

LINE	BEARING	DISTANCE
L1	S 39°40'18" E	3.39'
L2	S 25°41'02" E	61.83'
L3	S 49°43'06" W	30.63'
L4	S 00°14'26" E	204.67'
L5	N 83°38'39" W	95.48'
L6	N 87°29'32" W	147.73'
L7	S 68°45'52" W	36.58'
L8	S 55°16'14" W	42.68'
L9	S 59°54'16" W	107.86'
L10	S 83°43'54" W	95.23'
L11	S 64°21'44" W	169.66'
L12	S 68°52'01" W	72.56'
L13	S 73°35'28" W	73.53'
L14	S 72°51'55" W	42.58'
L15	S 60°44'37" W	89.64'
L16	S 54°43'41" W	99.21'
L17	S 58°59'27" W	52.60'
L18	S 63°37'32" W	34.09'
L19	S 72°00'00" W	84.23'
L20	S 78°06'09" W	87.88'
L21	S 85°24'38" W	55.95'
L22	S 85°47'13" W	93.70'
L23	S 75°44'13" W	81.68'
L24	S 71°32'27" W	112.04'
L25	S 77°56'12" W	60.09'
L26	S 83°38'09" W	60.85'
L27	S 83°48'23" W	108.28'
L28	S 67°09'22" W	56.83'
L29	S 59°15'20" W	75.58'
L30	S 55°00'36" W	62.48'
L31	S 61°56'58" W	57.86'
L32	S 63°58'50" W	129.48'
L33	S 70°52'58" W	43.05'
L34	S 73°36'20" W	22.94'
L35	S 68°08'19" W	49.56'
L36	S 64°23'38" W	82.33'
L37	S 67°03'28" W	28.27'
L38	S 72°43'43" W	76.13'
L39	S 75°38'25" W	52.44'
L40	S 83°15'03" W	40.48'
L41	N 88°27'44" W	31.54'
L42	S 88°27'44" E	15.81'
L43	N 83°15'03" E	32.15'
L44	N 75°38'25" E	46.92'
L45	N 72°43'43" E	71.64'
L46	N 67°03'28" E	23.91'
L47	N 64°23'38" E	82.90'
L48	N 68°08'19" E	54.39'
L49	N 73°36'20" E	24.38'
L50	N 70°52'58" E	38.01'
L51	N 63°58'50" E	124.80'
L52	N 61°56'58" E	53.15'
L53	N 55°00'36" E	61.06'
L54	N 59°15'20" E	81.95'
L55	N 67°09'22" E	69.75'
L56	N 83°48'23" E	118.97'
L57	N 83°38'09" E	57.77'
L58	N 77°56'12" E	53.75'
L59	N 71°32'27" E	110.88'
L60	N 75°44'13" E	89.15'
L61	N 85°47'13" E	98.78'
L62	N 85°24'38" E	51.92'
L63	N 78°06'09" E	80.85'
L64	N 72°00'00" E	76.64'
L65	N 63°37'32" E	27.27'
L66	N 58°59'27" E	47.94'
L67	N 54°43'41" E	100.13'
L68	N 60°44'37" E	99.16'
L69	N 75°44'13" E	49.33'
L70	N 73°35'28" E	71.43'
L71	N 68°52'01" E	67.72'
L72	N 64°21'44" E	168.03'
L73	N 65°45'54" E	92.89'
L74	N 59°54'16" E	102.36'
L75	N 55°16'14" E	47.35'
L76	N 68°45'52" E	56.29'
L77	N 83°38'09" E	162.36'
L78	N 83°38'39" E	101.54'
L79	N 00°14'26" E	198.00'
L80	N 40°43'06" E	61.69'

LEGAL DESCRIPTION: BEING 4.772 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 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202510552 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS; SAID 4.772 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 WEST LINE OF COUNTY ROAD 340, IN THE EAST LINE OF SAID 128.789 ACRE TRACT, FOR THE NORTH CORNER HEREOF, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND FOR THE EAST CORNER OF THAT CERTAIN 14.80 ACRE TRACT DESCRIBED IN DOCUMENT NO. 201911528 OF SAID OFFICIAL RECORDS, FOR THE NORTHEAST CORNER OF SAID 128.789 ACRE TRACT BEARS NORTH 39°40'18" WEST, A DISTANCE OF 40.42 FEET, AND A 4" PIPE FENCE CORNER POST FOUND IN THE SOUTHWEST 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 SOUTH 81°17'27" WEST, A DISTANCE OF 3803.56 FEET;

