

**320.15 ACRES**

BEING 320.15 acres of land, approximately 109.27 acres out of the G.C. HOCKLEY SURVEY No. 27, Abstract No. 436, approximately 44.06 acres out of the N. CULTON SURVEY No. 1411, Abstract No. 1417, approximately 134.77 acres out of the JOSEPH BAKER SURVEY No. 28, Abstract No. 125, and approximately 32.05 acres out of the SARAH ANN GUESS SURVEY No. 1503, Abstract No. 1525, in Burnet County, Texas, and being part of that tract described in a Correction Warranty Deed with Vendor's Lien to S.P. Hubbard, dated September 1, 1980 and recorded in Volume 276, Page 480 of the Deed Records of Burnet County, Texas (DRBC) and all of that tract described in a Warranty Deed with Vendor's Lien to Hubbard Properties, dated January 12, 1990 and recorded in Volume 472, Page 360 of the Official Public Records of Burnet County, Texas (OPRBC) and described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pin with no cap found at the intersection of the south line of State Highway 29 and the east line of Algerita Hill Road for the northwest corner of the said Hubbard tract (472/660), and being the most northerly northwest corner of this tract;

THENCE: South 84°58'07" East with the south line of State Highway 29, a distance of 1,461.71 feet to a 1/2 inch iron pin with no cap found for northeast corner of the said Hubbard tract (472/660), the northwest corner of a tract described in a Deed to Richard Ellis O'Donnell, dated January 12, 1990, and recorded in Volume 123, Page 424 DRBC, and being the northeast corner of this tract;

THENCE: with the east line of the said Hubbard tract (472/660), the following courses and distances:

1. South 05°06'52" West, a distance of 910.02 feet to a 2 inch pipe fence post for the southwest corner of a tract described in a Special Warranty Deed to American Towers LLC, dated November 22, 2016 and recorded in Document No. 201611940 OPRBC, and being an interior corner of this tract,
2. South 84°53'08" East, a distance of 510.00 feet to a 5/8 inch iron pin with no cap found for the southeast corner of the said American Towers tract,
3. South 84° 51' 02" East, a distance of 149.23 feet to a TxDOT Type II concrete monument found for the southeast corner of the said O'Donnell tract, the southwest corner of tract described in a Deed to the State of Texas, dated September 11, 1950 and recorded in Volume 106, Page 105 DRBC,
4. South 84° 53' 46" East, a distance of 496.33 feet to a 1/2 inch iron pin with yellow cap stamped "CCC 4835" set for the southeast corner of the said State of Texas tract, the west line of a tract described in a Warranty Deed to John Hinson, Et ux, dated July 25, 2000 and recorded in Volume 930, Page 803 OPRBC, and being an exterior corner of this tract,

5. South 19° 16' 15" East, a distance of 257.67 feet to a 1/2 inch iron pin with no cap found for the southwest corner of a tract described in a Warranty Deed to Simon A. Ratliff, dated February 5, 2003 and recorded in Volume 1127, Page 1 OPRBC, the northwest corner of a tract described in a Warranty Deed with Vendor's Lien to Elyse Moore, et vir, dated August 5, 2021 and recorded in Document No. 202113110 OPRBC,
6. South 19° 01' 59" East, a distance of 1001.88 feet to a 1/2 inch iron pin with no cap found for the southwest corner of a tract described in a Warranty Deed with Vendor's Lien to Robert C. Castro, dated February 20, 1992 and recorded in Volume 519, Page 302 OPRBC, the northwest corner of a tract described in a Warranty Deed with Vendor's Lien to James M. Glaspy, et ux, dated October 1, 2005 and recorded in Volume 1377, Page 811 OPRBC,
7. South 18° 47' 20" East, a distance of 392.94 feet to a 1/2 inch iron pin with no cap found for the southwest corner of the said Glaspy tract (1377/811), the northwest corner of a tract described in a Warranty Deed with Vendor's Lien to James M. Glaspy, et ux, dated February 20, 2014 and recorded in Document No. 201401542 OPRBC,
8. South 18° 47' 21" East, a distance of 207.71 feet to a 1/2 inch iron pin with no cap found,
9. South 18° 48' 38" East, a distance of 390.07 feet to a mag nail with shiner stamped "CCC 4835" set for the southeast corner of the said Hubbard tract (472/360), the southwest corner of the said Glaspy tract (201401542), in the north line of the said Hubbard tract (276/480), in the approximate south line of the said Joseph Baker Survey and the approximate north line of the said Newton Culton Survey, and being an interior corner of this tract;

