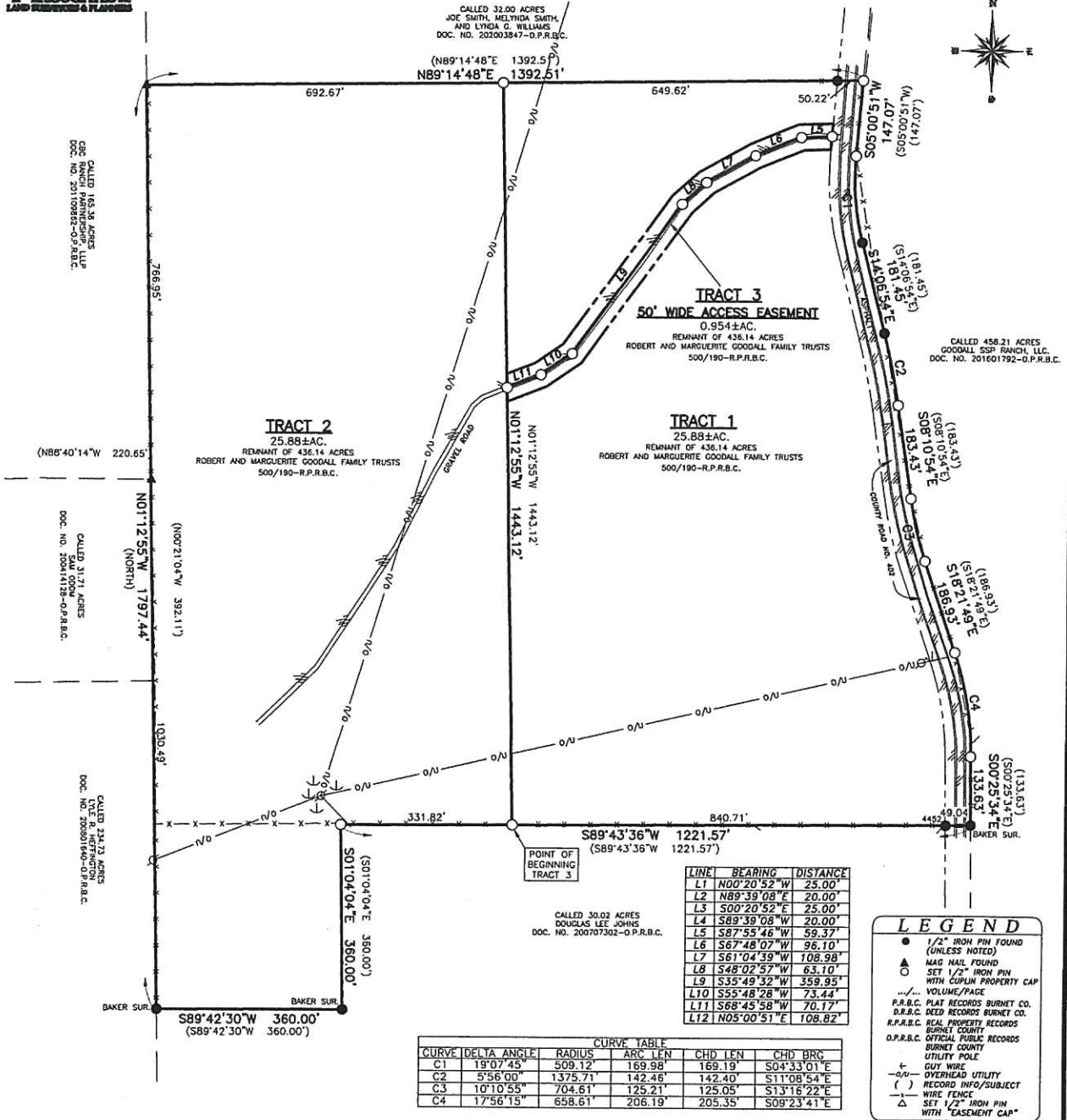




NOTES:

- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48033C06150, EFFECTIVE 11/01/2019.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 3) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.