THENCE ALONG THE WEST LINE OF SAID COUNTY ROAD 340 AND THE EAST LINE OF SAID 128.789 ACRE TRACT, THE FOLLOWING TWO COURSES AND DISTANCES:
1. SOUTH 39°40'18" EAST A DISTANCE OF 3.39 FEET TO A PIPE FENCE CORNER POST FOUND;
2. SOUTH 25°41'02" EAST A DISTANCE OF 61.83 FEET TO A 1/2 INCH IRON ROD SET FOR THE EAST CORNER HEREOF, FROM WHICH A FOUND PIPE FENCE CORNER POST BEARS SOUTH 25°41'02" EAST, A DISTANCE OF 53.09 FEET;

THENCE CROSSING SAID 128.789 ACRE TRACT, THE FOLLOWING 87 COURSES AND DISTANCES:
1. SOUTH 40°43'06" WEST A DISTANCE OF 30.67 FEET TO A 1/2 INCH IRON ROD SET;
2. WITH A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 119.48 FEET, WITH A RADIUS OF 539.58 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 23°13'01" WEST, 119.24 FEET TO A COTTON SPINDLE IN STUMP SET;
3. SOUTH 00°14'26" EAST A DISTANCE OF 204.67 FEET TO A 1/2 INCH IRON ROD SET;
4. WITH A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 120.56 FEET, WITH A RADIUS OF 135.84 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 50°20'27" WEST, 116.64 FEET TO A 1/2 INCH IRON ROD SET;
5. WITH A COMPOUND CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 98.75 FEET, WITH A RADIUS OF 244.05 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 88°01'23" WEST, 98.07 FEET TO A 1/2 INCH IRON ROD SET;
6. NORTH 83°38'39" WEST A DISTANCE OF 95.48 FEET TO A 1/2 INCH IRON ROD SET;
7. NORTH 87°29'32" WEST A DISTANCE OF 147.73 FEET TO A 1/2 INCH IRON ROD SET;
8. SOUTH 68°45'52" WEST A DISTANCE OF 36.58 FEET TO A 1/2 INCH IRON ROD SET;
9. SOUTH 55°16'14" WEST A DISTANCE OF 42.68 FEET TO A 1/2 INCH IRON ROD SET;
10. SOUTH 59°54'16" WEST A DISTANCE OF 107.86 FEET TO A 1/2 INCH IRON ROD SET;
11. SOUTH 65°45'54" WEST A DISTANCE OF 95.23 FEET TO A 1/2 INCH IRON ROD SET;
12. SOUTH 64°21'44" WEST A DISTANCE OF 169.66 FEET TO A 1/2 INCH IRON ROD SET;
13. SOUTH 68°52'01" WEST A DISTANCE OF 72.56 FEET TO A 1/2 INCH IRON ROD SET;
14. SOUTH 73°35'28" WEST A DISTANCE OF 73.53 FEET TO A 1/2 INCH IRON ROD SET;
15. SOUTH 72°51'55" WEST A DISTANCE OF 42.58 FEET TO A 1/2 INCH IRON ROD SET;
16. SOUTH 60°44'37" WEST A DISTANCE OF 89.64 FEET TO A 1/2 INCH IRON ROD SET;
17. SOUTH 54°43'41" WEST A DISTANCE OF 99.21 FEET TO A 1/2 INCH IRON ROD SET;
18. SOUTH 58°59'27" WEST A DISTANCE OF 52.60 FEET TO A 1/2 INCH IRON ROD SET;
19. SOUTH 63°37'32" WEST A DISTANCE OF 34.09 FEET TO A 1/2 INCH IRON ROD SET;
20. SOUTH 72°00'00" WEST A DISTANCE OF 84.23 FEET TO A 1/2 INCH IRON ROD SET;

