

BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

38.91 ACRES

J.BENTON FLOERKE, ET UX
SPECIAL WARRANTY DEED
MAY 23, 1991
502/377 O.P.R.B.C

SUBJECT TO:

- f. Subject property lies within the boundaries of the Saratoga Water Conservation District and may be subject to standby fees and tax assessments by said district.
- g. Subject property lies within the Water Conservation District of Central Texas.
- h. Rights of parties in possession. (Owner's Policy Only)
- i. If any portion of the proposed loan and/or the Owner's Title Policy coverage amount includes funds for immediately contemplated improvements, the following exceptions will appear in Schedule B of any policy issued as indicated:

Owner and Loan Policy(ies): Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained by the insured under this policy if such liens have been filed with the County Clerk of Burnet, Texas, prior to the date hereof.

Owner Policy(ies) Only: Liability hereunder at the date hereof is limited to \$0.00. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the insured improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the fact amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy.

Loan Policy(ies) Only: Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increase as each disbursement is made in good faith and without knowledge of any defect in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy.

j. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Lower Colorado River Authority Purpose: Easement Recording Date: March 5, 1956 Recording No: Volume 115, Page 495, Deed Records, Burnet County, Texas

k. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Waradine Wheeler Purpose: Permanent easement and right of way Recording Date: February 22, 1979 Recording No: Volume 260, Page 650, Deed Records, Burnet County, Texas

l. Rights of tenants in possession, as tenants only, under unrecorded lease agreements.

MICHAEL D. COUR AND MOLLY K. COUR
WARRANTY DEED WITH VENDOR'S LIEN
JUNE 6, 2025
202505577 O.P.R.B.C

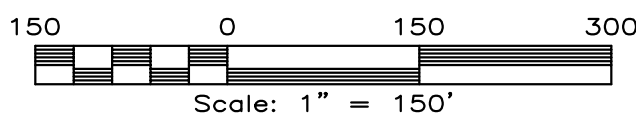
RONALD A BUMPUS, ET UX
GENERAL WARRANTY DEED
WITH VENDOR'S LIEN
DECEMBER 26, 2016
201612231 O.P.R.B.C

| CURVE TABLE | | | | | |
|-------------|-----------|----------|---------|-----------------|----------------|
| NO. | DELTA | RADIUS | ARC | CHORD DIRECTION | CHORD DISTANCE |
| C2 | 16°18'11" | 853.51' | 242.86' | N 64°26'33" E | 242.04' |
| C3 | 9°56'58" | 1110.99' | 192.92' | N 61°16'03" E | 192.68' |
| C4 | 3°01'48" | 2899.79' | 153.36' | N 64°43'43" E | 153.34' |

| RECORD CURVE TABLE | | | | | |
|--------------------|--|----------|---------|-----------------|----------------|
| NO. | | RADIUS | ARC | CHORD DIRECTION | CHORD DISTANCE |
| C2 | | 853.51' | 242.86' | N 66°57'40" E | 242.04' |
| C3 | | 1110.99' | 192.92' | N 58°48'40" E | 192.68' |
| C4 | | 2899.79' | 153.36' | N 63°47'10" E | 153.34' |

LEGEND

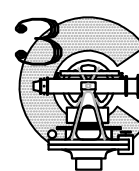
- 1/2" IRON PIN SET w/YELLOW CAP "CCC 4835"
- IRON PIN FOUND (As Noted)
- FENCE POST
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- UTILITY POLE
- OVERHEAD UTILITIES
- BLOCK NO.
- RECORD DATA
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET CO.



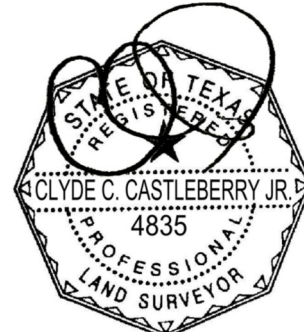
CERTIFY: JUSTIN ANDREWS AND BROOKE ANDREWS/GF No. 25-2119

THIS AREA IS SHOWN TO BE IN ZONE A PER FEMA'S FLOOD INSURANCE RATE MAP #48053C 0075 F DATED MARCH 15, 2012; HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE OR FLOOD STUDIES HAVE BEEN PERFORMED AND THE INFORMATION IS BASED SOLELY ON SAID MAP/PLAT. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP/PLAT. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

STATE OF TEXAS §
COUNTY OF LAMPASAS §
I, CLYDE C. CASTLEBERRY, JR., FOR TRIPLE C SURVEYING CO. HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON.



TRIPLE C SURVEYING Co.
P.O. Box 544 - Lampasas, Texas 76550
(512) 845-5440
email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193916



Witness my hand and seal this the 4th day of August, 2025