

Ranches at Prairie Point

TBD FM 243, Bertram, TX 78605
12.5-50 Acres | Burnet County



Property Highlights

- Countryside views
- Agricultural tax valuation
- Paved road frontage
- Minimal deed restrictions
- Easy access to US 183 and Hwy 29
- Available as 12.5 acres, 25 acres, or 50 acres



Scan or click



Jan Gunter, REALTOR®
Accredited Land Consultant

512-944-0572

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JanGunterRealty.com

KELLERWILLIAMS
LAND

kw AUSTIN
KELLERWILLIAMS. REALTY



Description

Escape the hustle of city life and enjoy a private homesite with rolling topography, panoramic countryside views, paved road access, and low property taxes. Located in a booming area of Burnet County just north of Bertram, the property offers the perfect blend of rural charm and convenience, with lovely homes being built nearby. The Ranches of Prairie Point's minimal deed restrictions protect your investment while allowing flexibility.

LAND

The property gently slopes from FM 243 and rises to a crest near the center that offers an ideal homesite with privacy and stunning long-range views. This prairie grassland features diverse native vegetation and beautiful wildflowers during the growing season. Grass species include Silver Bluestem, KR Bluestem, and Sideoats Grama, with scattered trees and shrub such as Mesquite, Hackberry, and Ashe Juniper.

IMPROVEMENTS & UTILITIES

The property is part of a community grazing agreement, with perimeter fencing around the development. An overhead electric line runs east-west near the center of all tracts. A water well and septic system will be needed; area water wells are typically around 500 feet deep. Light deed restrictions include site-built homes only, allowance for one subdivision per tract, and residential/agricultural use to preserve the rural appeal and property value.

TAXES

Burnet County, Burnet ISD, Emergency Service District #4. Agricultural Valuation through the community grazing agreement. Estimated yearly taxes are \$45 for 50 acres.

