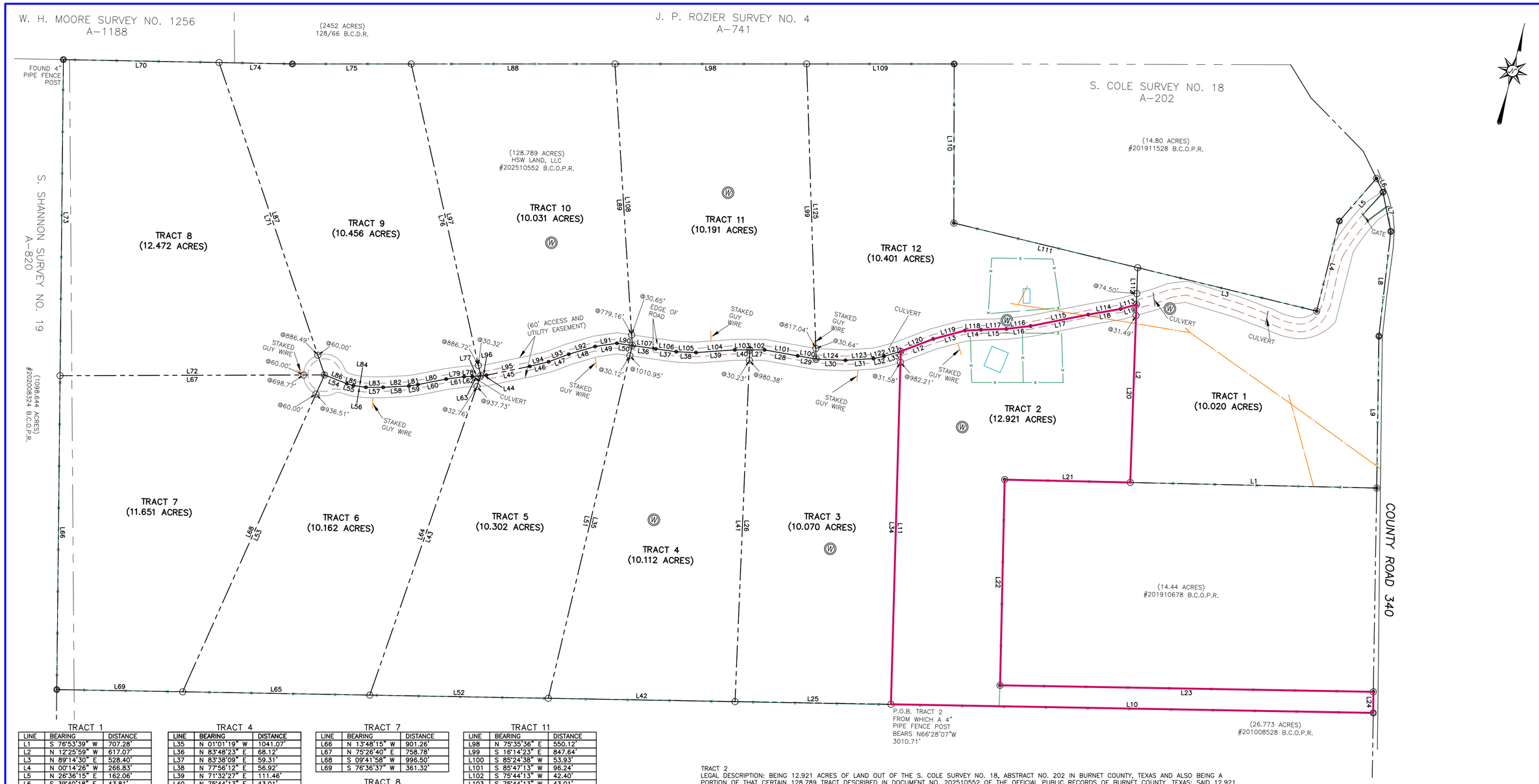

TRACT 1

LINE	BEARING	DISTANCE
L1	S 76°53'39" W	707.28'
L2	N 12°25'59" W	617.07'
L3	N 89°14'30" E	528.40'
L4	N 00°14'26" W	266.83'
L5	N 26°36'15" E	162.06'
L6	S 39°40'18" E	43.81'
L7	S 25°41'02" E	114.92'
L8	S 07°55'42" E	302.47'
L9	S 13°34'32" E	436.27'