THENCE: with the north line of the said Hubbard tract (276/480) the following courses and distances:

1. North 75° 59' 00" East, a distance of 145.82 feet to a 5/8 inch iron pin with no cap found,
2. North 75° 58' 55" East, a distance of 185.57 feet to a mag nail with shiner stamped "CCC 4835" set for the southeast corner of the said Glaspy tract (201401542), the southwest corner of a tract described in a Warranty Deed to Hubbard Properties, dated April 29, 2003 and recorded in Volume 1149, Page 770 OPRBC,
3. North 76° 18' 36" East, a distance of 114.61 feet to a 1/2 inch iron pin with no cap found for the southeast corner of the said Hubbard tract (1149/770), the southwest corner of an Assumption Warranty Deed to Charlotte Tucker, dated May 28, 2004 and recorded in Volume 1251, Page 547 OPRBC,
4. North 77° 24' 42" East, a distance of 212.12 feet to a 60d nail found in a 12 inch cedar post for the northeast corner of the said Hubbard tract (276/480), the northwest corner of a tract described in a Warranty Deed with Vendor's Lien to Wayne Pike, dated December 30, 2002 and recorded in Volume 1116, Page 496 OPRBC, and being an exterior corner of this tract;

THENCE: with the east line of the said Hubbard tract (276/480), the following courses and distances:

1. South 21° 45' 21" East, a distance of 570.00 feet to a 1/2 inch iron pin with no cap found for the southwest corner of the said Pike tract, the northwest corner of a tract described in a Warranty Deed with Vendor's Lien to Irene Relf and Charles Relf, dated September 24, 2013 and recorded in Document No. 201308407 OPRBC,
2. South 21° 49' 05" East, a distance of 513.63 feet to a 1/2 inch iron pin with no cap found for the southwest corner of the said Relf tract, the northwest corner of a tract described in a Warranty Deed with Vendor's Lien to Ausencio M. Avila, Et ux, dated June 18, 2002 and recorded in Volume 1072, Page 642 OPRBC,
3. South 21° 05' 37" East, a distance of 167.45 feet to a 12 inch cedar fence post found for the northeast corner of a tract described in a General Warranty Deed to Austin Weber, dated August 8, 2016 and recorded in Document No. 201607478 OPRBC, and being the most easterly southeast corner of this tract;

THENCE: with the south line of the said Hubbard tract (276/480), the following courses and distances:

1. South 76° 07' 38" West, a distance of 476.38 feet to a 1/2 inch iron pin with yellow cap stamped "CCC 4835" set for the northwest corner of the said Weber tract (201607478), the northeast corner of a General Warranty Deed to Austin Weber, dated February 9, 2010 and recorded in Document No. 201001260 OPRBC,
2. South 76° 07' 38" West, a distance of 72.32 feet to a 4 inch pipe fence post found,
3. South 76° 04' 48" West, a distance of 507.43 feet to a 60d nail found in 10 inch cedar post for the northwest corner of the said Weber tract (201001260), the northeast corner of a tract described in a General Warranty Deed to George Howard Trout, dated December 12, 2013 and recorded in Document No. 20130324 OPRBC,
4. South 75° 56' 44" West, a distance of 1364.25 feet to a 1/2 inch iron pin with no cap found for the northwest corner of the said Trout tract, and the northeast corner of a tract described in a Warranty Deed with Vendor's Lien to Jeffery Scott Christy, dated March 15, 2013 and recorded in Document No. 201302238 OPRBC,
5. South 75° 48' 14" West, a distance of 94.31 feet to a 1/2 inch iron pin with orange cap stamped "RPLS 4452" found,
6. South 76° 34' 44" West, a distance of 208.93 feet to a 1/2 inch iron pin with no cap found for the northwest corner of the said Christy tract (201302238), the northeast corner of a tract described in a General Warranty Deed to Jeffery Scott Christy, dated January 29, 2013 and recorded in Document No. 201301233 OPRBC,
7. South 76° 43' 51" West, a distance of 100.29 feet to a 1/2 inch iron pin with no cap found,
8. South 76° 27' 49" West, a distance of 213.66 feet to a 1/2 inch iron pin with no cap found for the northwest corner of the said Christy tract (201301233), the northeast corner of a tract described in a Warranty Deed with Vendor's Lien to Donald Eugene Goodson, dated April 4, 2006 and recorded in Volume 1419, Page 143 OPRBC,

9. South 76° 17' 45" West, a distance of 840.75 feet to a 1/2 inch iron pin with no cap found for the northwest corner of the said Goodson tract, and being an interior corner of this tract;
10. South 01° 39' 42" East, a distance of 547.93 feet to a 1/2 inch iron pin with orange cap stamped "RPLS 1877" found for the southwest corner of the remainder of said Goodson tract, the northwest corner of a tract described in a General Warranty Deed to Michael James Buckelew, dated April 24, 2013 and recorded in Document No. 201303554 OPRBC,
11. South 01° 43' 24" East, a distance of 417.64 feet to a 1/2 inch iron pin with yellow cap stamped "CCC 4835" set in the north line of County Road 330, for the southwest corner of the said Buckelew tract, and being the most southerly corner of this tract;

THENCE: with the north margin of County Road 330, the following courses and distances:

1. North 61° 15' 26" West, a distance of 433.26 feet to a 1/2 inch iron pin with yellow cap stamped "CCC 4835" set,
2. North 74° 33' 26" West, a distance of 747.35 feet to a 1/2 inch iron pin with yellow cap stamped "CCC 4835" set for the southwest corner of this tract;

THENCE: over and across the said Hubbard tract (276/480), the following courses and distances:

1. North 00° 48' 06" West, a distance of 370.56 feet to an 8 inch cedar fence post found,
2. North 24° 45' 54" West, a distance of 151.06 feet to an 8 inch cedar fence post found,
3. North 02° 50' 30" East, a distance of 14.54 feet to an 8 inch cedar fence post found,
4. North 05° 44' 18" West, a distance of 537.04 feet to a 1/2 inch iron pin with yellow cap stamped "CCC 4835" set,
5. North 09° 26' 56" West, a distance of 472.25 feet to a 1/2 inch iron pin with yellow cap stamped "CCC 4835" set in the north line of the said Hubbard tract (276/480), in the south line of a tract described in a General Warranty Deed to Gary A. Flusche/Loren C. Rice, dated June 23, 2003 and recorded in Volume 1160, Page 436 OPRBC, in the north line of the said George W. Hockley Survey and the south line of the said Joseph Baker Survey, and being an exterior corner of this tract;

THENCE: with the north line of the said Hubbard tract (276/480) the following courses and distances:

1. North 76° 27' 09" East, a distance of 168.81 feet to a 3/8 inch iron pin with no cap found for the southeast corner of the said Flusche/Rice tract, the southwest corner of a tract described in a Warranty Deed with Vendor's Lien to Eric W. Bechler, Et ux, dated October 14, 2005 and recorded in Volume 1373, Page 436 OPRBC,
2. North 76° 10' 51" East, a distance of 677.30 feet to a 1/2 inch iron pin with yellow cap stamped "CCC 4835" set for the southeast corner of the said Bechler tract, the southwest corner of a tract described in a General Warranty Deed with Vendor's Lien to Ivey Reeves