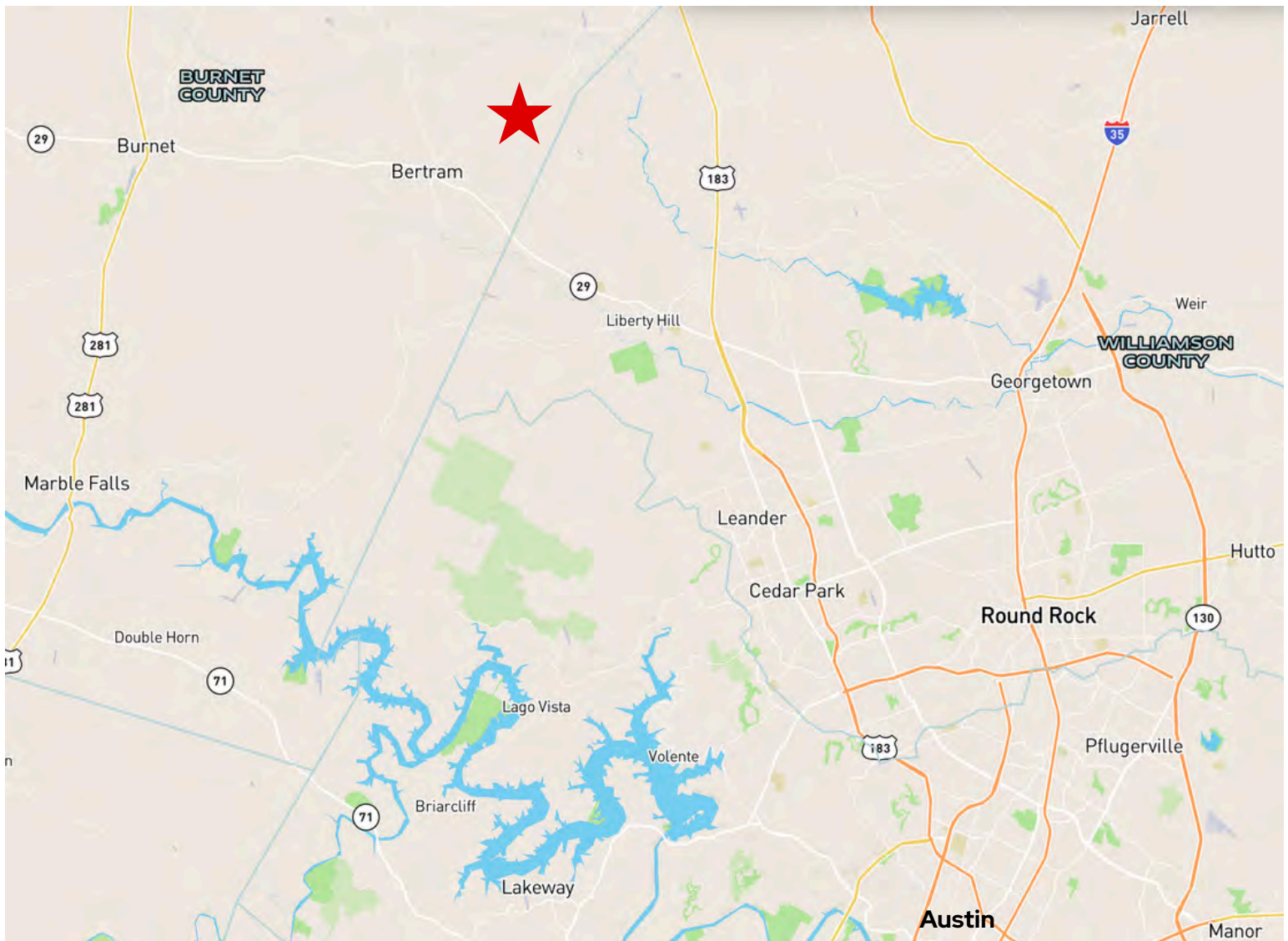


Photos

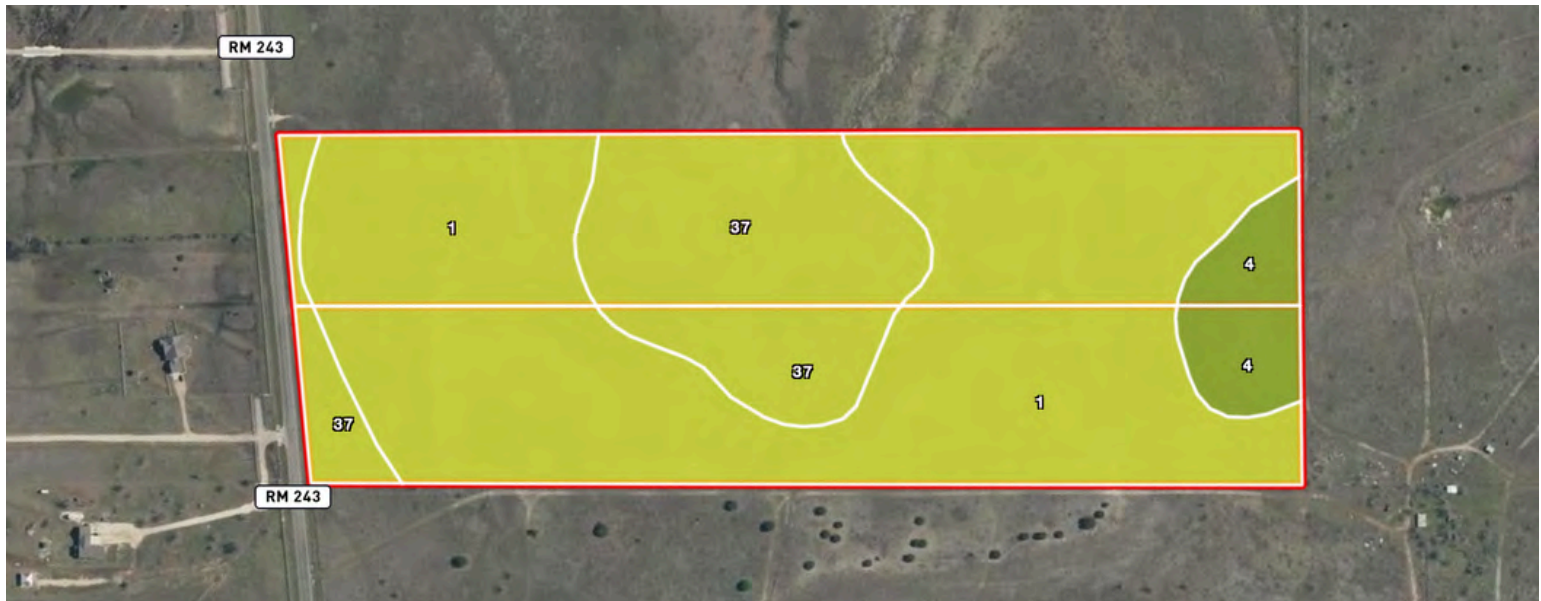


Location

- 4 miles to Bertram
- 8 miles to Hwy 183
- 14 miles to HEB (Burnet)
- 30 miles to Georgetown and Cedar Park
- 47 miles to downtown Austin
- 16 miles to Burnet Municipal Airport
- 58 miles to Austin-Bergstrom International Airport



Soil Report



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1	Aledo gravelly clay loam, 1 to 8 percent slopes	34.33	68.67	0	16	4s
37	Purves gravelly clay, 1 to 3 percent slopes	12.5	25.01	0	21	4s
4	Bolar clay loam, 1 to 3 percent slopes	3.15	6.3	0	34	3s
TOTALS		49.98(*)	100%	-	18.38	3.94

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

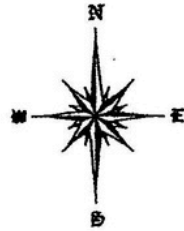
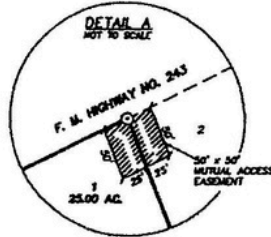
Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

