC

LOT NO 23
5.77 AC

BLOCK TWO

LOT NO 22
5.40 ACRES

2.53 AC

P.O.B.

S. McINNIS SURVEY
A-683

5.26 AC

5.39 AC

5.40 AC

3.04 AC
2.20 AC
1.36 AC
0.92 AC
0.74 AC
0.60 AC
0.65 AC
0.73 AC
0.84 AC
0.96 AC
1.06 AC
0.77 AC
0.71 AC
0.67 AC
0.76 AC
2.27 AC

OAK POINT
SUBDIVISION
AMENDED PHASE III
VOLUME 14, PAGES 541-548
PLAT RECORDS
BROWN COUNTY, TEXAS

LAKE BROWNWOOD
SPILLWAY ELEVATION 1425 FT
THE WATER DISTRICT HAS ITS SEPERATE
COORDINATE AND ELEVATION SYSTEM
BM IS DISK ON THE WEST SIDE OF THE WIER
REGARDLESS OF IRON ROD LOCATION THE 1425 ELEVATION HOLDS

PLAT CHECK:

REGISTERED PROFESSIONAL LAND SURVEYOR
OF THE STATE OF TEXAS
HAVE CHECKED THIS PLAT PER THE
SURVEY REQUIREMENTS OF BROWN COUNTY

DATE:

COORDINATE SYSTEM

APPROVED BY BROWN COUNTY COMMISSIONERS COURT MAY 19, 2003
THE PLAT OR MAP HEREON SHOWING VARIOUS CONTROL LINES
OF WHICH ARE BASED UPON A NETWORK SYSTEM DETERMINED
BY USING A TRIMBLE 4700, 5800, R8,ET.AL. AND ALL DISTANCES
ARE BASED UPON SCALE FACTOR BELOW. SYSTEM WAS CREATED BY
DON KING BROWN COUNTY SURVEYOR AND R.P.L.S.
OF THE STATE OF TEXAS, NETWORK STARTING DATE OF
JANUARY OF 2002, AND INFORMATION IS CONTINUING TO THIS DATE
ON SAID NETWORK
THAT SAID COORDINATE SYSTEM IS BASED ON USING NAD 83,
AND THE BASE COORDINATE BEING
THE GEOGRAPHIC CENTER OF TEXAS AS ESTABLISHED BY
THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYOR'S.
SAID MONUMENT WAS ESTABLISHED BY USING THE RECORDS
FROM THE GENERAL LAND OFFICE OF THE STATE OF TEXAS AND WAS SET
ON MARCH 8, 1997 ON THE WULFF CEDAR CREEK RANCH
IN McCULLOCH COUNTY, TEXAS.
THAT ELEVATIONS WERE BASED UPON USGS MONUMENT U-74 IN BROWNWOOD,
BROWN COUNTY, TEXAS AT A ELEVATION OF 1,388.831 FEET ABOVE SEA LEVEL
THAT SAID SYSTEM CONTAINS BOTH NAD 83 AND SURFACE COORDINATES
SCALE FACTOR FOR THIS JOB IS 1.000022
SPILLWAY BM IS A DISK ON WEST SIDE OF WIER

FM HIGHWAY NO 2273
HOLDER CHURCH
1.44 MILES
2.6 MILES
CO RD 405 N

VICINITY MAP

THE STATE OF TEXAS:
COUNTY OF BROWN:

THE PLAT OR MAP HEREON AND ATTACHED FIELD NOTES SHOWING
THE RESULTS OF SURVEY MADE ON THE GROUND SURVEY, that all corners and courners are
marked as shown on the plat, or map hereon, or mentioned in the attached
field notes which is hereby made a part of this, that said property has
access to and from a dedicated roadway as shown on said plat or map, or
mentioned in the attached field notes.

FEBRUARY 7, 2025

Don T. King, Registered Professional Land Surveyor of
The State of Texas
FIELD WORK DONE DURING CURRENT SURVEY AND MONUMENT

KING LAND SURVEYING TBPLS FIRM NO 10098200
P.O. BOX 1909
BROWNWOOD, TEXAS, 76804
325/648/3038
FAX 643/2312

TBPLS FIRM NO 10098200

SURVEYOR'S NOTES:

ALL CORNERS HAVE 1/2" IRON ROD SET WITH YELLOW STAMPED WITH KING SURV
AND MARKED WITH A GREEN METAL POST WITH BLACK TOPS
THE ALMEDRAS SUBDIVISION'S WAS MEASURING IN 1995
NEAR AND WELL AND UNLESS A WELL WAS FOUND
FROM SAID MAPS AND PLAT OF THE COURT HOUSE
THE BEARINGS ARE BASED ON THE PLAT OF THE ABOVE
REFERENCE SUBDIVISION WHICH WERE BASED ON TRUE NORTH
ATTACHED IF ANY EXCEPTIONS ABOUT BEING NON-CONFORMITIES
THAT NO UTILITY LINES ARE SHOWN, TEXAS WATER CODE 13.
PROHIBITS ANY DRILLING WATER WELL WITHIN 250 FEET OF THIS PROPERTY
WITHOUT PRIOR NOTIFICATION TO THE CONSTRUCTION

WARNING: UNAUTHORIZED ALTERATION OR CERTIFIED MATERIAL IS FORGERY
THIS GRAPHIC MAP REPRESENTS THE RESULTS OF A SURVEY BEING
PERFORMED BY DON T. KING A REGISTERED LAND SURVEYOR OF
THE STATE OF TEXAS. THIS SURVEY WAS PERFORMED UNDER MY
DIRECTION AND SUPERVISION AND REPRESENTS CONDITIONS
CONSTRUCTED FOUND EVIDENCE AS OF THE DATE OF THE ACTUAL SURVEY
AND IS LIMITED TO THOSE CONDITIONS EXISTING AT THAT TIME
NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY
THIS DRAWING/MAP. ALL RIGHTS, COPYRIGHT RESERVED BY DON T. KING R.P.L.S.
THIS PLAT/SURVEY AND AN ACKNOWLEDGED GROUND SURVEY WAS IT WAS MADE IN AND
PLACED UPON THAT PLAT OR MAP. SURVEY WAS REPRESENT THE RESULTS OF THE SURVEY SHOWN HEREON