21. SOUTH 78°06'09" WEST A DISTANCE OF 87.88 FEET TO A 1/2 INCH IRON ROD SET;
22. SOUTH 85°24'38" WEST A DISTANCE OF 55.95 FEET TO A 1/2 INCH IRON ROD SET;
23. SOUTH 85°47'13" WEST A DISTANCE OF 93.70 FEET TO A 1/2 INCH IRON ROD SET;
24. SOUTH 75°44'13" WEST A DISTANCE OF 61.68 FEET TO A 1/2 INCH IRON ROD SET;
25. SOUTH 71°32'27" WEST A DISTANCE OF 112.04 FEET TO A 1/2 INCH IRON ROD SET;
26. SOUTH 77°56'12" WEST A DISTANCE OF 60.09 FEET TO A 1/2 INCH IRON ROD SET;
27. SOUTH 83°38'09" WEST A DISTANCE OF 60.85 FEET TO A 1/2 INCH IRON ROD SET;
28. SOUTH 83°48'23" WEST A DISTANCE OF 108.28 FEET TO A 1/2 INCH IRON ROD SET;
29. SOUTH 67°09'22" WEST A DISTANCE OF 56.83 FEET TO A 1/2 INCH IRON ROD SET;
30. SOUTH 59°15'20" WEST A DISTANCE OF 75.58 FEET TO A 1/2 INCH IRON ROD SET;
31. SOUTH 55°00'36" WEST A DISTANCE OF 62.48 FEET TO A 1/2 INCH IRON ROD SET;
32. SOUTH 61°56'58" WEST A DISTANCE OF 57.86 FEET TO A 1/2 INCH IRON ROD SET;
33. SOUTH 63°58'50" WEST A DISTANCE OF 129.48 FEET TO A 1/2 INCH IRON ROD SET;
34. SOUTH 70°52'58" WEST A DISTANCE OF 43.05 FEET TO A 1/2 INCH IRON ROD SET;
35. SOUTH 73°36'20" WEST A DISTANCE OF 22.94 FEET TO A 1/2 INCH IRON ROD SET;
36. SOUTH 68°08'19" WEST A DISTANCE OF 49.56 FEET TO A 1/2 INCH IRON ROD SET;
37. SOUTH 64°23'38" WEST A DISTANCE OF 82.33 FEET TO A 1/2 INCH IRON ROD SET;
38. SOUTH 67°03'28" WEST A DISTANCE OF 28.27 FEET TO A 1/2 INCH IRON ROD SET;
39. SOUTH 72°43'43" WEST A DISTANCE OF 76.13 FEET TO A 1/2 INCH IRON ROD SET;
40. SOUTH 75°38'25" WEST A DISTANCE OF 52.44 FEET TO A 1/2 INCH IRON ROD SET;
41. SOUTH 83°15'03" WEST A DISTANCE OF 40.48 FEET TO A 1/2 INCH IRON ROD SET;
42. NORTH 88°27'44" WEST A DISTANCE OF 31.54 FEET TO A 1/2 INCH IRON ROD SET;
43. WITH A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 18.99 FEET, WITH A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 69°46'57" WEST, 18.53 FEET TO A 1/2 INCH IRON ROD SET;
44. WITH A REVERSE CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 292.00 FEET, WITH A RADIUS OF 60.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 07°26'48" EAST, 78.06 FEET TO A 1/2 INCH IRON ROD SET;
45. WITH A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 24.14 FEET, WITH A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 60°47'53" EAST, 23.21 FEET TO A 1/2 INCH IRON ROD SET;
46. SOUTH 88°27'44" EAST A DISTANCE OF 15.81 FEET TO A 1/2 INCH IRON ROD SET;
47. NORTH 83°15'03" EAST A DISTANCE OF 32.15 FEET TO A 1/2 INCH IRON ROD SET;
48. NORTH 75°38'25" EAST A DISTANCE OF 46.92 FEET TO A 1/2 INCH IRON ROD SET;
49. NORTH 72°43'43" EAST A DISTANCE OF 71.64 FEET TO A 1/2 INCH IRON ROD SET;
50. NORTH 67°03'28" EAST A DISTANCE OF 23.91 FEET TO A 1/2 INCH IRON ROD SET;
51. NORTH 64°23'38" EAST A DISTANCE OF 82.90 FEET TO A 1/2 INCH IRON ROD SET;
52. NORTH 68°08'19" EAST A DISTANCE OF 54.39 FEET TO A 1/2 INCH IRON ROD SET;
53. NORTH 73°36'20" EAST A DISTANCE OF 24.38 FEET TO A 1/2 INCH IRON ROD SET;
54. NORTH 70°52'58" EAST A DISTANCE OF 38.01 FEET TO A 1/2 INCH IRON ROD SET;
55. NORTH 63°58'50" EAST A DISTANCE OF 124.80 FEET TO A 1/2 INCH IRON ROD SET;
56. NORTH 61°56'58" EAST A DISTANCE OF 53.15 FEET TO A COTTON SPINDLE SET;
57. NORTH 55°00'36" EAST A DISTANCE OF 61.06 FEET TO A 1/2 INCH IRON ROD SET;
58. NORTH 59°15'20" EAST A DISTANCE OF 81.95 FEET TO A 1/2 INCH IRON ROD SET;
59. NORTH 67°09'22" EAST A DISTANCE OF 69.75 FEET TO A 1/2 INCH IRON ROD SET;
60. NORTH 83°48'23" EAST A DISTANCE OF 116.97 FEET TO A 1/2 INCH IRON ROD SET;
61. NORTH 83°38'09" EAST A DISTANCE OF 57.77 FEET TO A 1/2 INCH IRON ROD SET;
62. NORTH 77°56'12" EAST A DISTANCE OF 53.75 FEET TO A 1/2 INCH IRON ROD SET;
63. NORTH 71°32'27" EAST A DISTANCE OF 110.88 FEET TO A 1/2 INCH IRON ROD SET;
64. NORTH 75°44'13" EAST A DISTANCE OF 89.15 FEET TO A 1/2 INCH IRON ROD SET;
65. NORTH 85°47'13" EAST A DISTANCE OF 98.78 FEET TO A 1/2 INCH IRON ROD SET;

