

ACCORDINGLY, Declarant declares: (i) all the Property will be held, sold, conveyed, and occupied subject to the liens, easements, restrictions and covenants in this Declaration, which will run with the Property; (ii) this Declaration will bind all parties with any right, title, or

interest in or to any of the Property, as well as their heirs, successors, and assigns as Owners (defined below); (iii) this Declaration will benefit each Owner; and (iv) each contract or deed executed after this Declaration as to any portion of the Property will be held, executed, delivered, and accepted subject to the liens, easements, covenants and restrictions in this Declaration regardless of whether set out or referred to in the contract or deed.

ARTICLE I

DEFINITIONS

Unless the context otherwise specifies or requires, the following words and phrases when used in this Declaration shall have the meanings hereinafter specified:

“Assessment” means assessments levied under this Declaration.

“Assessment Lien” means the lien created by this Declaration.

“Common Area” means a fee simple or an easement interest in land benefitting the Property and designated by Declarant as Common Area. Common Area may include, but is not limited to, roadways, easements, rights-of-way, utility facilities, water quality, drainage and/or detention areas, and the Improvements therein.

“Control Transfer Date” means the date Declarant no longer owns or has any legal or equitable interest in any of the Property. As long as Declarant is the beneficiary of any deed or trust or vendor’s lien against any of the Property Declarant has an equitable interest in a portion of the Property.

"Covenants" means the covenants, conditions, and restrictions contained in this Declaration.

"Declarant" means KMC FINANCE, LLC, a Texas Limited Liability Company, and any successor that acquires all unimproved Lots owned by Declarant for the purpose of development and is named as successor in a recorded document.

“Declaration” means this instrument, as amended from time to time.

"Easements" means Easements within the Property for utilities, drainage, and other purposes as shown on the Plat or of record.

“Improvement” means every structure and appurtenance to a structure of every type and kind within the Property. Improvement includes but is not limited to, buildings, barns, pens, sheds, patios, tennis courts, swimming pools, garages, storage buildings, fences, screening walls, retaining walls, stairs, decks, Landscaping, roadways, poles, signs, exterior air conditioning or water softener fixtures or equipment, and poles, pumps, wells, tanks, reservoirs, pipes, lines, meters, antennas, towers, and other facilities used in connection with water, sewer, gas, electric, telecommunication or other utilities.

"Landscaping" means any modification of a Lot, including but not limited to berms, irrigation systems, subsurface drainage systems, paving, introduced gravel or rock, nonstructural retaining walls, and introduced vegetation.

"Lot" means each tract of land designated as a lot on the Property.

"Mortgage" means a mortgage or deed of trust against any of the Property given to secure the payment of a debt.

"Mortgagee" means the holder or holders of any Mortgage.

"Owner" means every record Owner of a fee interest in a Lot.

"Plat" means the Plat of the Property recorded in the real property records of BURNET County, Texas, and any replat of or amendment to the Plat made in accordance with this Declaration.

"Property" means, at any specific point in time, at any specific point in time, Lots of LEGACY Oaks Ranch, a subdivision in BURNET County, Texas, according to the Official Public Records of BURNET County, Texas.

"Public View" means, as to a Lot, visibility of a location on that Lot from Common Area or another Lot.

"Residence" means a detached building designed for and used as a dwelling by a Single Family and constructed on one or more Lots.

"Required Vote" means the affirmative vote of 2/3rds of the aggregate votes of Lot owners who are eligible to vote in person or by proxy at a meeting duly called to vote on a matter, provided such written notice is given to all Members at least 30 days in advance stating the purpose of the meeting.

"Restrictions" means this Declaration, as amended, the Certificate, the Bylaws and any promulgated rules.

"Single Family" means a group of individuals related by blood, adoption, or marriage or a number of unrelated roommates not exceeding the number of bedrooms in a Residence.

"Subdivision" means the Property covered by the Plat and any additional property made subject to this Declaration.

"Vehicle" means any automobile, truck, motorcycle, boat, trailer, or other wheeled conveyance, whether self-propelled or towed.

"Visible Location" means a location on a Lot or Common Area in Public View.

ARTICLE II

DECLARANTS RIGHTS

2.1 Addition or Deletion of Land. Before the Control Transfer Date, Declarant may unilaterally annex land under this Declaration or may unilaterally withdraw any land within the Property from this Declaration with the consent of the owner of the applicable land (if not Declarant). Declarant will accomplish any annexation or withdrawal by recording a notice of addition or notice of withdrawal in the Official Public Records of BURNET County, Texas. An annexation or withdrawal is effective when the notice of addition or notice of withdrawal is recorded in the Official Public Records of BURNET County, Texas. After an annexation, this Declaration will apply to the annexed land and the rights, privileges, duties and liabilities of the Person subject to this Declaration will be the same as to the annexed lands as to the lands originally covered by this Declaration. Notices of addition or withdrawal must state that the land is being annexed or withdrawn, and must include at least the following provisions:

- (a) a reference to this Declaration that includes the document number under which this Declaration is recorded in the Official Public Records of BURNET County, Texas;
- (b) a statement that this Declaration will apply to the annexed land (or that this Declaration no longer applies to land being withdrawn);
- (c) a legal description of the annexed or withdrawn land; and
- (d) if Declarant does not own the land being annexed or withdrawn, the signatures of both such owner and Declarant.

When a notice of addition is recorded the land annexed by that notice of addition will be included in the term "Property" for all purposes hereof (unless subsequently withdrawn). After the Control Transfer Date, the Owners may annex additional land under this Declaration or remove land from this Declaration, subject to (i) approval by at least a Required Vote, and (ii) written consent of the Person owning the land to be added or withdrawn.

2.2 Development by Declarant. Notwithstanding any other provision of this Declaration, Declarant, in Declarant's discretion, may divide or subdivide the Property into one or more areas, record Plats, re-subdivide Lots created by a Plat in such sizes, locations and configurations as Declarant may elect, modify roadways, Common Areas and rights of way, and/or market and develop all or any of the Property. Declarant's rights within the Property include, but are not limited to, the right to excavate and grade, to alter drainage patterns and facilities, to construct any and all types of Improvements, to install and maintain construction, sales and leasing offices and similar facilities, to maintain construction staging areas, and to post signs incidental to construction, marketing, sales, and leasing anywhere within the Property, including Common Areas. No re-divisions shall result in more Lots than LUE's as dedicated to the Subdivision. Plats shall be submitted to LCRA for review and approval.

2.3 Transfer of Declarant Rights. On the Control Transfer Date, Declarant's approval and other rights under Articles 3, 4, 5, and 6 of this Declaration will transfer to the Owners.

ARTICLE III

GENERAL RESTRICTIONS

All of the Property will be owned, held, encumbered, leased, used, occupied, and enjoyed subject to the following limitations and restrictions:

3.1 Division and Consolidation. Excluding Lots owned by Declarant (which may be divided and/or reconfigured as described in Section 2.2), except as allowed in the last 2 sentences of this Section 3.1, once a Plat is recorded, no Lot shown on that Plat may be divided to create additional Lots, nor may any Owner of a Lot adjust boundary lines with an adjacent Lot or convey easements, licenses or interests other than the entire fee simple interest in that Owner's Lot, without obtaining Declarant's prior written approval in each case. This Section 3.1 does not require Declarant approval to the grant of a Mortgage or the conveyance of undivided fee simple interests in a single Lot to persons holding same as tenants in common. An Owner of adjacent Lots may combine the adjacent Lots into one Lot. For all other purposes of this Declaration (e.g., setback lines), the consolidated lots will be treated as a single Lot, except for fees owed per Lot. The consolidation of two or more Lots will not waive any fee for a single Lot, and any Owner will still be responsible for each Lot's fee due pursuant to this Declaration. Additionally, from the date of recording this Declaration and continuing for at least twenty (20) years, no Lot may be divided to contain less than twelve (12) acres for any reason.

3.2 Hazardous Activities; Hunting. No activity shall be conducted on the Property that is or may be unsafe, a nuisance, or hazardous to persons or property or which violates a regulation or code of any applicable governmental authority. Hunting must strictly comply with all regulations of BURNET County, the State of Texas, and all applicable agencies of either such entity. No hunting blind or feeder may be placed within 150' from any Lot boundary line.

3.3 Wastewater. Before occupying any residential dwelling on a Lot, the Owner must construct a septic system on the Lot in compliance with all applicable regulations of governmental authorities and arrange, at such Owner's expense, for the regular servicing and repair of such system. All septic systems must be kept in good working order, odor free at all times. If an Owner uses a recreational vehicle or other temporary structure as a dwelling, the Owner must either install such a septic system on the Lot to service such vehicle, home or structure, or use a holding tank to contain the wastewater generated from such vehicle, home or structure, and arrange for the regular servicing and emptying of any such holding tank at the Owner's expense. In no event may wastewater be discharged onto the Lot.

3.4 Mining and Drilling. None of the Property may be used to mine, quarry or otherwise remove minerals, rocks, stones, sand, gravel, aggregate, earth or water, except that water wells may be installed on a Lot to provide water only to the residences, animals or livestock located on such Lot. Withdrawal of water for use for any commercial purpose is prohibited, and the transport of water off the Property is prohibited. The bore of any water well may not exceed 8" in diameter.

3.5 Animals. No kennels, boarding facilities, feed lots or other commercial facilities for the care, breeding or maintenance of animals may be operated from the Property, except cattle, goats, horses and other livestock may be bred or maintained on a Lot so long as the number of animal units on a Lot does not exceed that recommended for livestock management by Texas Parks and Wildlife or the BURNET County Extension Office. Except as a part of a 4-H project or for household consumption, no swine may be raised on the Property. No vicious or dangerous animals are allowed on the Property.

3.6 Rubbish, Debris and Odors. No rubbish or debris of any kind, including lumber, grass, plant waste, shrub or tree clippings, metals, chemicals, bulk materials, scrap, refuse, trash, or piles of weeds, brush or other natural materials, shall be placed, released, discharged or allowed to accumulate on the Property except that piles of brush for wildlife habitat may be maintained to support wildlife ad valorem tax valuations (so long as any such piles are located outside of Public View on a Lot). No odors shall be permitted to arise from rubbish or debris so as to render any of the Property unsanitary, unsightly, offensive, or detrimental to other areas of the Property, other land or the occupants of either. Refuse, garbage, and trash must be kept at all times in covered, animal-proof containers out of Public View (except as required to make same available for collection, and then only as reasonably necessary to effect such collection). Each Owner must enter into a contract for the regular removal of trash from the Lot at the expense of such Owner. A centralized trash location will be located near the Entry Gates.

3.7 Signs. No sign of any kind shall be displayed in Public View on any Lot without Declarant's prior written approval, except 1 sign of no more than 6 square feet advertising the Lot for sale. Signs that advertise a Lot or residence thereon as being "For Rent", "For Lease" or otherwise advertising the Lot's availability for a rental arrangement are prohibited.

3.8 Temporary Structures. No tent, shack, or other temporary building, improvement or structure may be placed in a Visible Location on a Lot without Declarant's prior written approval.

3.9 Vehicles. No broken-down vehicles may be kept on a Lot in a Visible Location without the written consent of Declarant.

3.10 Mobile Homes and Manufactured Housing. No mobile homes are permitted on the Property. Recreational Vehicles or Travel Trailers may be allowed for a maximum term of six (6) months with written approval from Declarant. After the initial six (6) month term, all Recreational Vehicles or Travel Trailer must be enclosed and stored out of Public View or a Visible Location.

3.11 Minimum Residence Size. Minimum square footage on any house must be at least 1,200 square feet, including porches and garages.

ARTICLE IV

USE RESTRICTIONS

4.1 Residential Use. All Lots, will be improved and used only for single family residential use (including garages, fences and such other Improvements customarily incident to residential uses). Except for livestock operations that comply with Section 3.5, no Lot or Improvements on a Lot may be used to produce income or for civic or commercial purposes.

4.2 Common Area. No Common Area shall be improved, used or occupied except as Declarant may approve, which approval will include the nature and type of use, occupancy or improvement.

ARTICLE V

CONSTRUCTION AND DESIGN RESTRICTIONS

5.1 Driveway. All driveways on a Lot that provide access to a county road or Property roadway must meet requirements on driveway design, including materials, aprons, location, and point of contact with private roads, specified by Declarant. Driveways must be built with sufficient rise in elevation to allow surface water drainage along the adjacent county road or Property roadway to continue without interruption or change in direction of flow.