TRACT 2

LINE	BEARING	DISTANCE
L10	S 76°36'37" W	1384.15'
L11	N 12°49'08" W	1013.79'
L12	N 54°43'41" E	99.67'
L13	N 60°44'37" E	94.40'
L14	N 72°51'55" E	45.96'
L15	N 73°35'28" E	72.48'
L16	N 68°52'01" E	70.14'
L17	N 64°21'44" E	168.84'
L18	N 65°45'54" E	94.06'
L19	N 59°54'16" E	47.26'
L20	S 12°25'59" E	511.12'
L21	S 76°53'39" W	360.43'
L22	S 13°07'06" E	590.71'
L23	N 76°35'15" E	1071.17'
L24	S 14°17'00" E	60.54'

TRACT 3

LINE	BEARING	DISTANCE
L25	S 76°36'37" W	447.42'
L26	N 12°00'02" W	1010.61'
L27	N 75°44'13" E	42.40'
L28	N 85°47'13" E	96.24'
L29	N 85°24'38" E	53.93'
L30	N 78°06'09" E	84.37'
L31	N 72°00'00" E	80.44'
L32	N 63°37'32" E	30.68'
L33	N 58°59'27" E	50.27'
L34	S 12°49'08" E	1013.79'

TRACT 4

LINE	BEARING	DISTANCE
L35	N 01°01'19" W	1041.07'
L36	N 83°48'23" E	68.12'
L37	N 89°14'30" E	59.31'
L38	N 77°56'12" E	56.92'
L39	N 71°32'27" E	111.46'
L40	N 75°44'13" E	43.01'
L41	S 12°00'02" E	1010.61'
L42	S 76°36'37" W	535.86'

TRACT 5

LINE	BEARING	DISTANCE
L43	N 04°43'58" E	970.50'
L44	N 70°52'58" E	16.54'
L45	N 63°58'50" E	127.14'
L46	N 61°56'58" E	55.50'
L47	N 55°00'36" E	61.77'
L48	N 59°15'20" E	78.76'
L49	N 67°09'22" E	63.29'
L50	N 83°48'23" E	44.50'
L51	S 01°01'19" E	1041.07'
L52	S 76°36'37" W	512.30'

TRACT 6

LINE	BEARING	DISTANCE
L53	N 09°41'58" E	996.50'
L54	S 82°54'41" E	68.71'
L55	S 88°27'44" E	19.50'
L56	N 83°15'03" E	36.32'
L57	N 75°38'25" E	49.68'
L58	N 72°43'43" E	73.88'
L59	N 67°03'28" E	26.09'
L60	N 64°23'38" E	82.61'
L61	N 68°08'19" E	51.98'
L62	N 73°36'20" E	23.66'
L63	N 70°52'58" E	24.00'
L64	S 04°43'58" W	970.50'
L65	S 76°36'37" W	536.96'

TRACT 7

LINE	BEARING	DISTANCE
L66	N 13°48'15" W	901.26'
L67	N 75°26'40" E	758.78'
L68	S 09°41'58" W	996.50'
L69	S 76°36'37" W	361.32'

TRACT 8

LINE	BEARING	DISTANCE
L70	N 76°40'52" E	446.84'
L71	S 33°02'39" E	946.49'
L72	S 75°26'40" W	758.78'
L73	N 13°48'15" W	907.36'

TRACT 9

LINE	BEARING	DISTANCE
L74	N 76°40'52" E	210.27'
L75	N 75°35'36" E	341.01'
L76	S 26°57'36" E	917.06'
L77	S 70°52'58" W	24.00'
L78	S 73°36'20" W	23.66'
L79	S 68°08'19" W	51.98'
L80	S 64°23'38" W	82.61'
L81	S 67°03'28" W	26.09'
L82	S 72°43'43" W	73.88'
L83	S 75°38'25" W	49.68'
L84	S 83°15'03" W	36.32'
L85	N 88°27'44" W	19.50'
L86	N 82°54'41" W	68.71'
L87	N 33°02'39" W	946.49'

TRACT 10

LINE	BEARING	DISTANCE
L88	N 75°35'36" E	584.58'
L89	S 17°55'46" E	809.82'
L90	S 83°48'23" W	44.50'
L91	S 67°09'22" W	63.29'
L92	S 59°15'20" W	78.76'
L93	S 55°00'36" W	61.77'
L94	S 61°56'58" W	55.50'
L95	S 63°58'50" W	127.14'
L96	S 70°52'58" W	16.54'
L97	N 26°57'36" W	917.06'

TRACT 11

LINE	BEARING	DISTANCE
L98	N 75°35'36" E	550.12'
L99	S 16°14'23" E	847.64'
L100	S 85°24'38" W	53.93'
L101	S 85°47'13" W	96.24'
L102	S 75°44'13" W	42.40'
L103	S 75°44'13" W	43.01'
L104	S 71°32'27" W	111.46'
L105	S 77°56'12" W	56.92'
L106	S 83°38'09" W	59.31'
L107	S 83°48'23" W	68.12'
L108	N 17°55'46" W	809.82'