66. NORTH 85°24'38" EAST A DISTANCE OF 51.92 FEET TO A 1/2 INCH IRON ROD SET;
67. NORTH 78°06'09" EAST A DISTANCE OF 80.85 FEET TO A 1/2 INCH IRON ROD SET;
68. NORTH 72°00'00" EAST A DISTANCE OF 76.64 FEET TO A 1/2 INCH IRON ROD SET;
69. NORTH 63°37'32" EAST A DISTANCE OF 27.27 FEET;
70. NORTH 58°59'27" EAST A DISTANCE OF 47.94 FEET TO A 1/2 INCH IRON ROD SET;
71. NORTH 54°43'41" EAST A DISTANCE OF 100.13 FEET TO A 1/2 INCH IRON ROD SET;
72. NORTH 60°44'37" EAST A DISTANCE OF 99.16 FEET TO A 1/2 INCH IRON ROD SET;
73. NORTH 72°51'55" EAST A DISTANCE OF 49.33 FEET TO A 1/2 INCH IRON ROD SET;
74. NORTH 73°35'28" EAST A DISTANCE OF 71.43 FEET TO A 1/2 INCH IRON ROD SET;
75. NORTH 68°52'01" EAST A DISTANCE OF 67.72 FEET TO A 1/2 INCH IRON ROD SET;
76. NORTH 64°21'44" EAST A DISTANCE OF 168.03 FEET TO A 1/2 INCH IRON ROD SET;
77. NORTH 65°45'54" EAST A DISTANCE OF 92.89 FEET TO A 1/2 INCH IRON ROD SET;
78. NORTH 59°54'16" EAST A DISTANCE OF 102.36 FEET TO A 1/2 INCH IRON ROD SET;
79. NORTH 55°16'14" EAST A DISTANCE OF 47.35 FEET TO A 1/2 INCH IRON ROD SET;
80. NORTH 68°45'52" EAST A DISTANCE OF 56.29 FEET TO A 1/2 INCH IRON ROD SET;
81. SOUTH 87°29'32" EAST A DISTANCE OF 147.73 FEET TO A 1/2 INCH IRON ROD SET;
82. SOUTH 83°38'39" EAST A DISTANCE OF 101.54 FEET TO A 1/2 INCH IRON ROD SET;
83. WITH A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 75.38 FEET, WITH A RADIUS OF 184.05 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 87°04'14" EAST, 74.86 FEET TO A 1/2 INCH IRON ROD SET;
84. WITH A COMPOUND CURVE TO THE LEFT, WITH AN ARC LENGTH OF 53.51 FEET, WITH A RADIUS OF 75.84 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 53°51'40" EAST, 52.41 FEET TO A 1/2 INCH IRON ROD SET;
85. NORTH 00°14'26" WEST WITH AN EXISTING FENCE LINE FOR THE COMMON LINE OF SAID 14.80 ACRE TRACT AND SAID 128.789 ACRE TRACT, A DISTANCE OF 198.00 FEET TO A 1/2 INCH IRON ROD SET;
86. WITH A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 148.04 FEET, WITH A RADIUS OF 599.58 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 23°03'43" EAST, 147.67 FEET TO A 1/2 INCH IRON ROD SET;
87. NORTH 40°43'06" EAST A DISTANCE OF 61.69 FEET TO THE POINT OF BEGINNING CONTAINING 4.772 ACRES MORE OR LESS, AND AS SHOWN HEREOF.