3. North  $76^{\circ} 10' 14''$  East, a distance of 769.58 feet to a 1/2 inch iron pin with no cap found for the southwest corner of the said Hubbard tract (472/360), the southeast corner of the said Ham tract, and being an interior corner of this tract;

THENCE: with the west line of the said Hubbard tract (472/360), the following courses and distances:

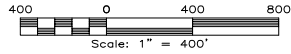
1. North  $15^{\circ} 14' 57''$  West, a distance of 408.60 feet to a 1/2 inch iron pin with yellow cap stamped "CCC 4835" set,
2. North  $12^{\circ} 47' 52''$  West, a distance of 2347.77 feet to a 60d nail found in a 15 inch cedar post for the northeast corner of the said Ham tract and the southeast corner of Algerita Hill Road,
3. North  $12^{\circ} 52' 23''$  West, with the east line of Algerita Hill Road, a distance of 453.62 feet to a 6 inch cedar fence post found,
4. North  $12^{\circ} 15' 50''$  West, a distance of 123.29 feet to a 6 inch wood fence post found,
5. North  $12^{\circ} 44' 45''$  West, a distance of 622.54 feet to the Point of Beginning.

Bearings based on the Texas State Plane Coordinate System, Central Zone NAD83.



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Clyde C. Castleberry, Jr.  
Registered Professional Land Surveyor No. 4835

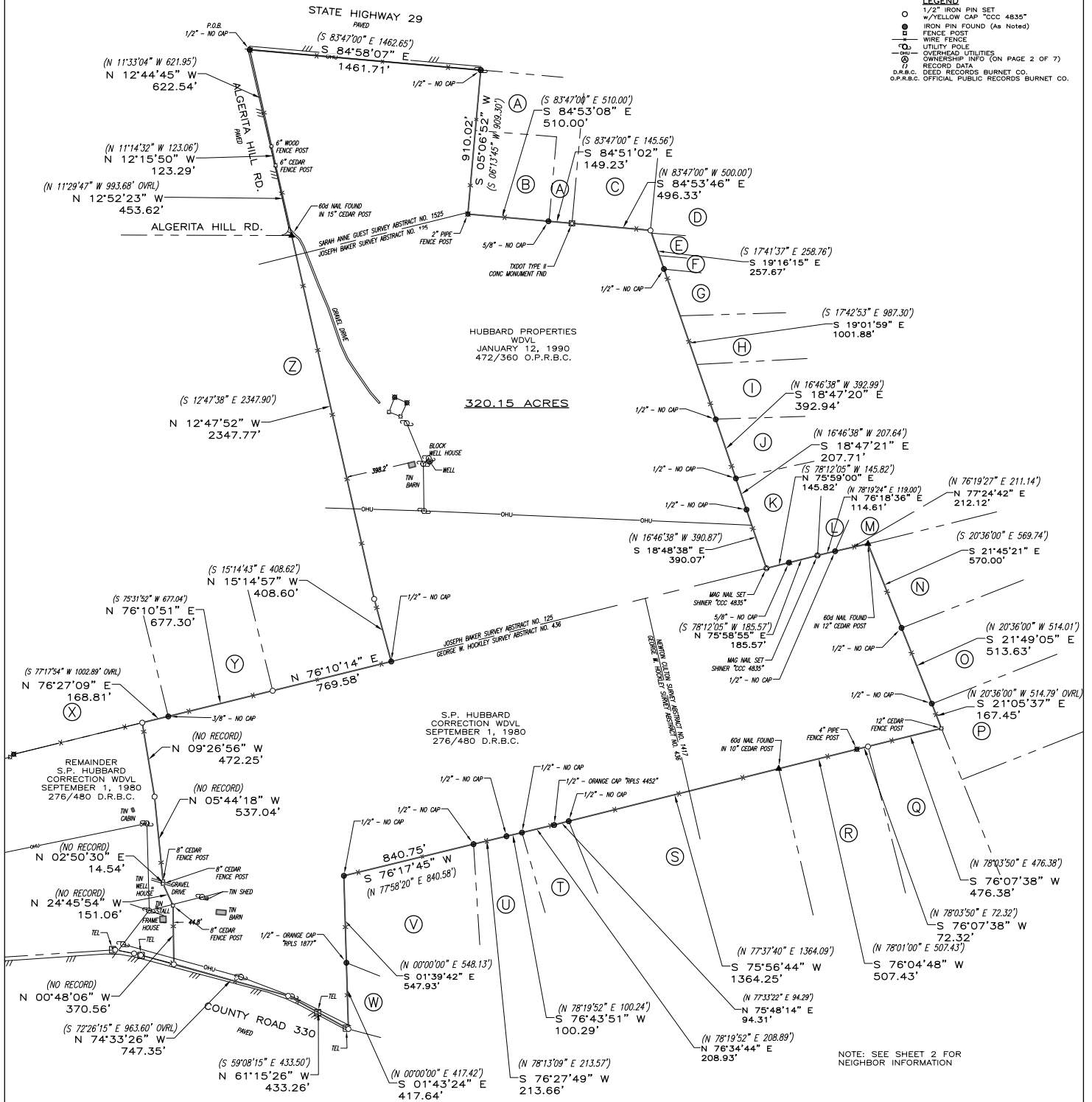
Triple C Surveying Co.  
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Lampasas, Texas 76550  
www.triplecsurveying.com  
Firm No. 10193916