TRACT 12

LINE	BEARING	DISTANCE
L109	N 75°35'36" E	423.15'
L110	S 14°17'57" E	456.84'
L111	N 89°14'30" E	542.71'
L112	S 12°25'59" E	105.95'
L113	S 59°54'16" W	47.26'
L114	S 65°45'54" W	94.06'
L115	S 64°21'44" W	168.84'
L116	S 68°52'01" W	70.14'
L117	S 73°35'28" W	72.48'
L118	S 72°51'55" W	45.96'
L119	S 60°44'37" W	94.40'
L120	S 54°43'41" W	99.67'
L121	S 58°59'27" W	50.27'
L122	S 63°37'32" W	30.68'
L123	S 72°00'00" W	80.44'
L124	S 78°06'09" W	84.37'
L125	N 16°14'23" W	847.64'

TRACT 2
LEGAL DESCRIPTION: BEING 12.921 ACRES OF LAND OUT OF THE S. COLE SURVEY NO. 18, ABSTRACT NO. 202 IN BURNET COUNTY, TEXAS AND ALSO BEING A PORTION OF THAT CERTAIN 128.789 TRACT DESCRIBED IN DOCUMENT NO. 202510552 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS; SAID 12.921 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES, INC;

BEGINNING AT A 1/2 INCH IRON ROD SET IN THE NORTH LINE OF THAT CERTAIN 26.773 ACRE TRACT DESCRIBED IN DOCUMENT NO. 201008528 OF THE SAID OFFICIAL RECORDS, IN THE SOUTH LINE OF SAID 128.789 ACRE TRACT, FOR THE SOUTH CORNER HEREOF, FROM WHICH A 4" PIPE FENCE CORNER POST FOUND IN THE SOUTHEAST LINE OF THAT CERTAIN 2452 ACRE TRACT DESCRIBED IN VOLUME 128, PAGE 66 OF THE DEED RECORDS OF SAID BURNET COUNTY, TEXAS FOR THE NORTH CORNER OF THAT CERTAIN 1098.644 ACRE TRACT DESCRIBED IN DOC. #202008324 OF SAID OFFICIAL PUBLIC RECORDS, THE WEST CORNER OF SAID 128.789 ACRE TRACT BEARS NORTH 66°28'07" WEST, A DISTANCE OF 3010.71 FEET;

THENCE NORTH 12°49'08" WEST CROSSING SAID 128.789 ACRE TRACT, AT A DISTANCE OF 982.21 FEET PASSING A 1/2 INCH IRON ROD SET IN THE SOUTH LINE OF A 60' ACCESS AND UTILITY EASEMENT SURVEYED THIS SAME DAY, IN ALL A DISTANCE OF 1013.79 FEET TO A COTTON SPINDLE SET IN THE CENTERLINE OF SAID EASEMENT FOR THE WEST CORNER HEREOF;

THENCE CROSSING SAID 128.789 ACRE TRACT AND ALONG THE CENTERLINE OF SAID EASEMENT, THE FOLLOWING EIGHT COURSES AND DISTANCES:
1. NORTH 54°43'41" EAST A DISTANCE OF 99.67 FEET;
2. NORTH 60°44'37" EAST A DISTANCE OF 94.40 FEET;
3. NORTH 72°51'55" EAST A DISTANCE OF 45.96 FEET;
4. NORTH 73°35'28" EAST A DISTANCE OF 72.48 FEET;
5. NORTH 68°52'01" EAST A DISTANCE OF 70.14 FEET;
6. NORTH 64°21'44" EAST A DISTANCE OF 168.84 FEET;
7. NORTH 65°45'54" EAST A DISTANCE OF 94.06 FEET;
8. NORTH 59°54'16" EAST A DISTANCE OF 47.26 FEET TO A COTTON SPINDLE FOR THE NORTH CORNER HEREOF;

THENCE SOUTH 12°25'59" EAST CROSSING SAID 128.789 ACRE TRACT, AT A DISTANCE OF 31.49 FEET PASSING A 1/2 INCH IRON ROD SET IN THE SOUTH LINE OF SAID EASEMENT, IN ALL A DISTANCE OF 511.12 FEET TO A 1/2 INCH IRON ROD SET IN THE NORTH LINE OF THAT CERTAIN 14.44 ACRE TRACT DESCRIBED IN DOCUMENT NO. 201910678 OF SAID OFFICIAL RECORDS, IN A SOUTH LINE OF SAID 128.789 ACRE TRACT, FOR AN ELL CORNER HEREOF;