(a) Driveway crossings of creek/buffers are subject to LCRA approval. Where driveway crossings utilize culverts, the culverts shall convey the 25-year storm without overtopping the driveway. The culverts shall convey the 100-year storm with no more than 12 inches overtopping the driveway.

(b) Driveway crossings of creeks/buffers shall be minimized. Grading, including cut and fill, shall be reduced to a minimum. Open sections and swales shall be used and concentration of flows into large pipes or outlet structures shall be minimized. Where possible, sheet flow will be directed to buffer zones to take advantage of the pollutant filtering potential of the buffer. The driveway design shall consider long-term channel and bank stability and habitat and use appropriate techniques to manage anticipated long-term channel adjustments. Vegetation and/or soil protection blankets are to be installed immediately after embankment compaction to prevent soil discharges. Driveway crossings can be optimized to serve as stormwater detention structures when culverts are sized to manage peak flow rates and the flood storage pool remains undisturbed. Limited clearing of vegetation via hand methods may be allowed and requires approval before activity commencement.

5.2 Construction Debris. During initial construction of a dwelling structure on a Lot, and if required by Declarant, during any remodeling of a structure on a Lot, the Owner must provide on the Lot an enclosed trash storage area or dumpster at least 8' by 8'. Such storage area or dumpster must be removed promptly after construction or remodeling is completed.

5.3 Location of Improvements. No Improvements (except Landscaping and entry drives) will be located on any Lot nearer to a front, side or rear Lot line than one hundred feet

(100'). The Owner of each Lot shall install aboveground or underground utility lines for the purpose of receiving utility services to any Improvement in accordance with these setback requirements.

5.4 Drainage. No Owner except Declarant may change the established drainage patterns on the Property unless adequate provision is made for proper drainage and Declarant gives prior written approval of the change.

5.5 Unfinished Structures. No structure may remain unfinished for more than twelve (12) months after construction has begun. The exterior of any structure must be completed within six (6) months after construction begin.

5.6 Impervious Cover. Impervious cover for the entirety of the Legacy Oaks Ranch Subdivision is limited to twelve (12) percent. To meet these requirements, the allowable impervious cover for each lot is listed in Exhibit "B" of this document. Owners who construct improvements exceeding the allowable impervious cover for their lot assigned by this document shall be subject to action by the Lower Colorado River Authority. This may include payment of fines and removal of such excess impervious cover improvements or provision of water quality treatment designed and sealed by a licensed Professional Engineer.

ARTICLE VI

REPAIR AND MAINTENANCE OBLIGATIONS

6.1 Repair and Maintenance. Each Owner shall keep all Improvements on the Owner's Lot in good, attractive condition and repair, and adequately painted or otherwise maintained. Maintenance obligations include, but are not limited to, maintaining all visible exterior surfaces of Improvements; prompt removal of paper, debris, and refuse; prompt replacement of dull and/or peeling paint from the exterior of Improvements; mowing, watering, fertilizing, weeding, pruning, replanting and replacement of Landscaping as needed; and during construction, cleaning of dirt, construction debris, and other construction-related refuse from street and storm drains and inlets as deemed necessary by Declarant.

ARTICLE VII

EASEMENTS

7.1 Reserved Easements. All dedications, limitations, restrictions, and reservations shown on a Plat and all grants and dedications of easements, rights-of-way, restrictions, and related rights made before the Property was subject to this Declaration are incorporated herein by reference and made a part of this Declaration for all purposes. Declarant reserves the right to modify, release and/or add to such easements and rights-of-way so as to most efficiently and economically develop the Property. Declarant reserves the right, without the joinder of any Owner or other Person, to grant, dedicate, reserve or otherwise create, at any time or from time to time, rights-of-way and easements for public utility purposes (including without limitation, gas, water, electricity and telecommunications) and storm water drainage in favor of any Person

along any front, rear, or side boundary line of any Lot, which said easements shall have a maximum width of 30' from such Lot line.

7.2 Installation and Maintenance. Declarant establishes an easement upon, across, over, and under all of the Property for ingress and egress in connection with installing, replacing, repairing, and maintaining all utilities and storm water drainage systems, including but not limited to, water, sewer, gas, telecommunications, and electric lines and appurtenances thereto to the extent such utilities are now or in the future available. This easement allows utility companies, governmental agencies and other service providers to install and maintain pipes, wires, conduits, service lines, or other utility facilities or appurtenances thereto, on, above, across and under the Property, within the public utility and/or drainage easements from time to time existing and from service lines situated within such easements to the point of service on or in any Improvement. No Owner may relocate electric lines, water lines, or other utilities, storm water drainage facilities or appurtenances without Declarant's prior written approval. Any utility company furnishing service may remove trees within the utility easements shown on a Plat or established in this Declaration and may trim overhanging trees and shrubs located on portions of the Property abutting such easements.

7.3 Drainage Easements. Each Owner must provide easements on its Lot for drainage and water flow, as contours of land and the arrangement of Improvements thereon require. No Owner may perform any act that would alter or change the course of drainage within the Property so as to divert, increase, accelerate or impede the flow of water over and across such easements. Without limiting the generality of the preceding sentence, no Owner may:

(a) Alter, change or modify the existing natural vegetation or design of the drainage easement so as to affect the flow of surface water through same;

(b) Alter, change or modify the existing configuration of the drainage easements, or fill, excavate or terrace such easements, or remove trees or other vegetation therefrom without Declarant's prior written approval (who may require the Owner, at the Owner's expense, to provide a written report from a licensed civil engineer establishing the proposed action will not adversely affect any other portion of the Property);

(c) Construct, erect or install a fence or other structure of any type or nature in or on the easement area (but Declarant may approve a fence if proper openings are incorporated to accommodate the flow of water over said easement (as established by a written report from a licensed civil engineer approved by Declarant and obtained at the Owner's expense, and as authorized by all applicable governmental agencies);

(d) Store anything, whether temporarily or permanently, within the easement area; or

(e) Place, store or allow accumulation of trash, garbage, leaves, limbs or other debris within or upon the easement area, either on a temporary or permanent basis.

7.4 Surface Areas. The surface of easement areas for underground utility services (if any) may be used for Landscaping subject to compliance with other provisions of this

Declaration, but neither Declarant nor any supplier of any utility service who uses an easement area will be liable to any Owner for damage done by either of them or their respective agents, employees, servants, or assigns, to any Landscaping as a result of any activity relating to the construction, maintenance, operation, or repair of any facility in any such easement area.

7.5 LCRA Stream Buffers. Each Owner must avoid disturbance within the LCRA Stream Buffer except for LCRA approved driveway crossings. LCRA Stream Buffers are described in Exhibit "C" of this document. These easements are required by the Lower Colorado River Authority's (LCRA) Highland Lakes Watershed Ordinance (HWLO) to protect creek buffer zones. No Owner may perform any act that would alter or change the course of drainage within the Property so as to divert, increase, accelerate or impede the flow of water over and across such easements. Without limiting the generality of the preceding sentence, Owners shall not:

- (a) Install a driveway crossing within the buffer without LCRA approval;
- (b) Install a driveway crossing within the buffer without meeting criteria set forth in Article 5.1 of this document;
- (c) Alter, change or modify the existing natural vegetation or design of the buffer so as to affect the flow of surface water through same;
- (d) Alter, change or modify the existing configuration of the buffer, or fill, excavate or terrace such buffers, or remove trees or other vegetation therefrom without Declarant's prior written approval (who may require the Owner, at the Owner's expense, to provide a written report from a licensed civil engineer establishing the proposed action will not adversely affect any other portion of the Property);
- (e) Construct, erect or install a fence or other structure of any type or nature in or on the buffer area (but Declarant may approve a fence if proper openings are incorporated to accommodate the flow of water over said buffer (as established by a written report from a licensed civil engineer approved by Declarant and obtained at the Owner's expense, and as authorized by all applicable governmental agencies);
- (f) Store anything, whether temporarily or permanently, within the buffer area; or
- (g) Place, store or allow accumulation of trash, garbage, leaves, limbs or other debris within or upon the buffer area, either on a temporary or permanent basis.

7.6 Vegetative Filter Strip Easements. Each Owner must avoid disturbance within the Vegetative Filter Strip (VFS) Easements, except for at grade driveway crossings constructed to allow sheet flow condition. VFS Easements are described in Exhibit "D" of this document. These easements are required protect the VFS within each lot. The VFS treat runoff from the roads in the project for water quality which protects the LCRA Stream Buffers as discussed in Article 7.5 of this document. No Owner may perform any act that would alter or change the course of drainage within the Property so as to divert, increase, accelerate or impede the flow of water over

and across such easements. Without limiting the generality of the preceding sentence, Owners shall not:

- (h) Install a driveway crossing within the easement without LCRA approval;
- (i) Install a driveway crossing within the easement without meeting criteria set forth in Article 5.1 of this document;
- (j) Alter, change or modify the existing natural vegetation or design of the buffer easement so as to affect the flow of surface water through same;
- (k) Alter, change or modify the existing configuration of the buffer easements, or fill, excavate or terrace such easements, or remove trees or other vegetation therefrom without Declarant's prior written approval (who may require the Owner, at the Owner's expense, to provide a written report from a licensed civil engineer establishing the proposed action will not adversely affect any other portion of the Property);
- (l) Construct, erect or install a fence or other structure of any type or nature in or on the easement area (but Declarant may approve a fence if proper openings are incorporated to accommodate the flow of water over said easement (as established by a written report from a licensed civil engineer approved by Declarant and obtained at the Owner's expense, and as authorized by all applicable governmental agencies);
- (m) Store anything, whether temporarily or permanently, within the easement area; or
- (n) Place, store or allow accumulation of trash, garbage, leaves, limbs or other debris within or upon the easement area, either on a temporary or permanent basis.

ARTICLE VIII

THE COMPANY

8.1 Organization. Declarant will form the Company as a Texas non-profit corporation, created for the purposes, charged with the duties, and vested with the powers prescribed by law or set forth in the Certificate, Bylaws or this Declaration. Neither the Certificate nor Bylaws may be amended, changed or interpreted so as to be inconsistent with this Declaration.

8.2 Membership. Upon becoming an Owner a Person automatically becomes a Member of the Company. Membership is appurtenant to and runs with ownership of the Lot qualifying the Owner thereof for membership. Membership may not be severed from, or in any way transferred, pledged, mortgaged, or alienated except together with the fee simple title to the Lot.

8.3 Voting Rights. The right to cast votes, and the number of votes which may be

case, to elect members of the Board and on all other matters to be voted on by the Members is as follows:

- (a) The Owner (including Declarant) of each Lot within the Property will have one vote for each Lot owned.
- (b) In addition to the votes to which it is entitled under Section 8.3(a) as an Owner, Declarant will have 5 votes for each Lot within the Property until the Control Transfer Date. Upon annexation of additional land owned by Declarant under this Declaration, Declarant will have additional votes under this Section 8.3(b) until Declarant no longer owns any of the land so annexed.
- (c) A property interest entitling the Owner thereof to vote held jointly or in common by more than one Owner requires that such Owners designate, in writing, a single Owner entitled to cast that vote. No other person is authorized to vote on behalf of that property interest. A copy of each written designation must be provided to the Board before a joint vote may be cast, and if the Owners do not provide such a designation, their vote will not counted for any purpose unless all Owners holding the joint voting rights vote in the same manner.
- (d) An Owner's right to vote may be suspended by the Company while any Assessment against such Owner's Lot is delinquent.