BOUNDARY & IMPROVEMENT SURVEY

LEGAL DESCRIPTION:

TRACT 1-BEING A 25.88 ACRE TRACT IN THE WM. ROBERTS SURVEY NO. 13, ABSTRACT NO. 714, BURNET COUNTY, TEXAS, FURTHER BEING A PORTION OF THE CALLED 436.14 ACRE TRACT DESCRIBED IN DEED TO ROBERT AND MARGUERITE GOODALL FAMILY TRUSTS, RECORDED IN VOLUME 500, PAGE 190 OF THE REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS, SAID 25.88 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

TRACT 2-BEING A 25.88 ACRE TRACT IN THE WM. ROBERTS SURVEY NO. 13, ABSTRACT NO. 714, BURNET COUNTY, TEXAS, FURTHER BEING A PORTION OF THE CALLED 436.14 ACRE TRACT DESCRIBED IN DEED TO ROBERT AND MARGUERITE GOODALL FAMILY TRUSTS, RECORDED IN VOLUME 500, PAGE 190 OF THE REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS, SAID 25.88 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

TRACT 3-BEING A 0.95 ACRE ACCESS EASEMENT TRACT IN THE WM. ROBERTS SURVEY NO. 13, ABSTRACT NO. 714, BURNET COUNTY, TEXAS, FURTHER BEING A PORTION OF THE CALLED 436.14 ACRE TRACT DESCRIBED IN DEED TO ROBERT AND MARGUERITE GOODALL FAMILY TRUSTS, RECORDED IN VOLUME 500, PAGE 190 OF THE REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS, SAID 0.95 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE CENTERLINE DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.

DOCUMENTS THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:

RESTRICTIVE COVENANTS: NONE FOUND OF RECORD

INUNDATION AND FLOWAGE EASEMENT GRANTED TO L.C.R.A. RECORDED IN 88/238-D.R.B.C.

PERPETUAL ACCESS EASEMENT RESERVED BY H.E. PROKESH AND WIFE, MEVA LAVON PROKESH SET OUT IN 102/202-D.R.B.C.

10' WIDE TELEPHONE LINE EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE SOUTHWEST RECORDED IN 290/598-D.R.B.C.

10' WIDE TELEPHONE LINE EASEMENT GRANTED TO GTE SOUTHWEST, INC. RECORDED IN 501/580-R.P.R.B.C.

20' WIDE ELECTRIC LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOP., INC. RECORDED IN 20090084-O.P.R.B.C.

SUBJECT TO THE RIGHTS OF OTHERS IN AND TO THE USE OF THE EASTERN 50 FEET OF THE HEREIN DESCRIBED TRACT 1, KNOWN AS COUNTY ROAD 402.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. 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 2021, CUPLIN & ASSOCIATES, INC. ©.

DANNY J. STARK, R.P.L.S. NO. 5602

DATED 12/14/2021

1 OF 4

PROJ. NO.: 211694

PREPARED FOR:

TECH: J.C.HANSCHKE

APPROVED: D. STARK

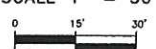
FIELDWORK PERFORMED ON: 12/01/2021 PF.BH

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PROFESSIONAL FIRM NO: 10126900

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

SCALE 1" = 30'



DATE	NO.	DESCRIPTION
	2	
	1	

REVISIONS

TRACT 1

BEING A 25.88 ACRE TRACT IN THE WM. ROBERTS SURVEY NO. 13, ABSTRACT NO. 714, BURNET COUNTY, TEXAS, FURTHER BEING A PORTION OF THE CALLED 436.14 ACRE TRACT DESCRIBED IN A DEED TO ROBERT AND MARGUERITE GOODALL FAMILY TRUSTS, RECORDED IN VOLUME 500, PAGE 190 OF THE REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS, SAID 25.88 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin with cap "CUPLIN" set along the south line of a called 32.00 acre tract described in Warranty Deed with Vendor's Lien to the Joe Smith, et al, recorded in Document No. 202003847 of the Official Public Records of Burnet County, Texas, for the northwest corner hereof, **WHENCE** a mag nail with washer found at the Southwest corner of said Smith tract bears South 89°14'48" West, a distance of 692.67';

