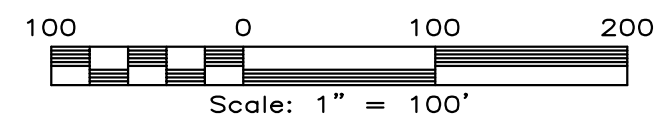
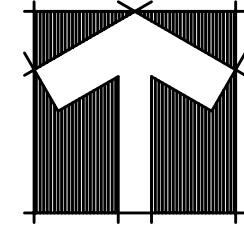
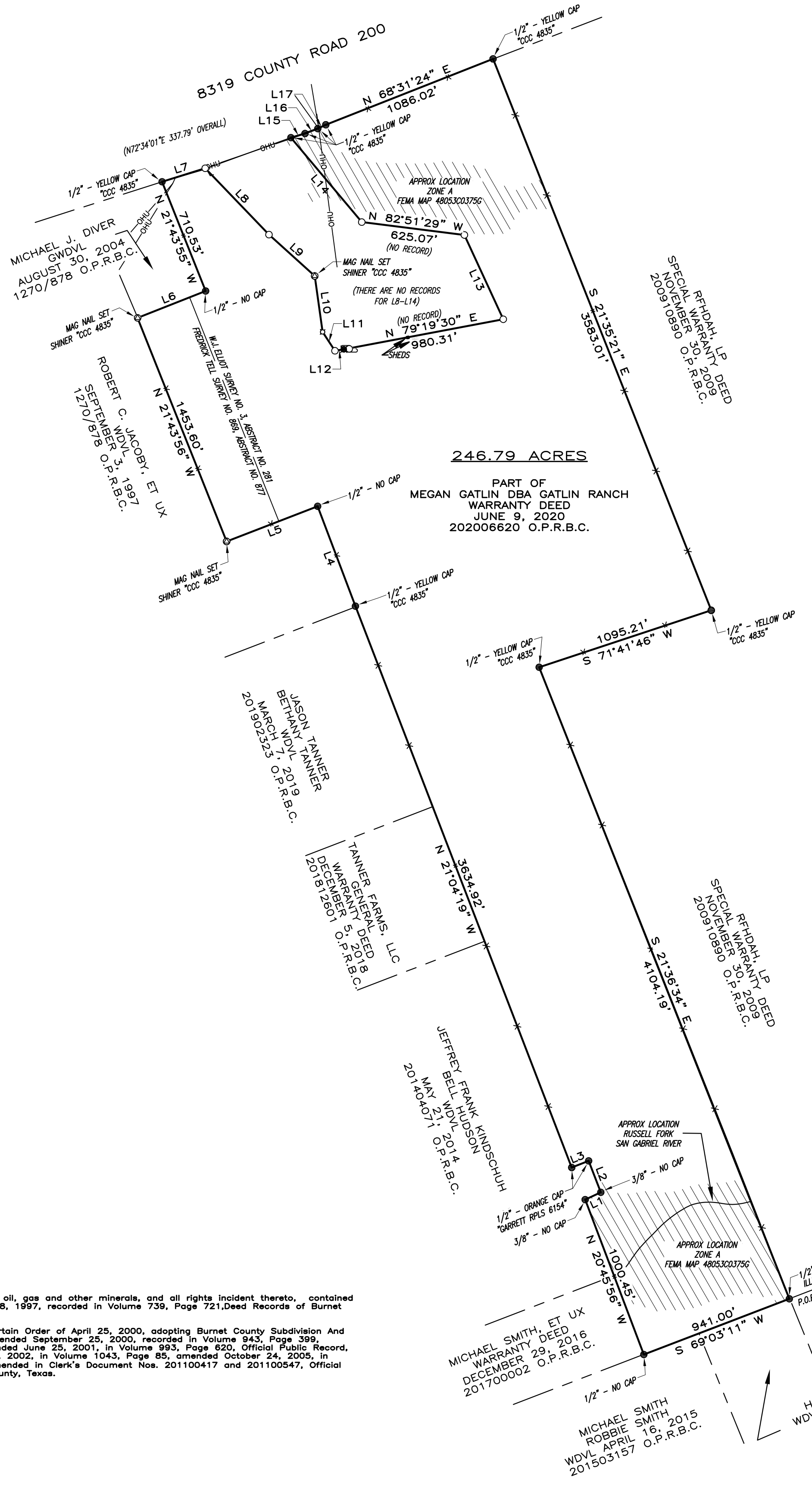


246.79 ACRES OUT OF THE  
 FREDRICK TELL SURVEY NO. 869, ABSTRACT NO. 877  
 AND THE W.J. ELLIOT SURVEY NO. 3, ABSTRACT NO. 281,  
 BURNET COUNTY, TEXAS.



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



246.79 ACRES

PART OF  
 MEGAN GATLIN DBA GATLIN RANCH  
 WARRANTY DEED  
 JUNE 9, 2020  
 202006620 O.P.R.B.C.

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N 64°59'50" E	104.49'
L2	N 21°06'58" W	203.99'
L3	S 68°20'55" W	109.86'
L4	N 20°43'21" W	645.39'
L5	S 68°53'37" W	589.45'
L6	N 68°26'24" E	442.02'
L7	N 72°34'01" E	273.11'
L8	S 43°51'37" E	555.99'
L9	S 47°51'50" E	372.84'
L10	S 08°01'46" E	341.32'
L11	S 33°12'59" E	136.02'
L12	N 80°40'30" E	54.31'
L13	N 24°44'41" W	560.94'
L14	N 39°59'31" W	666.07'
L15	N 73°54'21" E	88.95'
L16	N 68°51'35" E	82.76'
L17	N 64°06'00" E	53.54'

**SUBJECT TO GF No. 43149:**

10b. Interest in coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated March 28, 1997, recorded in Volume 739, Page 721, Deed Records of Burnet County, Texas.

10d. Subject to that one certain Order of April 25, 2000, adopting Burnet County Subdivision And Development Regulations, amended September 25, 2000, recorded in Volume 943, Page 399, Official Public Records, amended June 25, 2001, in Volume 993, Page 620, Official Public Record, further amended January 28, 2002, in Volume 1043, Page 85, amended October 24, 2005, in Volume 1377, Page 722, amended in Clerk's Document Nos. 201100417 and 201100547, Official Public Records of Burnet County, Texas.

NOTE: ALL CALLS ARE RECORDS EXCEPT AS DENOTED. revised 05/27/21 - overhead utility line - ccc

A PART OF THIS AREA IS SHOWN TO BE IN ZONE A PER FEMA'S FLOOD INSURANCE RATE MAP #48053C0375G DATED NOVEMBER 1, 2019; 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.

- LEGEND**
- 1/2" IRON PIN SET w/YELLOW CAP "CCC 4835"
  - IRON PIN FOUND (As Noted)
  - MAG NAIL SET w/SHINER INSCRIBED "CCC 4835"
  - WIRE FENCE
  - UTILITY POLE
  - OVERHEAD UTILITIES
  - ( ) RECORD DATA
  - O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET CO.

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 24th day of May, 2021