8.4 Powers and Authority of the Company. The Company has the powers of a Texas nonprofit corporation, subject only to the limitations on the exercise of those powers as are set forth in this Declaration. The Company has the power to do and perform any and all acts necessary, proper for, or incidental to, the exercise of any powers granted to it by the laws of Texas or by this Declaration. Without limiting the generality of the two preceding sentences, the Company and the Board, acting on behalf of the Company, shall have the power and authority at all times as follows:

- (a) Bylaws. To make, establish, promulgate, amend, repeal and re-enact Bylaws. The Bylaws will be established by the Board but may not conflict with this Declaration.
- (b) Assessments. To levy Assessments pursuant to Article 9.
- (c) Right of Entry and Enforcement. When an Owner is in default under these Restrictions, to enter a Lot after 24 hours written notice, without liability to any Owner or occupant, to maintain or repair any Improvement or other facility so as to conform to Article 6. The Company may levy a Compliance Assessment against an Owner and Lot to reimburse the Company for expenses incurred by the Company in entering a Lot and performing maintenance or repair work thereon. The Company, in its own name and on its own behalf, or in the name of and on behalf of any Owner who agrees, is authorized to begin and maintain actions and suits to enforce, by mandatory injunction or otherwise, or to restrain and enjoin,

any breach or threatened breach of the Restrictions. The Company has authority to settle claims, enforce liens, and take all such action it considers necessary or expedient to enforce the Restrictions, but the Board is not and may not be authorized to spend Association funds to bring suit against Declarant. Each Owner will indemnify and hold harmless the Company, its officers, directors, employees and agents from any cost, loss, damage, expense, liability, claim or cause of action incurred or that may arise by reason of the Company's acts or activities under this Section 8.4(c) (including any cost, loss, damage, expense, liability, claim or cause of action arising out of the Company's negligence in connection therewith), excluding cost, loss, damage, expense, liability, claim or cause of action arising solely through the Company's gross negligence or willful misconduct. "Gross negligence" does not include simple negligence, contributory negligence or similar negligence short of actual gross negligence.

- (d) Common Area. To own, improve, grant and convey to any Person any Common Area, Improvements thereon, and/or any interest therein, including fee title, leasehold estates, easements, rights-of-way, or Mortgages, out of, in, on, over, or under any of same for the purpose of constructing, erecting, operating, or maintaining thereon, therein, or thereunder:
- (i) roads, streets, walks, driveways, trails, and paths;
 - (ii) lines, cables, wires, conduits, pipelines, or other devices for utility purposes;
 - (iii) sewers, water systems, storm water drainage systems, sprinkler systems, trash dumpster pads and screening fences, and pipelines; or
 - (iv) any other Improvement the Board determines will benefit the Owners generally.

The Company may own personal property to use in connection with the Common Area and Improvements therein.

- (e) Manager. To retain and pay for the services of a manager to manage and operate the Company, including the Common Area, if the Board elects. Personnel may be employed directly by the Company or furnished by a manager. To the extent permitted by law, the Company and the Board may delegate duties, powers, and functions to the manager. Owners release the Company and the Board from liability for any omission or improper exercise by a manager of any such duty, power, or function so delegated.
- (f) Other Property or Amenities. To obtain and pay for any other property (real or personal) or services and to pay any other taxes or assessments the Company or the Board is required to secure or to pay for pursuant to applicable law or this Declaration.

- (g) Other Property. To acquire, own, and dispose of real and personal property through grant, lease, gift, or otherwise.
- (h) Construction in Common Areas. To construct Improvements in Common Areas.
- (i) Restrictions. After the Control Transfer Date, to enforce the provisions of the Restrictions against the Lots.
- (j) In General. To do all things reasonably necessary in order to perform the duties of the Company set forth in the Restrictions.

8.5 Duties of the Company. Subject to and in accordance with this Declaration, the Company shall have and perform each of the following duties:

- (a) Common Area. Accept, own and maintain in good condition and repair the Common Area, all Improvements thereon, all appurtenances thereto, and all personal property used in connection with same, including without limitation, all roadways (including rights of way), and related Improvements.
- (b) Taxes. Pay real and personal property taxes and other taxes and assessments levied on or with respect to the Common Area if such taxes and assessments are not levied directly on the Members. The Company will have all rights granted by law to contest the legality and the amount of such taxes and assessments.
- (c) Insurance. Obtain and maintain in effect policies of insurance as the Board deems reasonably necessary or appropriate to carry out the functions of the Company.
- (d) Books and Records. Keep books and records of the Company's affairs and make such books and records, together with a current copy of this Declaration, available for inspection by Owners and Mortgagees upon request during normal business hours.
- (e) In General. Carry out and enforce all duties of the Company set forth in this Declaration and in the Restrictions.

8.6 Indemnity. As further described in the Bylaws, the Company shall indemnify any Person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, because that Person is or was a director, officer, committee member, employee, servant or agent of the Company or the Board, against all claims and expenses including attorney's fees reasonably incurred by such Person in connection with such action, suit or proceeding, to the full extent permitted from time to time by the Texas Business Organizations Code.

ARTICLE IX

FUNDS AND ASSESSMENTS

9.1 In General.

(a) Assessments under this Declaration will be levied on a uniform basis against each Lot within the Property, without regard to improvement, but no Assessments will be levied against Lots owned by Declarant. Declarant will determine the initial date for levy of regular assessments against the Lots. If additional Lots are subsequently annexed into the Property, the Owners of those Lots will be obligated to pay Assessments effective as of the date of annexation unless specified to the contrary in a Supplementary Declaration.

(b) If the obligation to pay an Assessment arises on a day other than the first day of the period for which the Assessment was levied, the Assessment shall be prorated as of the date the obligation first arose.

(c) Each unpaid Assessment, together with interest thereon and costs of collection set out herein, will be the personal obligation of the Owner of the Lot against which the Assessment fell due, and will be secured by a vendor's lien against such Lot and all Improvements thereon. No Owner may exempt himself from liability for such Assessments. The Company may enforce payment of Assessments in accordance with the provisions of this Article.

9.2 **Operating Fund.** The Board will establish an operating fund into which will be deposited all monies paid to the Company and from which disbursements shall be made to perform the functions of the Company under this Declaration. The funds of the Company must be used solely for purposes authorized by this Declaration, as it may from time to time be amended.

9.3 **Regular Annual Assessments.** Promptly after formation of the Company, and thereafter before the beginning of each fiscal year, the Board will estimate the expenses to be incurred by the Company during such year in performing its functions under the Restrictions, including but not limited to duties required and activities authorized herein of the Company and the Board, and including a reasonable provision for contingencies and appropriate replacement reserves, less any expected income and any surplus from the prior year's fund. Assessments sufficient to pay such estimated net expenses will be levied, and the level of Assessments set by the Board will be final and binding so long as it is made in good faith. If the sums collected are inadequate for any reason, including nonpayment of Assessments by any Owner, the Company may at any time and from time to time levy additional Assessments for the same year in the same manner. Regular Assessments will be due and payable to the Company at the beginning of the fiscal year or in such other manner as the Board may designate in its sole and absolute discretion.

9.4 **Special Assessments.** In addition to the regular annual Assessments provided for above, the Board may levy special Assessments whenever the Board considers special Assessments necessary to enable the Board to carry out the functions of the Company under the Restrictions. The amount of any special Assessment shall be at the reasonable discretion of the

Board.

9.5 Interest. Late Fees. In the event of default in the payment of any Assessment, the defaulting Owner shall pay interest at the highest rate allowed by applicable usury laws then in effect on the amount of the Assessment from the due date thereof (if there is no such highest rate, then at the rate of 18% per year), together with all costs and expenses of collection, including reasonable attorneys' fees. The Board may charge late fees for delinquent payment of Assessments in such amounts as the Board elects from time to time.

9.6 Assessment Lien and Foreclosure. All sums assessed under this Article but unpaid, together with interest, any late fees and the costs of collection, are secured by the Assessment Lien, which is a continuing lien and charge on the Lot assessed, which will bind such Lot, its Owner, and such Owner's heirs, devisees, personal representatives, successors or assigns. The Assessment Lien is superior to all other liens and charges against the Lot except tax liens and liens of first Mortgages that secure unpaid sums borrowed to acquire or improve the Lot in question, which are superior to the Assessment Lien. The Company, in the discretion of the Board, may subordinate an Assessment Lien to any other lien, such subordination must be signed by a duly authorized officer of the Company. To evidence an Assessment Lien, the Company shall prepare a Notice of Lien stating the amount of the unpaid debt, the Owners of the Lot covered by the lien and a description of the Lot. Such notice shall be signed by an officer of the Company and shall be recorded in the Official Public Records of BURNET County, Texas. The Assessment Lien shall attach with the priority above set forth from the date that the payment secured becomes delinquent. On the written request of any Mortgagee, the Company shall report to said Mortgagee any Assessment which then has been unpaid more than 30 days after the date due.

Each Owner, by accepting a deed to his Lot, recognizes the Assessment Lien as existing before his ownership of his Lot and grants the Board the right and power to bring all actions against such Owner or Owners personally to collect unpaid Assessments and other sums due hereunder as a debt, and to enforce the Assessment Lien by all methods available for the enforcement of liens, both judicially and by non-judicial foreclosure pursuant to Texas Property Code § 51.002 (as same may be amended or revised from time to time hereafter). By acceptance of the deed to his Lot, each Owner GRANTS, BARGAINS, SELLS AND CONVEYS to the President of the Company (from time to time serving) as trustee (and to any substitute or successor trustee as hereinafter provided for), that Owner's Lot and all rights appurtenant thereto, in trust, to secure such Owner's payment of Assessments and other sums due hereunder from time to time. The trustee herein designated may be changed any time and from time to time by execution of an instrument in writing signed by the President or Vice President of the Company and filed in the Official Public Records of BURNET County, Texas. If the Board elects to foreclose an Assessment Lien due to nonpayment of sums secured by such lien, it will be the duty of the trustee, or his successor, as hereinabove provided, at the Board's request (which request shall be presumed) to enforce this trust and to sell such Lot, and all rights appurtenant thereto, in accordance with the provisions of Texas Property Code §51.002 (or the successor to such statute), and to make due conveyance to the purchaser(s), with general warranty of title to such purchaser(s) binding upon the Owner(s) of such Lot and his heirs, executors, administrators and successors. Notice pursuant to such statute shall be deemed given upon deposit of the notice,

enclosed in a postpaid wrapper, properly addressed to such Owner(s) at the most recent address as shown by the records of the Company, in a post office or official depository under the care and custody of the United States Postal Service. The affidavit of any person with knowledge of the facts to the effect that such service was completed will be prima facie evidence of the fact of such service. In any foreclosure proceeding, whether judicial or non-judicial, the Owner must pay the costs, expenses, and reasonable attorneys' fees incurred.

At any foreclosure, judicial or non-judicial, the Company may bid up to the amount of the sum secured by the Assessment Lien (including late fees, interest, costs and attorneys' fees), and may apply as a cash credit against its bid all sums due to the Company secured by the Assessment Lien foreclosed. From and after any such foreclosure, the occupants of such Lot will pay a reasonable rent for the use of such Lot, such occupancy shall constitute a tenancy-at-will, and the purchaser at such foreclosure may have appointed a receiver to collect such rent, and may sue to recover possession of such Lot by forcible detainer without further notice.

This Section 9.6 is intended to comply with the provisions of Texas Property Code §51.002, relating to non-judicial sales by power of sale. If §51.002 is amended so as to affect this Section, the President of the Company, without joinder of any Owner, Mortgagee or other person, may by amendment to this Declaration filed in the Official Public Records of BURNET County, Texas, amend this Section so as to comply with said amendments to §51.002.

ARTICLE X

MISCELLANEOUS

10.1 Term. This Declaration, including all of the covenants, conditions, and restrictions hereof, shall run until December 31, 2055, unless amended as herein provided. After December 31, 2055, this Declaration, including all such covenants, conditions, and restrictions shall be automatically extended for successive periods of 10 years each, unless amended or extinguished by a written instrument executed by the Owners of at least 80% of the Lots then subject to this Declaration.

10.2 Amendment.

- (a) By Declarant. This Declaration may be amended by Declarant until the Control Transfer Date. No amendment by Declarant is effective until a written amendment executed and acknowledged by Declarant is recorded in the Official Public Records of BURNET County, Texas.
- (b) By Owners. In addition to the method in Section 10.2(a), this Declaration may be amended after the Control Transfer Date by recording a written amendment in the Official Public Records of BURNET County executed and acknowledged by at least 80% of the owners of the Lots.

10.3 Notices. Any notice permitted or required to be given by this Declaration shall be

in writing and may be delivered either personally or by mail. If delivery is made by mail, it shall be deemed to have been delivered on the 3rd day (other than a Sunday or legal holiday) after a copy of the same has been deposited in the United States mail, postage prepaid, addressed to the person at the address given by such person to the Declarant for the purpose of service of notices. Such address may be changed from time to time by notice in writing given by such person to the Declarant.

10.4 Interpretation. The provisions of this Declaration will be liberally construed to effectuate the purpose of creating a uniform plan for the development and operation of the Property and to promote and effectuate the fundamental concepts of the Property set forth in this Declaration. This Declaration shall be construed and governed under the laws of the State of Texas.