THENCE ALONG THE COMMON LINE OF SAID 14.44 ACRE TRACT AND SAID 128.789 ACRE TRACT, THE FOLLOWING THREE COURSES AND DISTANCES:
1. SOUTH 76°53'39" WEST A DISTANCE OF 360.43 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 14.44 ACRE TRACT;
2. SOUTH 13°07'06" EAST A DISTANCE OF 590.71 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 14.44 ACRE TRACT;
3. NORTH 76°35'15" EAST A DISTANCE OF 1071.17 FEET TO A METAL PIPE FENCE CORNER POST FOUND IN THE WEST LINE OF COUNTY ROAD 340, FOR THE SOUTHEAST CORNER OF SAID 14.44 ACRE TRACT, FOR AN ELL CORNER OF SAID 128.789 ACRE TRACT, FOR AN ELL CORNER HEREOF;

THENCE SOUTH 14°17'00" EAST ALONG THE COMMON LINE OF SAID COUNTY ROAD 340 AND SAID 128.789 ACRE TRACT, A DISTANCE OF 60.54 FEET TO A CEDAR FENCE CORNER POST FOUND IN THE WEST LINE OF SAID COUNTY ROAD 340, FOR THE NORTHEAST CORNER OF SAID 26.773 ACRE TRACT, FOR THE EAST CORNER OF SAID 128.789 ACRE TRACT, FOR THE EAST CORNER HEREOF;

THENCE SOUTH 76°36'37" WEST ALONG THE COMMON LINE OF SAID 26.773 ACRE TRACT AND SAID 128.789 ACRE TRACT, A DISTANCE OF 1384.15 FEET TO THE POINT OF BEGINNING CONTAINING 12.921 ACRES MORE OR LESS, AND AS SHOWN HEREON.

SURVEY NOTES:

1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)N, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.
2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLS"
3. THIS SURVEY A BOUNDARY SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY.
4. FLOOD MAP SUBJECT TO SCALE UNCERTAINTY AND THEREFOR IS APPROXIMATE.
5. UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.
7. LOCATION OF ALL WATERLINES, PIPELINES (ABOVE-GROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREON ARE APPROXIMATE AND BASED SOLELY ON VISIBLE EVIDENCE. NOT ALL OVERHEAD ELECTRIC POLES AND GUY WIRES WERE LOCATED, ONLY THOSE REQUIRED TO SHOW THE LOCATION OF THE LINES. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES ASSOCIATED WITH THESE UTILITIES.

CTLS
Cross Texas Land Services, Inc
702 RIO GRANDE, #301 - AUSTIN, TEXAS 78701
512-965-2878
TX. FIRM REG. #100248-00
www.crosstexaslandservices.com

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT. TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

THAIS WATSON AHLSTRAND, RPLS #6359 — APRIL 13, 2026 DATE

STATE OF TEXAS · REGISTERED · THAIS WATSON AHLSTRAND · 6359 · PROFESSIONAL · LAND SURVEYOR

0′ 200′ 400′ 600′

LEGEND:

BOUNDARY LINE
ADJOINER LINE
SURVEY LINE
BURIED OIL/GAS PIPELINE
OVERHEAD UTILITY LINE
UNDERGROUND UTILITY LINE
FENCE
ROAD
WATERLINE
RAILROAD TRACK

POINT
1/2" IR. W/CAP FND.
1/2" IRON ROD SET
A/C UNIT
UTILITY POLE/RISER
LIGHTPOST
PIPE FENCE CORNER POST FOUND
WOOD FENCE CORNER POST FOUND
COTTON SPINDLE SET
FIRE HYDRANT
TELEPHONE/CABLE PEDESTAL
GAS METER
MANHOLE
ELECTRIC BOX/METER
BENCH MARK
FLAG POLE
SIGN
DRAINAGE STRUCTURE
GAS VALVE
WATER METER
WATER WELL
WATER VALVE
SEWER VALVE
CARVED "X" IN CONCRETE

B.C.O.R. – BURNET COUNTY DEED RECORDS
B.C.O.P.R. – BURNET COUNTY OFFICIAL PUBLIC RECORDS
BUILDING (BRG.–DIST.) RECORD CALL

REFERENCE: TRACT 2
TYPE OF SURVEY – BOUNDARY
LEGAL DESCRIPTION:
BEING 12.921 ACRES OF LAND OUT OF THE S. COLE SURVEY NO. 18, ABSTRACT NO. 202 IN BURNET COUNTY, TEXAS

JOB NO. 26-50002
DRAWN BY: TA