Lot 1 Survey

CUPLIN & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

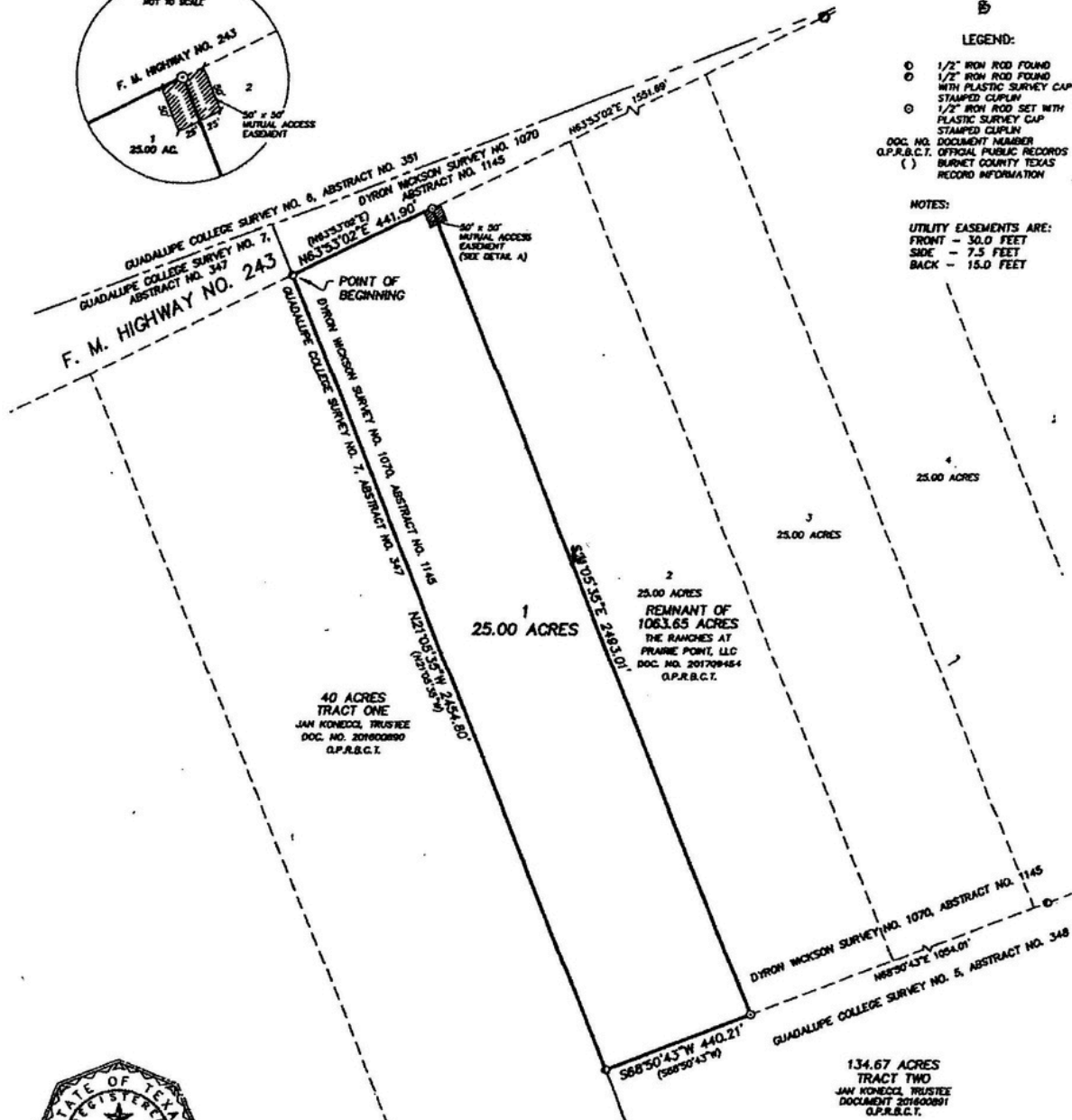


LEGEND:

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED CUPLIN
- 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED CUPLIN
- DOC. NO. DOCUMENT NUMBER
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS
- () BURNET COUNTY TEXAS RECORD INFORMATION

NOTES:

UTILITY EASEMENTS ARE:
FRONT - 30.0 FEET
SIDE - 7.5 FEET
BACK - 15.0 FEET



I HEREBY CERTIFY TO LONE STAR LAND PARTNERS, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SUPERVISED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS OF PRACTICE AS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES. HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2018, CUPLIN & ASSOCIATES, INC. ©.

Danny J. Stark DATED 5/4/2018
DANNY J. STARK, R.P.L.S. NO. 5602

BOUNDARY SURVEY

LEGAL DESCRIPTION: BEING A 25.00 ACRE TRACT OF LAND OUT OF THE DYRTON WICKSON SURVEY NO. 1070, ABSTRACT NO. 1145, (HEREAFTER CALLED TRACT NO. 1, RANCHES OF PRAIRIE POINT, AN UNRECORDED SUBDIVISION IN BURNET COUNTY, TEXAS) AND BEING A PORTION OF THAT CERTAIN 1,063.65 ACRE TRACT OF LAND CONVEYED TO THE RANCHES AT PRAIRIE POINT, LLC IN DOCUMENT NO. 201709454 OF OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 25.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

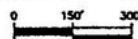
NOTES:

- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YEAR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0400F, EFFECTIVE 03/15/2012.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.

SHEET 2
PROJECT NO. 171080
PREPARED FOR: LONE STAR LAND PARTNERS
TECH: M. CANALES
APPROVED: D. STARK
FIELDWORK PERFORMED ON: 4/23/18
COPYRIGHT: 2018 PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH. 325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 300'



DATE	NO.	DESCRIPTION
	2	
	1	
REVISIONS		

EXHIBIT A

Lot 1 Survey

CUPLIN & ASSOCIATES, Inc.