10.5 Non-liability. Declarant will not be liable to the any Owner or any other Person for any loss, damage, or injury arising out of their being in any way connected with the performance of Declarant's duties under this Declaration unless due to the willful misconduct, gross negligence or bad faith of Declarant.

10.6 Assignment of Declarant. Declarant may assign, in whole or in part, any of its privileges, exemptions, rights, and duties under this Declaration to any other Person, and may permit the participation, in whole or in part, by any other Person, in any of its privileges, exemptions, rights, and duties hereunder. Any assignment by Declarant will be effective only when an instrument executed and acknowledged by Declarant evidencing such assignment is recorded in the Official Public Records of BURNET County, Texas.

10.7 Compliance with the Restrictions. Each Owner shall comply strictly with the provisions of the Restrictions as from time to time amended. If any Owner fails to comply with any of the Restrictions within 10 days after notice of such failure from Declarant or the Board, such failure will give rise to a cause of action to recover sums due for damages or injunctive relief or both, which may be maintained by Declarant, the Board, or by any Owner, at the individual Owner's election and expense. Declarant may establish a schedule of fines for violations of the Restrictions, and may adjust the amounts set forth on such schedule from time to time. The schedule, as adjusted, shall be provided to an Owner upon such Owner's request. If any Owner defaults in the payment of a fine so assessed, such Owner shall be obligated to pay interest at the highest rate allowed by applicable laws then in effect on the amount of the fine, beginning 10 days after the date the fine is assessed (or if there is no such highest rate, then at the rate of 18% per month), together with all costs and expenses of collection, including reasonable attorneys' fees. Declarant also may charge a one-time late fee for delinquent payment of a fine in such amount as Declarant may from time to time deem appropriate. The payment of any fine so assessed, together with attorneys' fees, interest and/or late fees thereon, shall be secured by the Assessment Lien, and shall be subject to the same penalties for non-payment, including without limitation, judicial or non-judicial foreclosure. Once the 10-day notice period of a violation has expired, each day during which a violation continues shall be a deemed a separate violation for

which an additional fine may be imposed. On the Control Transfer Date, Declarant's rights under this Section will transfer automatically to the Board.

10.8 No Warranty of Enforceability. While Declarant has no reason to believe that any of the covenants, terms and provisions of the Restrictions are or may be invalid or unenforceable for any reason or to any extent, Declarant makes no warranty or representation as to the present or future validity or enforceability of any such restrictive covenants, terms, or provisions. Any Owner acquiring a Lot in reliance on one or more of such covenants, terms, or provisions assumes all risks of the validity and enforceability thereof and, by acquiring the Lot, will indemnify and hold Declarant harmless therefrom.

10.9 Enforcement; Non-waiver. Except as otherwise provided herein, any Owner at such Owner's expense, and/or the Declarant, may enforce any and all provisions of this Declaration and the Restrictions. This right of enforcement includes both damages for, and injunctive relief against, the breach of any such provision. The failure to enforce a provision of the Restrictions at any time will not waive the right thereafter to enforce any such provision or any other provisions of the Restrictions.

10.10 Construction. The provisions of the Restrictions are independent and severable, and the invalidity or partial invalidity of any provision will not affect the validity or enforceability of any other provision. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular; and the masculine, feminine or neuter shall each include the masculine, feminine and neuter. All captions and titles used in this Declaration are intended solely for convenience of reference and shall not enlarge, limit or otherwise effect that which is set forth in any of the paragraphs, sections or articles hereof.

10.11 Dispute Resolution. No Owner (a "Complaining Owner") may commence any judicial action or process against Declarant or the Board (as applicable, the "Adverse Party") until and unless (i) the Complaining Owner notifies the Adverse Party that the Complaining Owner intends to institute a judicial action against the Adverse Party (which notice will reference this Section 10.11), and (ii) the Adverse Party does not elect to submit the dispute to non-binding mediation by notice to the Complaining Owner delivered within 30 days after the Complaining Owner's notice of intent to institute judicial action. If no election is made within said 30-day period, the Complaining Owner may proceed to institute a judicial action against the Adverse Party. If any Adverse Party elects to submit the dispute to non-binding mediation, however, the Adverse Party shall so notify the Complaining Owner within said 30-day period, which notice of election shall include the name of 3 qualified mediators acceptable to the Adverse Party, and no judicial action or process may be commenced against the Adverse Party until the mediation has concluded. A qualified mediator shall be any attorney-mediator with experience in mediating disputes involving real estate who does not reside within the Property, work for any party involved in the dispute or have any conflict of interest with any party involved in the dispute. The Complaining Owner shall have 5 days within which to accept one of the three mediators so named in the notice of election and to so notify the Adverse Party. If the Complaining Owner does not timely notify the Adverse Party of the Complaining Owner's acceptance of a mediator, the Adverse Party may select one of the named mediators as the sole mediator for the mediation. The mediation shall take place within 30 days after the mediator is determined. The cost of such

mediator shall be paid equally between the parties.

IN WITNESS WHERE OF, Declarant has executed this Declaration on _____,
2025.

DECLARANT:

KMC FINANCE, LLC, a Texas Limited Liability
Company,

Keith Crawford, Managing Member

STATE OF TEXAS)

COUNTY OF BURNET)

Before me on this day personally appeared Keith Crawford, whose name is subscribed to the foregoing instrument and acknowledged to me that John Ed Stepan executed the same as the act of KMC FINANCE, LLC, a Texas Limited Liability Company, as its Managing Member, for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2025.

Notary Public, State of Texas

My commission expires: _____

Exhibit "A": Metes and Bounds

FIELD NOTE DESCRIPTION FOR A 2,395.43 ACRE TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 2,395.43 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBURTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 3,105.73 ACRE TRACT, CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LEIN TO HVPR4, LLC. AS RECORDED IN DOCUMENT NO. 202014118 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

BEGINNING at a 1/2" iron rod found, lying in the south right-of-way line of Farm to Market 3509 (FM 3509), a public road, common with the north line of said HVPR4, LLC tract, marking the northeast corner of a 710.32 acre tract of land, conveyed by General Warranty Deed to Burnet Ranch Investments, LLC, as recorded in Document No. 202312497 of the Official Public Records of Burnet County, Texas, for the northwest corner of this tract;

THENCE, along the north line of this tract, common with the north line of said HVPR4, LLC tract, common with the south right-of-way line of said FM 3509, the following eight (8) courses and distances:

- 1) North 52°40'10" East, a distance of 1,493.64 feet, to a 1/2" iron rod found, at the point-of-curvature of a curve to the right, for an angle corner of this tract;
- 2) Along said curve to the right, an arc length of 537.27 feet, said curve having a radius of 2,805.11 feet, and a chord which bears North 58°09'27" East, for a distance of 536.45 feet, to a 1/2" iron rod found, at the point-of-tangency of said curve to the right, for an angle corner of this tract;
- 3) North 63°38'45" East, a distance of 73.78 feet, to a 1/2" iron rod found, for an angle corner of this tract;
- 4) North 77°22'58" East, a distance of 88.31 feet, to a 1/2" iron rod found, for an angle corner of this tract;
- 5) North 66°12'12" East, a distance of 348.02 feet, to a 1/2" iron rod found, for an angle corner of this tract;
- 6) North 51°57'42" East, a distance of 180.24 feet, to a 1/2" iron rod found, for an angle corner of this tract;
- 7) North 63°38'45" East, a distance of 992.89 feet, to a 1/2" iron rod found at the point of curvature of a curve to the right, for an angle corner of this tract and;
- 8) Along said curve to the right, an arc length of 36.70 feet, said curve having a radius of 2,853.65 feet, and a chord which bears North 64°07'02" East, for a distance of 36.70 feet, to a 1/2" iron rod found, at the point-of-tangency of said curve to the left, marking the northwest corner of a 24.37 acre tract of land, conveyed by Death Certificate to Karen Aylor Veenstra, as recorded in Document No. 142-13-156576 of the Official Public Records of Burnet County, Texas, for an angle corner of this tract;

THENCE, South 13°56'25" East, leaving the south right-of-way line of said FM 3509, along east line of this tract, common with the west line of said Veenstra tract, continuing along the west lines of a 32.35

acre tract of land, conveyed by General Warranty Deed to Barbara E. Warden, as recorded in Document No. 201309800 of the Official Public Records of Burnet County, Texas and a 248.04 acre tract of land, conveyed by Special Warranty Deed to Douglas M. Dale, Trustee of the Douglas M. Lake 2021 Revocable Trust, as recorded in Document No. 202201641 of the Official Public Records of Burnet County, Texas, a distance of 4,601.56 feet, to a 1/2" iron rod found, marking the southwest corner of said Douglas M. Lake 2021 Revocable Trust tract, common with the northwest corner of a 234.16 acre tract of land, conveyed by Deed without Warranty to William J. Turner, as recorded in Document No. 202401589 of the Official Public Records of Burnet County, Texas, for an angle corner of this tract;

THENCE, along the east line of this tract, common with the west and south lines of said Turner tract, the following four (4) courses and distances:

- 1) South 13°55'41" East, along the east line of this tract, common with the west line of said Turner tract, a distance of 294.03 feet, to a 1/2" iron rod found, marking an angle corner of said Turner tract, for an angle corner of this tract
- 2) South 13°57'36" East, a distance of 626.47 feet, to a 1/2" iron rod found, marking an angle corner of said Turner tract, for an angle corner of this tract,
- 3) South 13°58'52" East, a distance of 1,738.33 feet, marking the southwest corner of said Turner tract, for an angle corner of this tract, and;
- 4) North 75°46'40" East, a distance of 773.08 feet, to a 1/2" iron rod set, marking an angle corner of said Turner tract, common with the northeast corner of an 852.19 acre tract of land, conveyed by Warranty Deed with Vendor's Lien to MOD Ranch, Ltd, as recorded in Document No. 201707270 of the Official Public Records of Burnet County, Texas, for the east corner of this tract;

THENCE, South 13°39'14" East, continuing along the east line of this tract, common with the west line of said MOD Ranch, Ltd, tract, a distance of 4,616.21 feet, to a 1/2" iron rod found, marking the southwest corner of said MOD Ranch, Ltd, tract, common with the northwest corner of an 802.83 acre tract of land, conveyed by General Warranty Deed to KB Lost Mountain Ranch, LLC, as recorded in Document No. 201904170 of the Official Public Records of Burnet County, Texas, for an angle corner of this tract;

THENCE, along the east line of this tract, common with the west and north lines of said KB Lost Mountain Ranch, LLC, tract, the following three (3) courses and distances:

- 1) South 15°52'39" East, a distance of 453.72 feet, to a 1/2" iron rod found, marking an angle corner of said KB Lost Mountain Ranch, LLC, tract, for an angle corner of this tract;
- 2) South 13°27'17" East, a distance of 1,226.60 feet, to a 1/2" iron rod found, marking an angle corner of said KB Lost Mountain Ranch, LLC, tract, for an angle corner of this tract, and;
- 3) South 75°27'42" West, a distance of 663.74 feet, to a 1/2" iron rod found, marking the west corner of said KB Lost Mountain Ranch, LLC, tract, common with the northeast corner of a 246.91 acre tract of land, conveyed by Warranty Deed with Vendor's Lien to Gran Via Partners, LLC, as recorded in Document No. 201803485 of the Official Public Records of Burnet County, Texas, for an angle corner of this tract;

THENCE, along the east line of this tract, common with the north and west lines of said Gran Via Partners, LLC, tract, the following three (3) courses and distances:

- 1) South 75°25'14" West, a distance of 4,235.04 feet, to a 1/2" iron rod found, marking the northwest corner of said Gran Via Partners, LLC, tract, for an angle corner of this tract;

- 2) South 7°58'47" West, a distance of 800.47 feet, to a 1/2" iron rod found, marking an angle corner of said Gran Via Partners, LLC, tract, for an angle corner of this tract, and;
- 3) South 8°02'06" West, a distance of 299.63 feet, to a 1/2" iron rod found, marking the southwest corner of said Gran Via Partners, LLC, tract, common with the northwest corner of a 102.00 acre tract of land, conveyed by Warranty Deed with Vendor's Lien to Terry L. and Carolyn L. Obermiller, as recorded in Document No. 202008478, for an angle corner of this tract;