THENCE North 89°14'48" East, along the south line of said 32.00 acre tract, and the north line hereof, at 649.62' passing a 1/2" iron pin found, in all a distance of 699.84' to a 1/2" iron pin with cap "CUPLIN" set along the west line of a called 458.21 acre tract described in a Special Warranty Deed to Goodall SSP Ranch, LLC., recorded in Document No. 201601792 of the Official Public Records of Burnet County, Texas, along the east right-of-way line of County Road No. 402, and at the northeast corner hereof;

THENCE along the west line of said 458.21 acre tract, the east line of said County Road No. 402, and hereof, the following courses and distances:

- 1) South 05°00'51" West, a distance of 147.07' to a 1/2" iron pin with cap "CUPLIN" set at the Point of Curvature of a curve to the left,
- 2) Along said curve to the left having a delta angle of 19°07'45", an arc length of 169.98', a radius of 509.12', a chord bearing of South 04°33'01" East, and a chord length of 169.19' to a 1/2" iron pin found for the Point of Tangency of same,
- 3) South 14°06'54" East, a distance of 181.45' to a 1/2" iron pin found at the Point of Curvature of a curve to the right,
- 4) Along said curve to the right having a delta angle of 5°56'00", an arc length of 142.46', a radius of 1375.71', a chord bearing of South 11°08'54" East, and a chord length of 142.40' to a 1/2" iron pin with cap "CUPLIN" set for the Point of Tangency of same,
- 5) South 08°10'54" East, a distance of 183.43' to a 1/2" iron pin with cap "CUPLIN" set for the Point of Curvature of a curve to the left,
- 6) Along said curve to the left having a delta angle of 10°10'55", an arc length of 125.21', a radius of 704.61', a chord bearing of South 13°16'22" East, and a chord length of 125.05' to a 1/2" iron pin with cap "CUPLIN" set for the Point of Tangency of same,
- 7) South 18°21'49" East, a distance of 186.93' to a 1/2" iron pin with cap "CUPLIN" set at the Point of Curvature of a curve to the right,
- 8) Along said curve to the right having a delta angle of 17°56'15", an arc length of 206.19', a radius of 658.61', a chord bearing of South 09°23'41" East, and a chord length of 205.35' to a 1/2" iron pin with cap "CUPLIN" set for the Point of Tangency of same
- 9) South 00°25'34" East, a distance of 133.63' to a 1/2" iron pin found stamped "Baker Surveying" for the Northeast corner of a called 30.02 acre tract described in a Warranty Deed with Vendor's Lien to Douglas Lee Johns, recorded in Document No. 200707302 of the Official Public Records of Burnet County, Texas, and the Southeast corner hereof;

THENCE South 89°43'36" West, along the north line of said 30.02 acre tract and the south line hereof, at 49.04' passing a 1/2" iron pin found capped "4452", in all a distance of 889.75' to a 1/2" iron pin with cap "CUPLIN" set at the southwest corner hereof;

THENCE North 01°12'55" West, over and across said Goodall tract, and along the west line hereof, a distance of 1443.12' to the **POINT OF BEGINNING**, containing 25.88 acres, more or less.

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: 12/14/2021



TRACT 2

BEING A 25.88 ACRE TRACT IN THE WM. ROBERTS SURVEY NO. 13, ABSTRACT NO. 714, BURNET COUNTY, TEXAS, FURTHER BEING A PORTION OF THE CALLED 436.14 ACRE TRACT DESCRIBED IN A DEED TO ROBERT AND MARGUERITE GOODALL FAMILY TRUSTS, RECORDED IN VOLUME 500, PAGE 190 OF THE REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS, SAID 25.88 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a mag nail with washer found at the southwest corner of a called 32.00 acre tract described in Warranty Deed with Vendor's Lien to the Joe Smith, et al, recorded in Document No. 202003847 of the Official Public Records of Burnet County, Texas, and along the east line of a called 165.38 acre tract described in a Special Warranty Deed to CBC Ranch Partnership, LLLP, recorded in Document No. 201109862 of the Official Public Records of Burnet County, Texas, for the northwest corner hereof;

THENCE North 89°14'48" East, along the south line of said 32.00 acre tract, and the north line hereof, a distance of 692.67' to a 1/2" iron pin with cap "CUPLIN" set at the northeast corner hereof, **WHENCE** a 1/2" iron rod found at the southeast corner of said 32.00 acre tract bears North 89°14'48" East, a distance of 649.62';