land surveyors & planners

Prepared For: Davy Roberts

Project No.: 171000

Date: 5/3/2018

FIELD NOTES TO ACCOMPANY A SURVEY PLAT OF A 25.00 ACRE TRACT OF LAND OUT OF THE DYRON WICKSON SURVEY NO. 1070, ABSTRACT NO. 1145, (HEREAFTER CALLED TRACT NO. 1 OF THE RANCHES OF PRAIRIE POINT, AN UNRECORDED SUBDIVISION IN BURNET COUNTY, TEXAS) AND BEING A PORTION OF THAT 1,063.65 ACRE TRACT OF LAND CONVEYED TO THE RANCHES AT PRAIRIE POINT, LLC IN DOCUMENT NO. 201709454 OF OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at 1/2" iron rod found, in the south right-of-way line of F.M. Highway No. 243, in or near the east line of the Guadalupe College Survey No. 7, Abstract No. 347, the northeast corner of that certain 40 acre tract of land, known as Tract One, conveyed to Jan Konecci, Trustee in Document No. 201600890 of the Official Public Records of Burnet County, Texas, the northwest corner of said 1,063.65 acre tract and the northwest corner hereof;

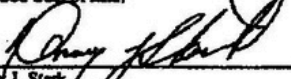
THENCE N63°53'02"E with south right-of-way line of said F. M. Highway No. 243, the north line of said 1,063.65 tract, and the north line hereof, a distance of 441.90 feet to a 1/2" iron rod set with plastic survey cap stamped CUPLIN for the northeast corner hereof, from which a 1/2" iron rod found stamped CUPLIN, in the south right-of-way line of said F. M. Highway No. 243 and the north line of said 1,063.65 acre tract, at the P. C. of a curve to the left bears N63°53'02"E, a distance of 1,551.69 feet ;

THENCE S21°05'35"E with the east line hereof, a distance of 2,493.01 feet to a 1/2" iron rod set with plastic survey cap stamped CUPLIN on the north line of that certain 134.67 acre tract of land, known as Tract Two, conveyed to Jan Konecci, Trustee in Document No. 201600891 of the Official Public Records of Burnet County, Texas, in or near the north line of the Guadalupe College Survey No. 5, Abstract No. 348, the south line of 1,063.65 acre tract and in or near the south line of said Dyron Wickson Survey No. 1070, for the southeast corner hereof, from which a 1/2" iron rod found, for the northwest corner of that certain 180.001 acre tract of land, known as Tract 1, conveyed to Dorothy Jean Sanders Jay in Document No. 201307741 of the Official Public Records of Burnet County, Texas and the northeast corner of said 134.67 acre tract bears N68°50'43"W, a distance of 1054.01 feet;

THENCE S 68°50'43" W with or near the north line of the Guadalupe College Survey No. 5, the north line of said 134.67 acre tract, with or near south line said Dyron Wickson Survey No. 1070, the south line of said 1,063.65 acre tract and the south line hereof, a distance of 440.21 feet to a 1/2" iron rod found on the east line of said 40 acre tract, being at or near the northwest corner of said Guadalupe College Survey No. 5, the northwest corner of said 134.67 acre tract, at or near the southwest corner of said Dyron Wickson Survey No. 1070 and the southwest corner hereof;

THENCE N 21°05'35" W with the east line of said 40 acre tract, the west line of said 1,063.65 acre tract, and the west line hereof, a distance of 2,454.80 feet to the POINT OF BEGINNING. Containing 25.00 acres.

I hereby certify that this survey was prepared on the ground and was surveyed by me or under my direct supervision and that this professional service meets or exceeds the current minimum standards of practice as established by the Texas Board of Professional Land Surveying. Basis of Bearings are to Texas Coordinate System, Central Zone. A Plat of Survey of even date was prepared as is intended to accompany the above described tract of land.