THENCE, South 7°59'37" West, along the east line of this tract, common with the west line of said Obermiller tract, a distance of 1,059.19 feet, to a 1/2" iron rod found, marking an angle corner of said Obermiller tract, common with the northeast corner of a 30.00 acre tract of land, conveyed by Warranty Deed with Vendor's Lien to Travistin Ranch, LP, as recorded in Document No. 201706300 of the Official Public Records of Burnet County, Texas, for an angle corner of this tract;

THENCE, North 82°05'17" West, along the south line of this tract, common with the north line of said Travistin Ranch, LP, tract, a distance of 3,164.89 feet, to a 1/2" iron rod found, marking the northwest corner of said Travistin Ranch, LP, tract, for an angle corner of this tract;

THENCE, South 2°14'52" East, along the east line of this tract, common with the west line of said Travistin Ranch, LP, tract, a distance of 5,599.44 feet, to a 1/2" iron rod found, lying in the north right-of-way line of Park Road 4 South, a public road, marking the south corner of said Travistin Ranch, LP, tract, at the point of curvature of a curve to the right, for the southeast corner of this tract;

THENCE, along the south line of this tract, common with the north right-of-way line of said Park Road South, the following three (3) courses and distances:

- 1) Along said curve to the right, an arc length of 599.13 feet, said curve having a radius of 1,146.28 feet, and a chord which bears South 67°33'06" West, for a distance of 592.33 feet, to a 1/2" iron rod found, at the point-of-tangency of said curve to the right, for an angle corner of this tract;
- 2) South 86°25'11" West, a distance of 366.70 feet, to a 1/2" iron rod found, and the point-of-curvature of a curve to the right, for an angle corner of this tract, and;
- 3) Along said curve to the right, an arc length of 866.36 feet, said curve having a radius of 5,540.26 feet, and a chord which bears North 89°06'02" West, for a distance of 865.48 feet, to a 1/2" iron rod found, at the point-of-tangency of said curve to the right, marking the southeast corner of a 6.00 acre tract of land, conveyed by Death Certificate to Ebeling Family Trust, as recorded in Document No. 01-57-08, of the Official Public Records of Burnet County, Texas, for an angle corner of this tract;

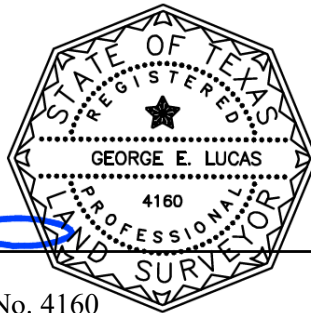
THENCE, North 1°53'25" West, along the west line of this tract, common with the east line of said 6.00 acre Ebeling Family Trust tract, and a 1,153.00 acre tract of land, conveyed by Death Certificate to Ebeling Family Trust, as recorded in Document No. No. 01-57-08, of the Official Public Records of Burnet County, Texas, a distance of 8,935.04 feet, to a 1/2" iron rod found, marking the northeast corner of said 1,153.00 acre Ebeling Family Trust tract, for an angle corner of this tract;

THENCE, South 88°08'18" West, along the south line of this tract, common with the north line of said 1,153.00 acre Ebeling Family Trust tract, a distance of 1,709.10 feet, to a 1/2" iron rod found, lying in the north line of a 40.49 acre tract of land conveyed by Warranty Deed with Vendor's Lien to Steve B. and Julie Ebeling, as recorded in Volume 534, Page 276 of the Official Public Records of Burnet County, Texas, marking the southeast corner of a 100.00 acre tract of land, conveyed by General Warranty Deed to Robert J. and Nancy L. Manning, as recorded in Document No. 201405109 of the Official Public Records of Burnet County, Texas, for an angle corner of this tract;

THENCE, North 1°55'42" East, along the west line of this tract, common with the east line of said Manning tract, a distance of 3,248.64 feet, to a 1/2" iron rod found, marking the southwest corner of said Burnet Ranch Investments, LLC, tract, for an angle corner of this tract;

THENCE, along the west line of this tract, common with the south and east lines of said Burnet Ranch Investments, LLC, tract, the following two (2) courses and distances:

- 1) North 80°24'59" East, a distance of 6,082.40 feet, to a 1/2" iron rod found, marking the southeast corner of said Burnet Ranch Investments, LLC, tract, for an angle corner of this tract, and;
- 2) North 13°04'57" West, a distance of 6,831.46 feet, to the POINT OF BEGINNING, containing 2,395.43 acres of land, more or less.




George E. Lucas

Registered Professional Land Surveyor No. 4160

Celco Surveying, Firm Registration No. 10193975

18018 Overlook Loop, Suite 105

San Antonio, Texas 78259

Date: October 15, 2024

Bearing Basis: Texas State Plane Coordinate System, Central Zone, NAD 83

Exhibit "B": Impervious Cover Summary

EXHIBIT B: IMPERVIOUS COVER SUMMARY

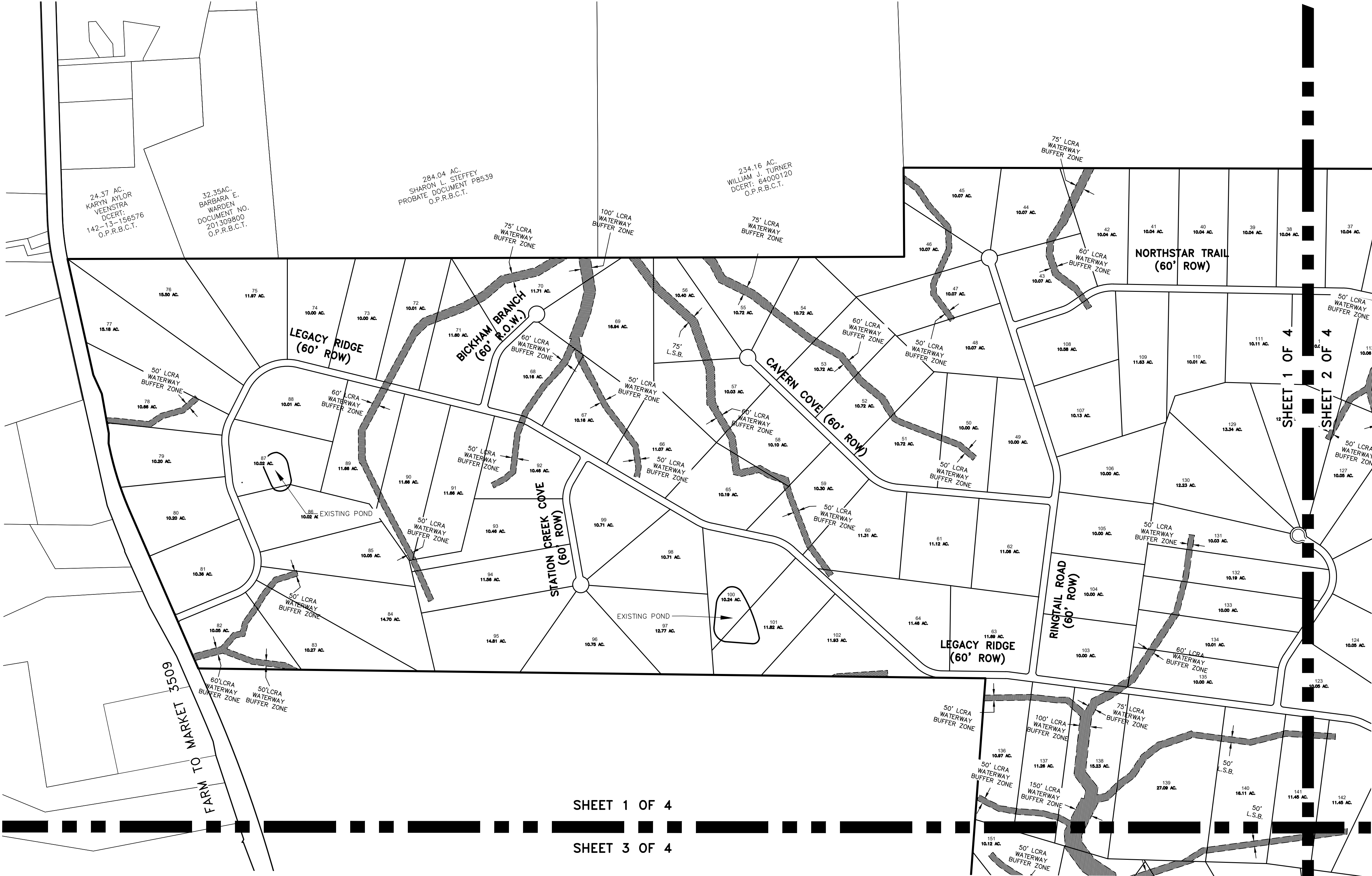
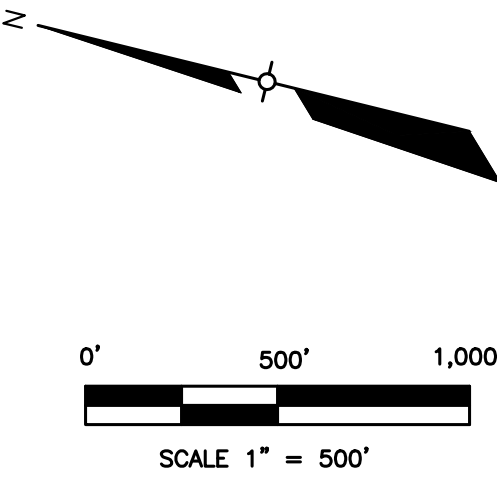
TYPE	TOTAL ACREAGE	IMPERVIOUS COVER [AC]	I.C. [%]
R.O.W.	81.90	34.85	42.55%
RESIDENTIAL	2,313.53	252.60	10.92%
SITE	2,395.43	287.45	12.00%

IMPERVIOUS COVER SUMMARY					
LOT NUMBER	ACREAGE [AC.]	ALLOWABLE I.C. [SF]	LOT NUMBER	ACREAGE [AC.]	ALLOWABLE I.C. [SF]
1	10.09	47,988.81	31	11.78	56,026.58
2	10.07	47,893.69	32	15.53	73,861.87
3	10.06	47,846.13	33	18.1	86,084.98
4	10.04	47,751.01	34	11.67	55,503.41
5	10.08	47,941.25	35	10.36	49,272.95
6	12.34	58,689.98	36	10.36	49,272.95
7	10.33	49,130.27	37	10.04	47,751.01
8	10.06	47,846.13	38	10.04	47,751.01
9	10.12	48,131.49	39	10.04	47,751.01
10	10.08	47,941.25	40	10.04	47,751.01
11	10.13	48,179.06	41	10.04	47,751.01
12	10.54	50,129.05	42	10.04	47,751.01
13	10.15	48,274.18	43	10.07	47,893.69
14	10.82	51,460.75	44	10.07	47,893.69
15	10.06	47,846.13	45	10.07	47,893.69
16	10.01	47,608.33	46	10.07	47,893.69
17	10.01	47,608.33	47	10.07	47,893.69
18	10.01	47,608.33	48	10.07	47,893.69
19	10.2	48,511.98	49	10	47,560.77
20	10.2	48,511.98	50	10	47,560.77
21	10.01	47,608.33	51	10.72	50,985.14
22	10.01	47,608.33	52	10.72	50,985.14
23	10.06	47,846.13	53	10.72	50,985.14
24	10.23	48,654.66	54	10.72	50,985.14
25	10.04	47,751.01	55	10.72	50,985.14
26	10.04	47,751.01	56	10.4	49,463.20
27	11.34	53,933.91	57	10.03	47,703.45
28	10.36	49,272.95	58	10.1	48,036.37
29	10.36	49,272.95	59	10.3	48,987.59
30	10.36	49,272.95	60	11.31	53,791.23