(26.773 ACRES)
#201008528 B.C.O.P.R.

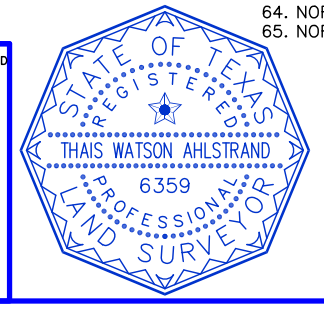
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	539.58'	119.48'	119.24'	S 23°13'01" W
C2	135.84'	120.56'	116.64'	S 50°20'27" W
C3	244.05'	98.75'	98.07'	N 88°01'23" W
C4	25.00'	18.99'	18.53'	S 69°46'57" W
C5	60.00'	292.00'	78.06'	N 07°26'48" E
C6	25.00'	24.14'	23.21'	S 60°47'53" E
C7	184.05'	75.38'	74.86'	S 87°04'14" E
C8	75.84'	53.51'	52.41'	N 53°51'40" E
C9	599.58'	148.04'	147.67'	N 23°03'43" E

- SURVEY NOTES:**
- 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 NOS CORRS/OPUS CORRECTIONS.
 - IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLS".
 - THIS SURVEY IS A BOUNDARY SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY.
 - FLOOD MAP SUBJECT TO SCALE UNCERTAINTY AND THEREFOR IS APPROXIMATE.
 - UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREOF.
 - 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

APRIL 13, 2026
DATE

THAIS WATSON AHLSTRAND, RPLS #6359



LEGEND:

- POINT
- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- BURIED OIL/GAS PIPELINE
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- FENCE
- ROAD
- RAILROAD TRACK
- FIRE HYDRANT
- 1/2" IR. W/ CAP FND.
- MONUMENT SET
- UTILITY POLE/RESER
- LIGHTPOST
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- BENCH MARK
- FLAG POLE
- SIGN
- DRAINAGE STRUCTURE
- GAS VALVE
- B.C.D.R. - BURNET COUNTY DEED RECORDS
- B.C.O.P.R. - BURNET COUNTY OFFICIAL PUBLIC RECORDS
- WATER METER
- WATER WELL
- WATER VALVE
- SEWER VALVE
- MANHOLE
- ELECTRIC BOX/METER
- RECORD CALL

REFERENCE: 60' ACCESS AND UTILITY EASEMENT
TYPE OF SURVEY - BOUNDARY
LEGAL DESCRIPTION:
BEING 4.772 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
PAGE 1 OF 1