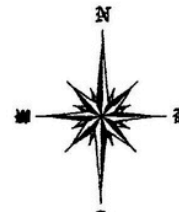


Danny J. Stark
Registered Professional Land Surveyor No. 5602

Dated: 5/4/2018



Lot 2 Survey

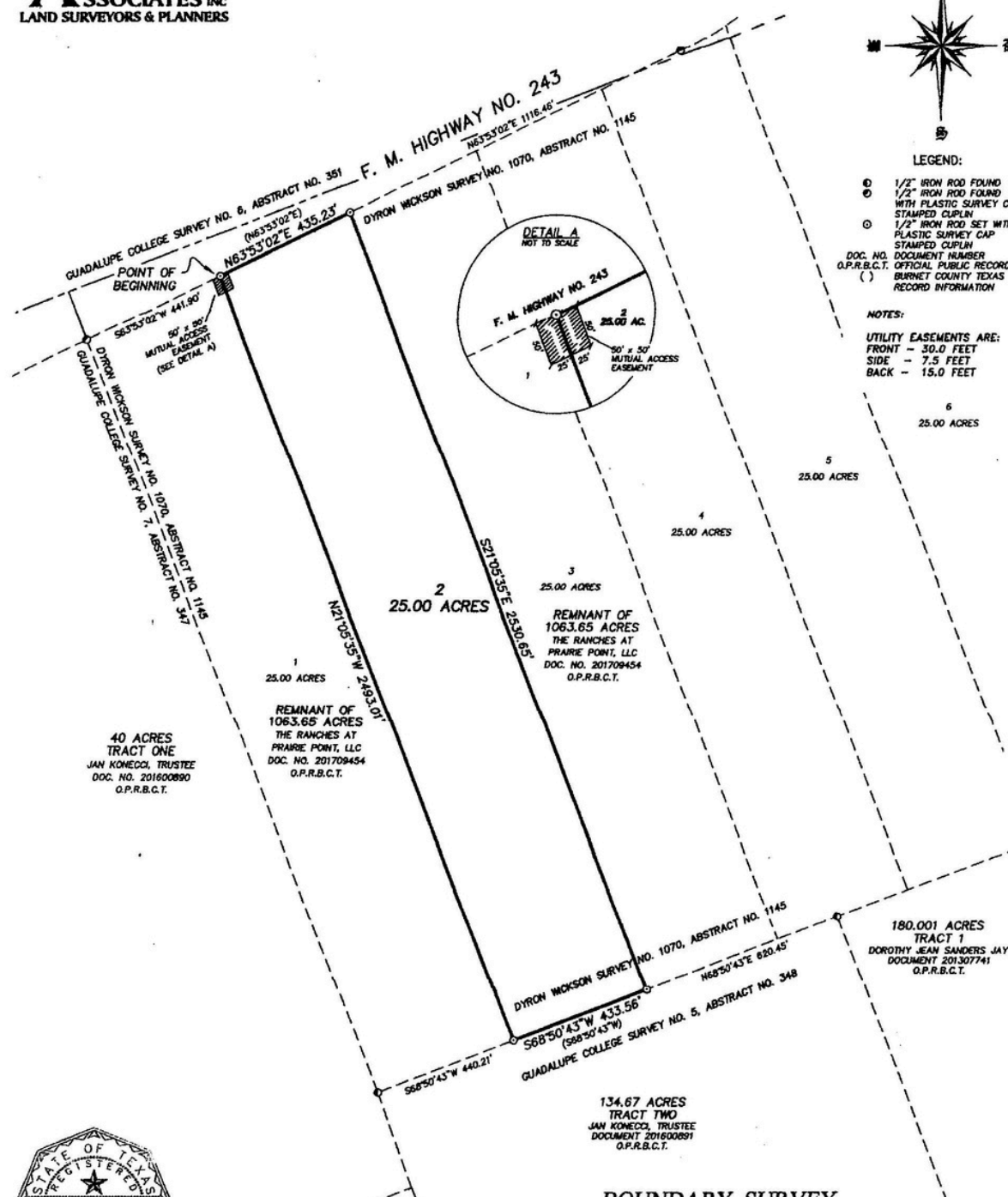


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Danny J. Stark
DANNY J. STARK, R.P.L.S. NO. 5602 DATED 5/4/2018