IMPERVIOUS COVER SUMMARY					
LOT NUMBER	ACREAGE [AC.]	ALLOWABLE I.C. [SF]	LOT NUMBER	ACREAGE [AC.]	ALLOWABLE I.C. [SF]
61	11.12	52,887.57	101	10.24	48,702.22
62	11.06	52,602.21	102	11.82	56,216.82
63	11.69	55,598.53	103	11.93	56,739.99
64	11.46	54,504.64	104	10	47,560.77
65	10.19	48,464.42	105	10	47,560.77
66	11.07	52,649.77	106	10	47,560.77
67	10.16	48,321.74	107	10	47,560.77
68	16.94	80,567.94	108	10.13	48,179.06
69	10.16	48,321.74	109	10.58	50,319.29
70	4.64	22,068.20	110	11.63	55,313.17
71	13.59	64,635.08	111	10.01	47,608.33
72	5.07	24,113.31	112	10.11	48,083.93
73	10.01	47,608.33	113	10.09	47,988.81
74	10	47,560.77	114	10.06	47,846.13
75	10.01	47,608.33	115	10.09	47,988.81
76	11.97	56,930.24	116	10.36	49,272.95
77	15.5	73,719.19	117	10.01	47,608.33
78	15.18	72,197.24	118	10.01	47,608.33
79	10.66	50,699.78	119	10.01	47,608.33
80	10.92	51,936.36	120	10.01	47,608.33
81	10.92	51,936.36	121	10.01	47,608.33
82	10.92	51,936.36	122	10.01	47,608.33
83	10.03	47,703.45	123	10	47,560.77
84	10.06	47,846.13	124	10.05	47,798.57
85	12	57,072.92	125	10.05	47,798.57
86	10.52	50,033.92	126	10.05	47,798.57
87	10.15	48,274.18	127	10.05	47,798.57
88	10.02	47,655.89	128	10.05	47,798.57
89	10.01	47,608.33	129	12.06	57,358.28
90	11.66	55,455.85	130	13.34	63,446.06
91	11.66	55,455.85	131	12.23	58,166.82
92	11.66	55,455.85	132	10.03	47,703.45
93	10.46	49,748.56	133	10.19	48,464.42
94	10.46	49,748.56	134	10	47,560.77
95	11.56	54,980.24	135	10.01	47,608.33
96	14.81	70,437.49	136	10	47,560.77
97	10.75	51,127.82	137	10.97	52,174.16
98	12.77	60,735.10	138	11.26	53,553.42
99	10.71	50,937.58	139	15.23	72,435.05
100	10.71	50,937.58	140	27.09	128,842.11

IMPERVIOUS COVER SUMMARY					
LOT NUMBER	ACREAGE [AC.]	ALLOWABLE I.C. [SF]	LOT NUMBER	ACREAGE [AC.]	ALLOWABLE I.C. [SF]
141	16.11	76,620.39	178	11.55	54,932.68
142	11.45	54,457.08	179	11.55	54,932.68
143	11.45	54,457.08	180	10.01	47,608.33
144	11.45	54,457.08	181	10.01	47,608.33
145	11.45	54,457.08	182	10.01	47,608.33
146	10.33	49,130.27	183	10.01	47,608.33
147	10.33	49,130.27	184	10	47,560.77
148	10.33	49,130.27	185	10.01	47,608.33
149	10.12	48,131.49	186	10.01	47,608.33
150	10.06	47,846.13	187	10.01	47,608.33
151	10.17	48,369.30	188	10.01	47,608.33
152	10.12	48,131.49	189	10.01	47,608.33
153	10.12	48,131.49	190	10.01	47,608.33
154	10.12	48,131.49	191	14.93	71,008.22
155	10.12	48,131.49	192	10.99	52,269.28
156	10.12	48,131.49	193	10.01	47,608.33
157	10.03	47,703.45	194	10.65	50,652.21
158	10.03	47,703.45	195	12.84	61,068.02
159	10.03	47,703.45	196	12.92	61,448.51
160	10.03	47,703.45	197	10.01	47,608.33
161	10.03	47,703.45	198	10.09	47,988.81
162	10.03	47,703.45	199	10.09	47,988.81
163	10.03	47,703.45	200	10.09	47,988.81
164	10.03	47,703.45	201	10.03	47,703.45
165	11.74	55,836.34	202	12.26	58,309.50
166	12.27	58,357.06	203	10.25	48,749.78
167	11.92	56,692.43	204	10.02	47,655.89
168	11.92	56,692.43	205	10.07	47,893.69
169	12.87	61,210.70	206	10.03	47,703.45
170	13.2	62,780.21	207	10.07	47,893.69
171	13.55	64,444.84	208	10	47,560.77
172	12.11	57,596.09	209	10.39	49,415.63
173	11.26	53,553.42	210	10	47,560.77
174	10	47,560.77	211	10.04	47,751.01
175	10.01	47,608.33	212	10.06	47,846.13
176	11.55	54,932.68	213	10.03	47,703.45
177	11.55	54,932.68	214	10.01	47,608.33

Exhibit "C": LCRA Stream Buffers

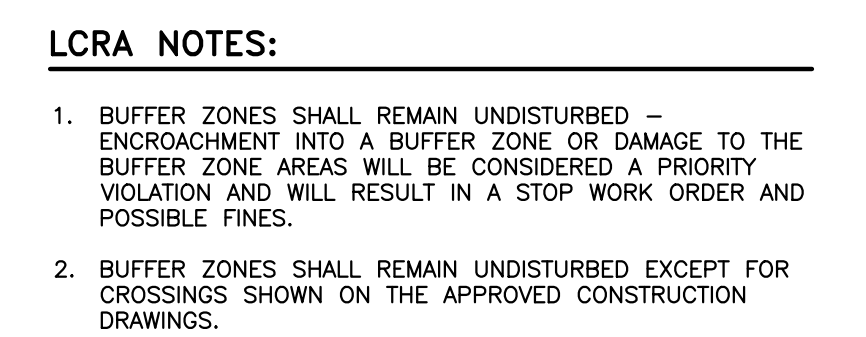


SHEET 1 OF 4

SHEET 3 OF 4

LCRA NOTES:

1. BUFFER ZONES SHALL REMAIN UNDISTURBED – ENCROACHMENT INTO A BUFFER ZONE OR DAMAGE TO THE BUFFER ZONE AREAS WILL BE CONSIDERED A PRIORITY VIOLATION AND WILL RESULT IN A STOP WORK ORDER AND POSSIBLE FINES.
2. BUFFER ZONES SHALL REMAIN UNDISTURBED EXCEPT FOR CROSSINGS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.



SHEET 3 OF 4

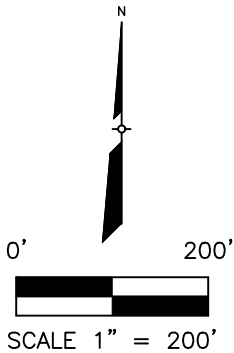
100.00 AC.
ROBERT J. & NANCY L.
MANNING
DOCUMENT NO. 201405109
O.P.R.B.C.T.

40.49 AC.
STEVE B ETUX
JULIE A. EBELING
VOL 534/ PG 276
O.P.R.B.C.T.

1. BUFFER ZONES SHALL REMAIN UNDISTURBED – ENCROACHMENT INTO A BUFFER ZONE OR DAMAGE TO THE BUFFER ZONE AREAS WILL BE CONSIDERED A PRIORITY VIOLATION AND WILL RESULT IN A STOP WORK ORDER AND POSSIBLE FINES.
2. BUFFER ZONES SHALL REMAIN UNDISTURBED EXCEPT FOR CROSSINGS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.



SKETCH TO ACCOMPANY FIELD NOTES



LEGEND

- DENOTES BENCHMARK
- DENOTES 1/2" ST. SK. SET
- DENOTES 1/2" ST. SK. FND.
- DENOTES CALCULATED POINT
- D.E. DRAINAGE EASEMENT
- PROPERTY LINE
- EXISTING PROPERTY LINE
- R.O.W. LINE
- EXISTING EASEMENT
- EXISTING CHAINLINK FENCE
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- WATER METER
- B.S.L. BUILDING SETBACK LINE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT GRID, CENTRAL ZONE, NAD 83

710.32 AC.
BURNET RANCH
INVESTMENTS, LLC
DOC. NO. 202312497
O.P.R.B.C.T.

TRACT
0.4238 AC
(18,464 SF)

2,395.43 AC.
KMC FINANCE LLC
DOC. NO. 202410830
O.P.R.B.C.T.

N13°04'57"W 956.20'

POC

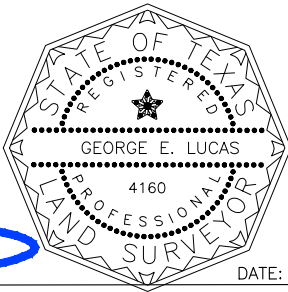
2,395.43 AC.
KMC FINANCE LLC
DOC. NO. 202410830
O.P.R.B.C.T.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	388.46'	N13°04'57"W
L2	48.02'	S41°09'52"E
L3	453.08'	S17°38'05"E
L4	50.00'	S72°21'55"W
L5	109.86'	N17°38'05"W

LEGAL DESCRIPTION

BEING A 0.4238 ACRE (18,464 SF) TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259
OFFICE (512) 635-4857



DATE: 02-21-2025

FIELD NOTE DESCRIPTION FOR AN 0.4238 ACRE (18,464 SF) TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 0.4238 ACRE (18,464 SF) TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBURTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

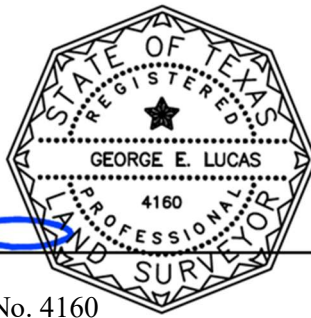
COMMENCING at a ½" iron rod found, marking the southeast corner of a 710.32 acre tract, conveyed by General Warranty Deed to Burnet Ranch Investments, LLC, as recorded in Document No. 202312497 of the Official Public Records of Burnet County, Texas, marking an angle corner of said 2,395.43 acre tract, for an angle corner of this tract;

THENCE, **North 13°04'57" West**, along the west line of said 0.4238 acre tract, being the west line of said 2,395.43 acre tract, common with the east line of said 710.32 acre tract, a distance of **956.20 feet**, to a calculated point, lying in the west line of said 2,395.43 acre tract, lying in the east line of said 710.32 acre tract, for an angle corner of this tract; and the POINT OF BEGINNING;

THENCE, **North 13°04'57" West**, along the west line of said 0.4238 acre tract, being the west line of said 2,395.43 acre tract, common with the east line of said 710.32 acre tract, a distance of **388.46 feet**, to a calculated point, lying in the west line of said 2,395.43 acre tract, lying in the east line of said 710.32 acre tract, for an angle corner of this tract;

THENCE, along the north, east, south and west lines of this tract, through and across said 2,395.43 acre tract, the following four (4) courses and distances:

- 1) **South 41°09'52" East**, a distance of **48.02 feet**, to a calculated point, for an angle corner of this tract;
- 2) **South 17°38'05" East**, a distance of **453.08 feet**, to a calculated point, for an angle corner of this tract;
- 3) **South 72°21'55" West**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 4) **North 17°38'05" West**, a distance of **109.86 feet**, to a calculated point, to the POINT OF BEGINNING containing 0.4238 acres (18,464 SF) of land, more or less.