THENCE South 01°12'55" East, over and across said Goodall tract, a distance of 1443.12' to a 1/2" iron pin set with cap "CUPLIN" along the north line of a called 30.02 acre tract described in document to Douglas Lee Johns, recorded in Document No. 200707302 of the Official Public Records of Burnet County, Texas, for the southeast corner hereof;

THENCE along the north and west lines of said 30.02 acre tract, and the south and east lines hereof, the following courses and distances:

- 1) South 89°43'36" West, a distance of 331.82' to a 1/2" iron pin with cap "CUPLIN" set for a reentrant corner hereof,
- 2) South 01°04'04" East, a distance of 360.00' to a 1/2" iron pin found stamped "Baker Surveying" for the Southernmost Southeast corner hereof, and
- 3) South 89°42'30" West, a distance of 360.00' to a 1/2" iron pin found stamped "Baker Surveying" along the east line of a tract of land described as 234.73 acres in an Independent Executor's Distribution Deed to Lyle R. Heffington, recorded in Document No. 200801640, Official Public Records of Burnet County, Texas, at the northwest corner of said 30.02 acre tract, for the southwest corner hereof;

THENCE North 01°12'55" West, along the east line of said 234.73 acre tract, the east line of a tract of land called 31.71 acres as described in an Affidavit of Heirship to Sam Odom, of record in Volume 1291, Page 485, Official Public Records of Burnet County, Texas, the east line of said 165.38 acre tract, and the west line hereof, a distance of 1797.44' to the **POINT OF BEGINNING**, containing 25.88 acres, more or less.

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

Dated: 12/14/2021

Registered Professional Land Surveyor No. 5602



TRACT 3

BEING A 0.95 ACRE ACCESS EASEMENT TRACT IN THE WM. ROBERTS SURVEY NO. 13, ABSTRACT NO. 714, BURNET COUNTY, TEXAS, FURTHER BEING A PORTION OF THE CALLED 436.14 ACRE TRACT DESCRIBED IN A DEED TO ROBERT AND MARGUERITE GOODALL FAMILY TRUSTS, RECORDED IN VOLUME 500, PAGE 190 OF THE REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS, THE CENTERLINE OF SAID 0.95 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

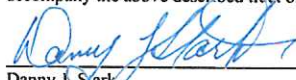
COMMENCING at a 1/2" iron rod found in the west right-of-way line of County Road No. 402, at the Southeast corner of a tract of land called 32.00 acres as described in a Warranty Deed with Vendor's Lien to the Joe Smith, et al, recorded in Document No. 202003847 of the Official Public Records of Burnet County, Texas;

THENCE South 05°00'51" West, a distance of 108.82 to a 1/2" iron pin with cap "EASEMENT" set along the west right-of-way line of County Road No. 402, and the centerline of the herein described 50 feet wide easement for the **POINT OF BEGINNING** hereof;

THENCE over and across said Goodall tract, and along the centerline of an existing gravel road and the herein described easement centerline, the following courses and distances:

- 1) South 87°55'46" West, a distance of 59.37' to a 1/2" iron pin with cap "EASEMENT" set,
- 2) South 67°48'07" West, a distance of 96.10' to a 1/2" iron pin with cap "EASEMENT" set,
- 3) South 61°04'39" West, a distance of 108.98' to a 1/2" iron pin with cap "EASEMENT" set,
- 4) South 48°02'57" West, a distance of 63.10' to a 1/2" iron pin with cap "EASEMENT" set,
- 5) South 35°49'32" West, a distance of 359.95' to a 1/2" iron pin with cap "EASEMENT" set,
- 6) South 55°48'28" West, a distance of 73.44' to a 1/2" iron pin with cap "EASEMENT" set, and
- 7) South 68°45'58" West, a distance of 70.17' to a 1/2" iron pin with cap "EASEMENT" set in the eastern boundary line of a 25.88 acre tract herein called TRACT 2 that was this day surveyed, for the **POINT OF TERMINATION**, containing 0.95 of an acre, more or less.

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.



Dated: 12/14/2021

Danny J. Stark
Registered Professional Land Surveyor No. 5602