1 OF 2
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SCALE 1" = 300'
0 150 300

DATE	NO.	DESCRIPTION
	2	
	1	
REVISIONS		



Gate

Shared Entrance

Tract 1A - 12.5ac

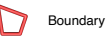
Tract 1B - 12.5ac

Tract 2 - 25ac

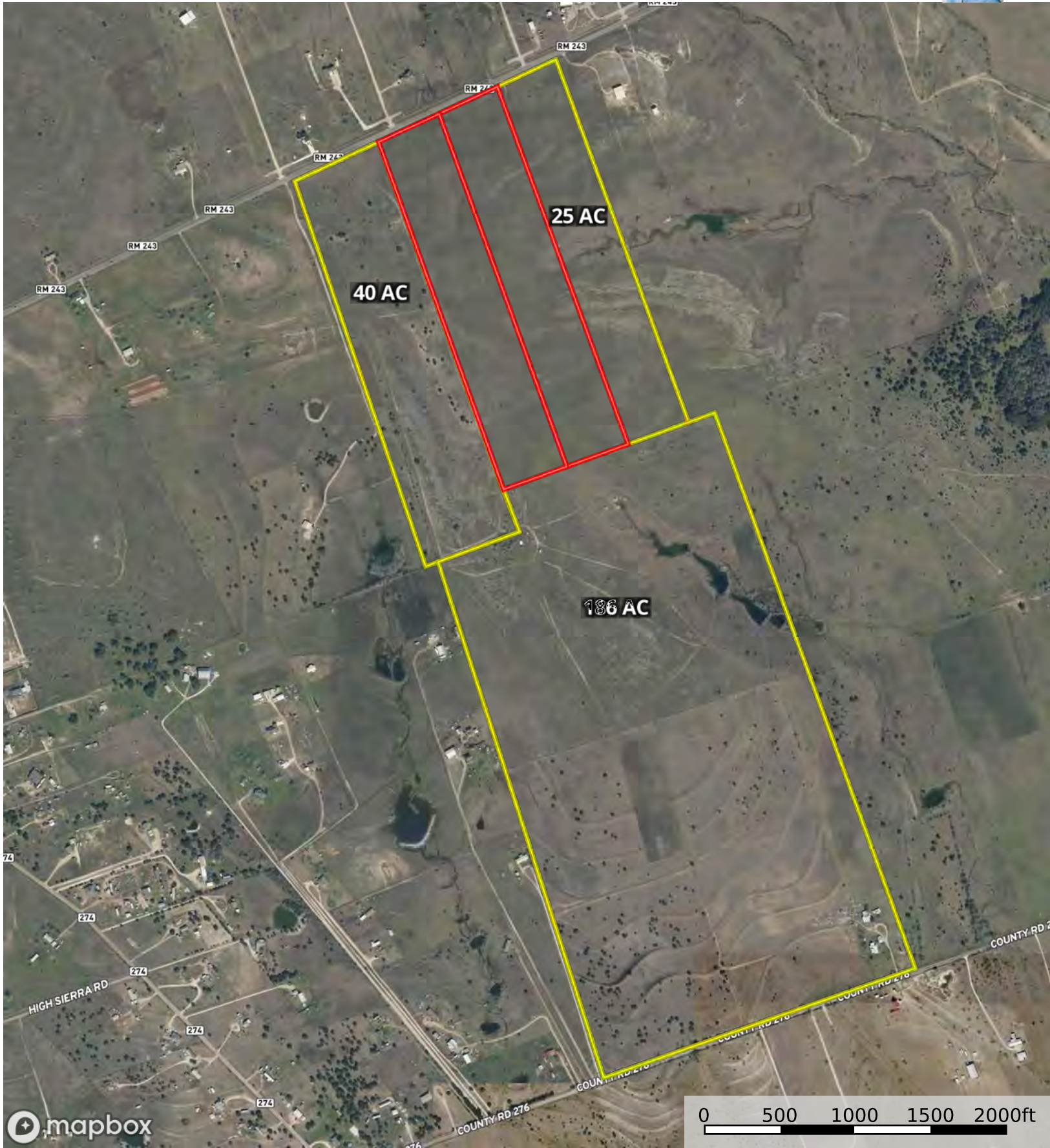
Stream, Intermittent

River/Creek

Water Body

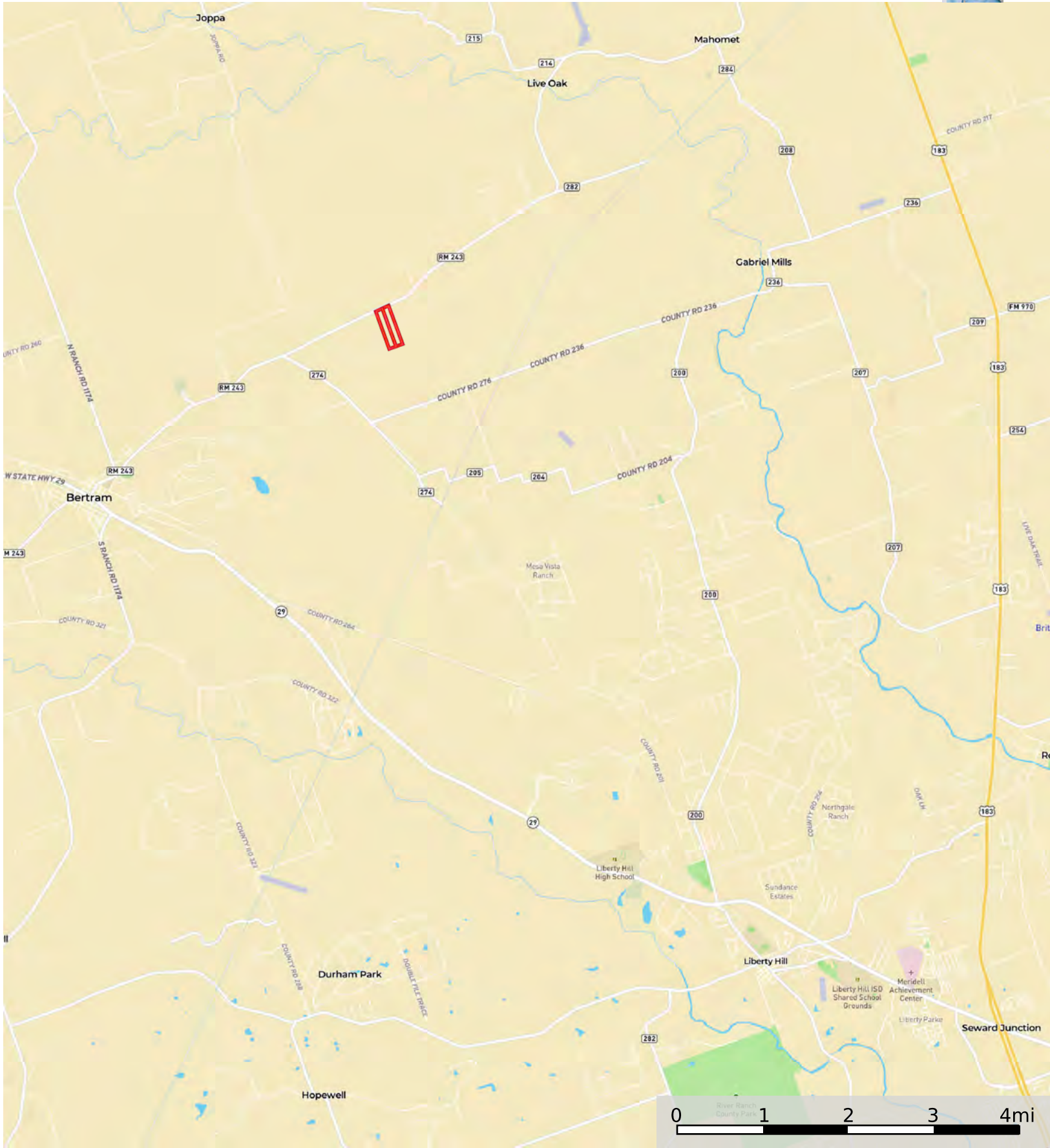


Boundary



 Boundary  Neighbor

Ranches at Prairie Point
Burnet County, Texas, 25 AC +/-



Boundary