George E. Lucas

Registered Professional Land Surveyor No. 4160

Celco Surveying, Firm Registration No. 10193975

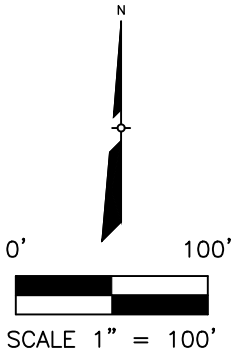
18018 Overlook Loop, Suite 105

San Antonio, Texas

Date: February 21, 2025

Bearing Basis: Texas State Plane Coordinate System, Central Zone, NAD 83

SKETCH TO ACCOMPANY FIELD NOTES



LEGEND

- DENOTES BENCHMARK
- DENOTES 1/2" ST. SK. SET
- DENOTES 1/2" ST. SK. FND.
- △ DENOTES CALCULATED POINT
- D.E. DRAINAGE EASEMENT
- PROPERTY LINE
- EXISTING PROPERTY LINE
- R.O.W. LINE
- EXISTING EASEMENT
- EXISTING CHAINLINK FENCE
- OHE — EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- Ⓜ WATER METER
- B.S.L. BUILDING SETBACK LINE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT GRID, CENTRAL ZONE, NAD 83

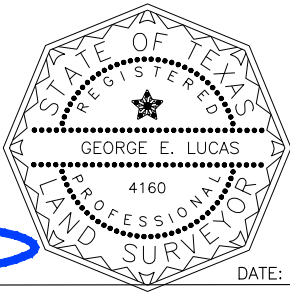
LINE TABLE		
LINE #	LENGTH	BEARING
L1	72.30'	N34°40'42"E
L2	37.61'	N60°39'31"E
L3	21.83'	N42°26'00"W
L4	99.23'	N0°37'28"E
L5	63.09'	N12°58'39"W
L6	59.71'	N40°37'55"W
L7	70.52'	N17°09'03"E
L8	33.26'	N52°57'36"E
L9	16.76'	N12°45'09"E
L10	50.00'	S77°14'51"E
L11	35.06'	S12°45'09"W
L12	35.40'	S52°57'36"W
L13	26.77'	S17°09'03"W
L14	44.42'	S40°37'55"E
L15	81.36'	S12°58'39"E
L16	85.47'	S0°37'28"W
L17	33.09'	S42°26'00"E
L18	43.18'	S14°29'38"W
L19	51.89'	S60°39'31"W
L20	28.44'	S34°40'42"W

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	BEARING	CHORD LENGTH	TANGENT	DELTA
C1	316.89'	5,540.26'	S86°15'33"E	316.84'	158.49'	003°16'38"
C2	59.54'	5,540.26'	N88°12'20"W	59.54'	29.77'	000°36'57"

LEGAL DESCRIPTION

BEING A 0.5408 ACRE (23,558 SF) TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO. 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO. 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259
OFFICE (512) 635-4857



DATE: 02-21-2025

FIELD NOTE DESCRIPTION FOR AN 0.5408 ACRE (23,558 SF) TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 0.5408 ACRE (23,558 SF) TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBURTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod found, lying in the north right-of-way line of Park Road 4 S, a public road, marking the southwest corner of said 2,395.43 acre tract, marking the southeast corner of a 6.00 acre tract of land, conveyed by Quit Claim Deed to Ebeling Family Trust, as recorded in Volume 718, Page 187 of the Official Public Records of Burnet County, Texas, at the point-of-curvature of a curve to the left, for an angle corner of this tract;

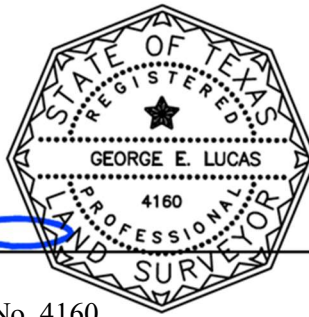
THENCE, along said curve to the left, an arc length **316.89 feet**, said curve having a radius of **5,540.26 feet**, a chord which bears **South 86°15'33" East**, for a distance of **316.84 feet**, to a calculated point, for an angle corner of this tract, and the POINT OF BEGINNING;

THENCE, along the north, east, south and west lines of this tract, through and across said 2,395.43 acre tract, the following twenty (20) courses and distances:

- 1) **North 34°40'42" East**, a distance of **72.30 feet**, to a calculated point, for an angle corner of this tract;
- 2) **North 60°39'31" East**, a distance of **37.61 feet**, to a calculated point, for an angle corner of this tract;
- 3) **North 42°26'00" West**, a distance of **21.83 feet**, to a calculated point, for an angle corner of this tract;
- 4) **North 00°37'28" East**, a distance of **99.23 feet**, to a calculated point, for an angle corner of this tract;
- 5) **North 12°58'39" West**, a distance of **63.09 feet**, to a calculated point, for an angle corner of this tract;
- 6) **North 40°37'55" West**, a distance of **59.71 feet**, to a calculated point, for an angle corner of this tract;
- 7) **North 17°09'03" East**, a distance of **70.52 feet**, to a calculated point, for an angle corner of this tract;
- 8) **North 52°57'36" East**, a distance of **33.26 feet**, to a calculated point, for an angle corner of this tract;

- 9) **North 12°45'09" East**, a distance of **16.76 feet**, to a calculated point, for an angle corner of this tract;
- 10) **South 77°14'51" East**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 11) **South 12°45'09" West**, a distance of **35.06 feet**, to a calculated point, for an angle corner of this tract;
- 12) **South 52°57'36" West**, a distance of **35.40 feet**, to a calculated point, for an angle corner of this tract;
- 13) **South 17°09'03" West**, a distance of **26.77 feet**, to a calculated point, for an angle corner of this tract;
- 14) **South 40°37'55" East**, a distance of **44.42 feet**, to a calculated point, for an angle corner of this tract;
- 15) **South 12°58'39" East**, a distance of **81.36 feet**, to a calculated point, for an angle corner of this tract;
- 16) **South 00°37'28" West**, a distance of **85.47 feet**, to a calculated point, for an angle corner of this tract;
- 17) **South 42°26'00" East**, a distance of **33.09 feet**, to a calculated point, for an angle corner of this tract;
- 18) **South 14°29'38" West**, a distance of **43.18 feet**, to a calculated point, for an angle corner of this tract;
- 19) **South 60°39'31" West**, a distance of **51.89 feet**, to a calculated point, for an angle corner of this tract;
- 20) **South 34°40'42" West**, a distance of **28.44 feet**, to a calculated point, lying in the north right-of-way line of said Park Road, lying in the north line of said 2,395.43 acre tract, at the point-of-curvature of a curve to the left, for an angle corner of this tract;

THENCE, Along said curve to the left, an arc length **59.54 feet**, said curve having a radius of **5,540.26 feet**, a chord which bears **North 88°12'20" West**, for a distance of **59.54 feet**, to the POINT OF BEGINNING containing 0.5408 acres (23,558 SF) of land, more or less.



George E. Lucas

Registered Professional Land Surveyor No. 4160

Celco Surveying, Firm Registration No. 10193975

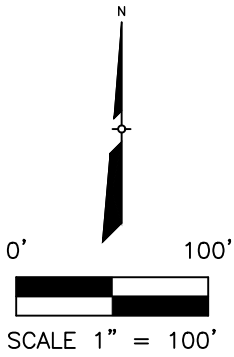
18018 Overlook Loop, Suite 105

San Antonio, Texas

Date: February 21, 2025

Bearing Basis: Texas State Plane Coordinate System, Central Zone, NAD 83

SKETCH TO ACCOMPANY FIELD NOTES



LEGEND

- DENOTES BENCHMARK
- DENOTES 1/2" ST. SK. SET
- DENOTES 1/2" ST. SK. FND.
- DENOTES CALCULATED POINT
- D.E. DRAINAGE EASEMENT
- PROPERTY LINE
- EXISTING PROPERTY LINE
- R.O.W. LINE
- EXISTING EASEMENT
- EXISTING CHAINLINK FENCE
- OHE EXISTING OVERHEAD ELECTRIC
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- B.S.L. BUILDING SETBACK LINE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT GRID, CENTRAL ZONE, NAD 83

2,395.43 AC.
KMC FINANCE LLC
DOC. NO. 202410830
O.P.R.B.C.T.

TRACT
0.6645 AC
(28,945 SF)

300.00 AC.
TRAVISTIN RANCH LP
DOCUMENT NO. 201706300
O.P.R.B.C.T.

2,395.43 AC.
KMC FINANCE LLC
DOC. NO. 202410830
O.P.R.B.C.T.

N02°14'52"W 525.98'

PARK ROAD 4 S (100' ROW)

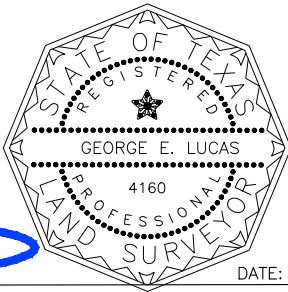
427.87 AC.
JOE DISEBASTIANO
VOL 891/PG 94
O.P.R.B.C.T.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	206.91'	S53°08'45"W
L2	163.40'	S50°36'23"W
L3	182.26'	S32°29'33"W
L4	50.00'	N57°30'27"W
L5	190.23'	N32°29'33"E
L6	172.48'	N50°36'23"E
L7	242.50'	N53°08'45"E
L8	60.74'	S2°15'45"E

LEGAL DESCRIPTION

BEING A 0.6645 ACRE (28,945 SF) TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCHNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259
OFFICE (512) 635-4857



DATE: 02-10-2025

FIELD NOTE DESCRIPTION FOR AN 0.6645 ACRE (28,945 SF) TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 0.6645 ACRE (28,945 SF) TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBURTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod found, lying in the north right-of-way line of Park Road 4 S, a public road, marking the southeast corner of said 2,395.43 acre tract, marking the southwest corner of a 300.00 acre tract of land, conveyed by Warranty Deed With Vendor's Lien to Travistin Ranch LP, as recorded in Document No. 201706300 of the Official Public Records of Burnet County, Texas, for an angle corner of this tract;

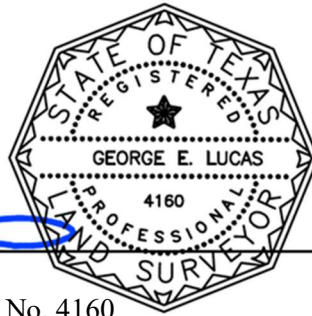
THENCE, **North 02°14'52" West**, along the east line of said 0.6645 acre tract, being the east line of said 2,395.43 acre tract, common with the west line of said 300.00 acre tract, a distance of **525.98 feet**, to a calculated point, lying in the east line of said 2,395.43 acre tract, lying in the west line of said 300.00 acre tract, for an angle corner of this tract; and the POINT OF BEGINNING;

THENCE, along the north, east, south and west lines of this tract, through and across said 2,395.43 acre tract, the following seven (7) courses and distances:

- 1) **South 53°08'45" West**, a distance of **206.91 feet**, to a calculated point, for an angle corner of this tract;
- 2) **South 50°36'23" West**, a distance of **163.40 feet**, to a calculated point, for an angle corner of this tract;
- 3) **South 32°29'33" West**, a distance of **182.26 feet**, to a calculated point, for an angle corner of this tract;
- 4) **North 57°30'27" West**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 5) **North 32°29'33" East**, a distance of **190.23 feet**, to a calculated point, for an angle corner of this tract;
- 6) **North 50°36'23" East**, a distance of **172.48 feet**, to a calculated point, for an angle corner of this tract;

- 7) **North 53°08'45" East**, a distance of **242.50 feet**, to a calculated point, lying in the east line of said 0.6645 acre tract, being the east line of said 2,395.43 acre tract, lying in the west line of said 300.00 acre tract, for an angle corner of this tract;

THENCE, **South 02°15'45" East**, along the east line of said 0.6645 acre tract, being the east line of said 2,395.43 acre tract, common with the west line of said 300.00 acre tract, a distance of **60.74 feet**, to the POINT OF BEGINNING containing 0.6645 acres (28,945 SF) of land, more or less.