320.15 ACRES OUT OF THE G.C. HOCKLEY SURVEY No. 27, ABSTRACT No. 436,  
N. GILTON SURVEY No. 1411, ABSTRACT No. 1417, JOSEPH BAKER SURVEY  
No. 28, ABSTRACT No. 125, AND SARAH ANN GUEST SURVEY No. 1503,  
ABSTRACT No. 1525, BURNET COUNTY, TEXAS.

JOB No: 210803  
DRAWN: BRC  
F.C.: DB, DDB, MB  
PAGE 1 OF 7  
FIELD NOTES ATTACHED

- LEGEND**
- 1/2" IRON PIN SET
  - w/YELLOW CAP "CCC 4835"
  - IRON PIN FOUND (As Noted)
  - FENCE POST
  - UTILITY POLE
  - OVERHEAD UTILITIES
  - OWNERSHIP INFO (ON PAGE 2 OF 7)
  - RECORD DATA
  - D.R.B.C. DEED RECORDS BURNET CO.
  - O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET CO.



NOTE: SEE SHEET 2 FOR NEIGHBOR INFORMATION

- SUBJECT TO:**
1. RESTRICTIVE COVENANTS, RECORDED IN VOL. 312, PG. 874, DRBC.
  - 10a. EASEMENT AGREEMENT RECORDED IN VOL. 47, PG. 283 DRBC.
  - 10b. RESERVATION OF 1/2 OF ALL OIL, GAS AND OTHER MINERALS RECORDED IN VOL. 142, PG. 261 DRBC.
  - 10c. EASEMENT RECORDED IN VOL. 276, PG. 166 DRBC.
  - 10d. EASEMENT RECORDED IN VOL. 312, PG. 874 DRBC.
  - 10e. RESERVATION OF OIL, GAS AND OTHER MINERALS RECORDED IN VOL. 312, PG. 874 DRBC.
  - 10f. EASEMENT RECORDED IN VOL. 74, PG. 380 DRBC AND VOL. 472, PG. 360 DRBC.
  - 10g. EASEMENT VOL. 276, PG. 480 DRBC.
  - 10h. REGULATIONS AND ORDINANCES RECORDED IN VOL. 943, PG. 399, AND AMENDED IN VOL. 993, PG. 620, VOL. 1043, PG. 85, VOL. 1377, PG. 722, CLERK'S FILE NO. 201100417 AND CORRECTED IN NO. 201100547 OPRBC.

CERTIFY: KPS PROJECTS, LLC/GF No. 2021072904B-BU

THIS AREA IS SHOWN TO BE IN ZONE X PER FEMA'S FLOOD INSURANCE RATE MAP #48053003396, #48053004800, 48053000000 DATED NOVEMBER 1, 2018; 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.**  
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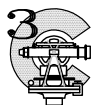
Witness my hand and seal this the 25th day of October, 2021

C:\10803 BRC.dwg/REV 10/25/2021

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FIELD NOTES ATTACHED

A	N
RICHARD ELLIS O'DONNELL DEED JANUARY 12, 1990 123/424 D.R.B.C.	WAYNE PIKE WDVL DECEMBER 30, 2002 1116/496 O.P.R.B.C.
B	O
AMERICAN TOWERS LLC SPECIAL WARRANTY DEED NOVEMBER 22, 2016 201611940 O.P.R.B.C.	IRENE RELF/CHARLES RELF WDVL SEPTEMBER 24, 2013 201308407 O.P.R.B.C.
C	P
THE STATE OF TEXAS DEED SEPTEMBER 11, 1950 106/105 D.R.B.C.	AUSENCIO M. AVILA, ET UX WDVL JUNE 18, 2002 1072/642 O.P.R.B.C.
D	Q
JOHN HINSON, ET UX WARRANTY DEED JULY 25, 2000 930/803 O.P.R.B.C.	AUSTIN WEBER GENERAL WARRANTY DEED AUGUST 8, 2016 201607478 O.P.R.B.C.
E	R
LETICIA PEREZ ESTRADA WARRANTY DEED MAY 28, 2021 20210249 O.P.R.B.C.	AUSTIN WEBER GENERAL WARRANTY DEED FEBRUARY 9, 2010 201001260 O.P.R.B.C.
F	S
SIMON A. RATLIFF WARRANTY DEED FEBRUARY 5, 2003 1127/1 O.P.R.B.C.	GEORGE HOWARD TROUT GENERAL WARRANTY DEED DECEMBER 12, 2013 20130324 O.P.R.B.C.
G	T
ELYSE MOORE, ET VIR WDVL AUGUST 5, 2021 202113110 O.P.R.B.C.	JEFFERY SCOTT CHRISTY WDVL MARCH 15, 2013 201302238 O.P.R.B.C.
H	U
JAMES M. GLASPY, ET UX WDVL JANUARY 25, 1993 552/51 O.P.R.B.C.	JEFFERY SCOTT CHRISTY GENERAL WARRANTY DEED JANUARY 29, 2013 201301233 O.P.R.B.C.
I	V
ROBERT C. CASTRO WDVL FEBRUARY 20, 1992 519/302 O.P.R.B.C.	DONALD EUGENE GOODSON WDVL APRIL 4, 2006 1419/143 O.P.R.B.C.
J	W
JAMES M. GLASPY, ET UX WDVL OCTOBER 1, 2005 1377/811 O.P.R.B.C.	MICHAEL JAMES BUCKELEW GENERAL WARRANTY DEED APRIL 24, 2013 201303554 O.P.R.B.C.
K	X
JAMES M. GLASPY, ET UX WDVL FEBRUARY 20, 2014 201401542 O.P.R.B.C.	GARY A. FLUSCHE/LOREN C. RICE GENERAL WARRANTY DEED JUNE 23, 2003 1160/436 O.P.R.B.C.
L	Y
HUBBARD PROPERTIES WARRANTY DEED APRIL 29, 2003 1149/770 O.P.R.B.C.	ERIC W. BECHLER, ET UX WDVL OCTOBER 14, 2005 1373/436 O.P.R.B.C.
M	Z
CHARLOTTE TUCKER ASSUMPTION WARRANTY DEED MAY 28, 2004 1251/547 O.P.R.B.C.	IVEY REEVES HAM, JR. GWDVL JUNE 30, 2021 202111079 O.P.R.B.C.



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Witness my hand and seal  
this the 25th day of  
October, 2021