George E. Lucas

Registered Professional Land Surveyor No. 4160

Celco Surveying, Firm Registration No. 10193975

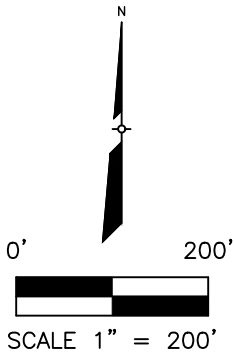
18018 Overlook Loop, Suite 105

San Antonio, Texas

Date: February 10, 2025

Bearing Basis: Texas State Plane Coordinate System, Central Zone, NAD 83

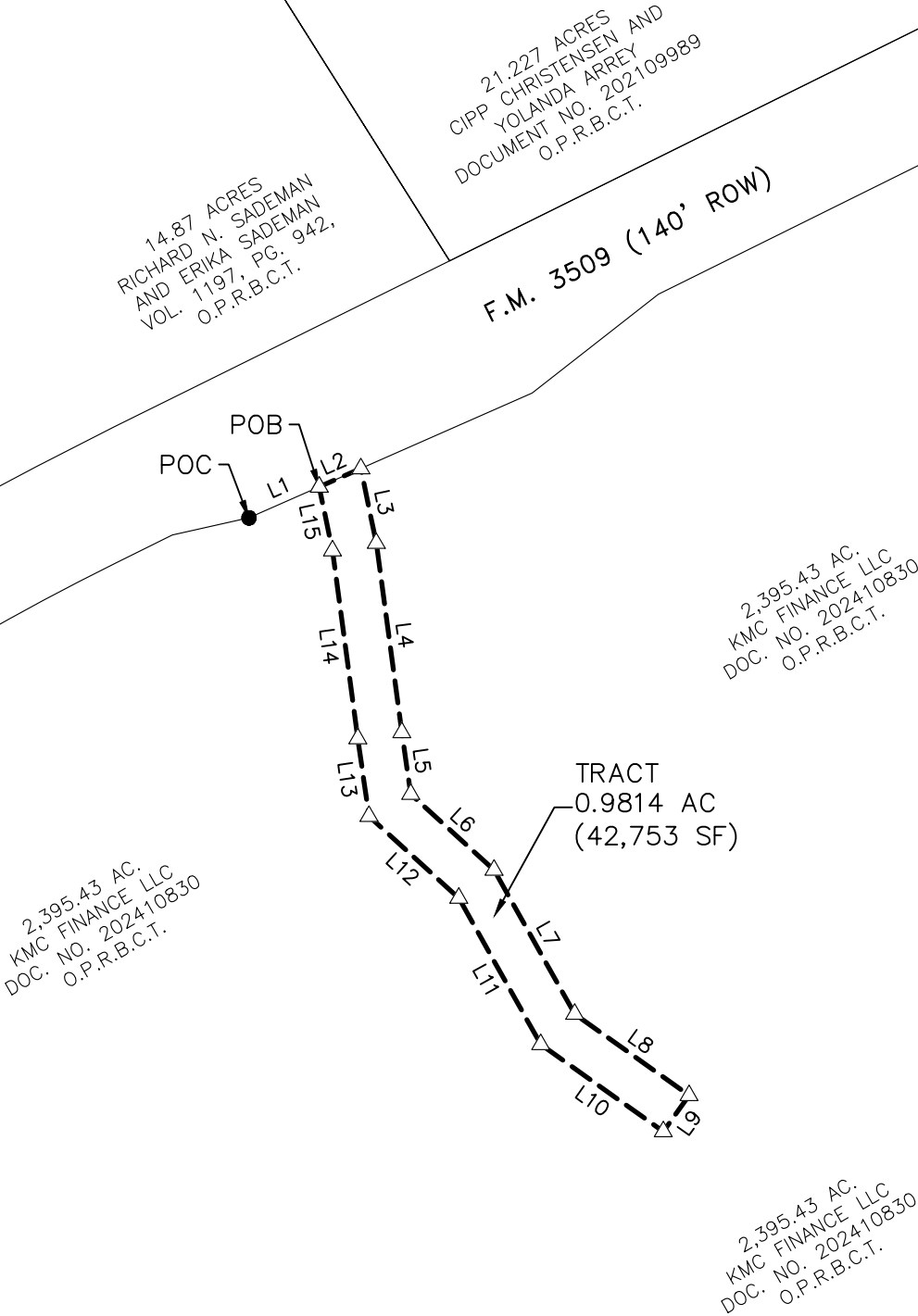
SKETCH TO ACCOMPANY FIELD NOTES



LEGEND

- DENOTES BENCHMARK
- DENOTES 1/2" ST. SK. SET
- DENOTES 1/2" ST. SK. FND.
- DENOTES CALCULATED POINT
- D.E. DRAINAGE EASEMENT
- PROPERTY LINE
- EXISTING PROPERTY LINE
- R.O.W. LINE
- EXISTING EASEMENT
- EXISTING CHAINLINK FENCE
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- WATER METER
- B.S.L. BUILDING SETBACK LINE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT GRID, CENTRAL ZONE, NAD 83

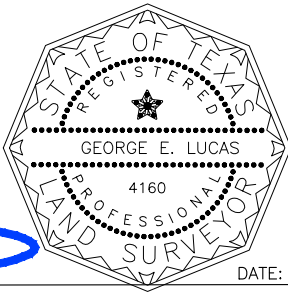
LINE TABLE		
LINE #	LENGTH	BEARING
L1	86.37'	N66°12'12"E
L2	51.13'	N66°12'12"E
L3	85.74'	S11°42'14"E
L4	214.84'	S7°40'42"E
L5	70.07'	S8°11'39"E
L6	126.75'	S47°39'20"E
L7	185.58'	S29°15'16"E
L8	157.90'	S54°34'31"E
L9	50.00'	S35°25'29"W
L10	169.14'	N54°34'31"W
L11	188.71'	N29°15'16"W
L12	136.58'	N47°39'20"W
L13	88.23'	N8°11'39"W
L14	213.31'	N7°40'42"W
L15	73.27'	N11°42'14"W



LEGAL DESCRIPTION

BEING A 0.9814 (42,753 SF) ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBURTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259
OFFICE (512) 635-4857



DATE: 02-20-2025

FIELD NOTE DESCRIPTION FOR AN 0.9814 ACRE (42,753 SF) TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 0.9814 ACRE (42,753 SF) TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBURTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod found, lying in the south right-of-way line of Farm to Market 3509 (FM 3509), a public road, lying in the north line of said 2,395.43 acre tract, for an angle corner of this tract;

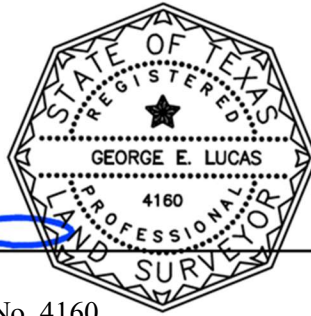
THENCE, **North 66°12'12" East**, along the north line of said 0.9814 acre tract, being the north line of said 2,395.43 acre tract, common with the south line of said Farm to Market 3509 (FM 3509), a distance of **86.37 feet**, to a calculated point, lying in the north line of said 2,395.43 acre tract, lying in the south line of said Farm to Market 3509 (FM 3509), for an angle corner of this tract; and the POINT OF BEGINNING;

THENCE, **North 66°12'12" East**, along the north line of said 0.9814 acre tract, being the north line of said 2,395.43 acre tract, common with the south line of said Farm to Market 3509 (FM 3509), a distance of **51.13 feet**, to a calculated point, lying in the north line of said 2,395.43 acre tract, lying in the south line of said Farm to Market 3509 (FM 3509), for an angle corner of this tract;

THENCE, along the north, east, south and west lines of this tract, through and across said 2,395.43 acre tract, the following thirteen (13) courses and distances:

- 1) **South 11°42'14" East**, a distance of **85.74 feet**, to a calculated point, for an angle corner of this tract;
- 2) **South 07°40'42" East**, a distance of **214.84 feet**, to a calculated point, for an angle corner of this tract;
- 3) **South 08°11'39" East**, a distance of **70.07 feet**, to a calculated point, for an angle corner of this tract;
- 4) **South 47°39'20" East**, a distance of **126.75 feet**, to a calculated point, for an angle corner of this tract;
- 5) **South 29°15'16" East**, a distance of **185.58 feet**, to a calculated point, for an angle corner of this tract;
- 6) **South 54°34'31" East**, a distance of **157.90 feet**, to a calculated point, for an angle corner of this tract;

- 7) **South 35°25'29" West**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 8) **North 54°34'31" West**, a distance of **169.14 feet**, to a calculated point, for an angle corner of this tract;
- 9) **North 29°15'16" West**, a distance of **188.71 feet**, to a calculated point, for an angle corner of this tract;
- 10) **North 47°39'20" West**, a distance of **136.58 feet**, to a calculated point, for an angle corner of this tract;
- 11) **North 08°11'39" West**, a distance of **88.23 feet**, to a calculated point, for an angle corner of this tract;
- 12) **North 07°40'42" West**, a distance of **213.31 feet**, to a calculated point, for an angle corner of this tract;
- 13) **North 11°42'14" West**, a distance of **73.27 feet**, to the POINT OF BEGINNING containing 0.9814 acres (42,753 SF) of land, more or less.



George E. Lucas

Registered Professional Land Surveyor No. 4160

Celco Surveying, Firm Registration No. 10193975

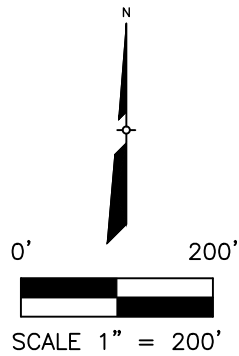
18018 Overlook Loop, Suite 105

San Antonio, Texas

Date: February 20, 2025

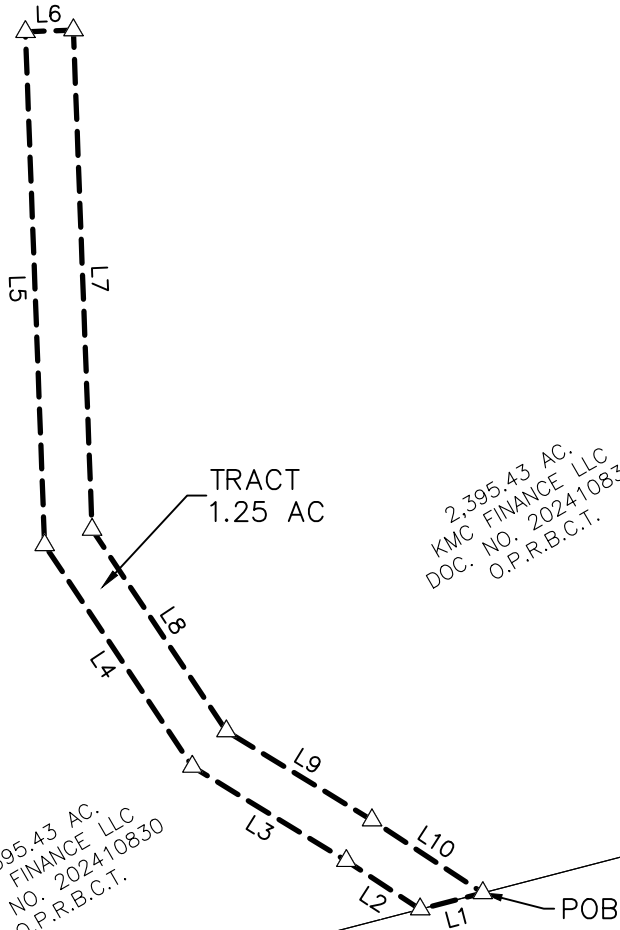
Bearing Basis: Texas State Plane Coordinate System, Central Zone, NAD 83

SKETCH TO ACCOMPANY FIELD NOTES



- LEGEND**
- DENOTES BENCHMARK
 - DENOTES 1/2" ST. SK. SET
 - DENOTES 1/2" ST. SK. FND.
 - DENOTES CALCULATED POINT
 - D.E. DRAINAGE EASEMENT
 - PROPERTY LINE
 - EXISTING PROPERTY LINE
 - R.O.W. LINE
 - EXISTING EASEMENT
 - EXISTING CHAINLINK FENCE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING POWER POLE
 - WATER METER
 - B.S.L. BUILDING SETBACK LINE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
 - BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT GRID, CENTRAL ZONE, NAD 83

2,395.43 AC.
KMC FINANCE LLC
DOC. NO. 202410830
O.P.R.B.C.T.



2,395.43 AC.
KMC FINANCE LLC
DOC. NO. 202410830
O.P.R.B.C.T.

2,395.43 AC.
KMC FINANCE LLC
DOC. NO. 202410830
O.P.R.B.C.T.

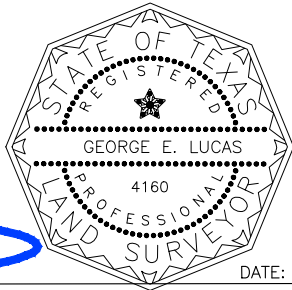
246.91 AC.
GRAN VIA PARTNERS,
LLC.
DOCUMENT NO. 201803485
O.P.R.B.C.T.

S75°25'14"W 2,035.63'

LEGAL DESCRIPTION

BEING A 1.25 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

LINE TABLE		
LINE #	LENGTH	BEARING
L1	67.45'	S75°25'14"W
L2	92.01'	N56°44'00"W
L3	188.03'	N58°32'13"W
L4	277.46'	N33°41'05"W
L5	534.86'	N2°08'14"W
L6	50.00'	N87°51'46"E
L7	520.73'	S2°08'14"E
L8	252.31'	S33°41'05"E
L9	177.80'	S58°32'13"E
L10	138.06'	S56°44'00"E



[Signature]

GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259
OFFICE (512) 635-4857

DATE: 02-11-2025

FIELD NOTE DESCRIPTION FOR AN 1.25 ACRE TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 1.25 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod found, lying in the south line of said 2,395.43 acre tract, marking the northeast corner of a 246.91 acre tract of land, conveyed by Warranty Deed With Vendor's Lien to Gran Via Partners LLC, as recorded in Document No. 201803485 of the Official Public Records of Burnet County, Texas, marking an angle corner of a 802.83 acre tract of land, conveyed by Warranty Deed to KB Lost Mountain Ranch LLC, as recorded in Document No. 201904170 of the Official Public Records of Burnet County, Texas, for an angle corner of this tract;

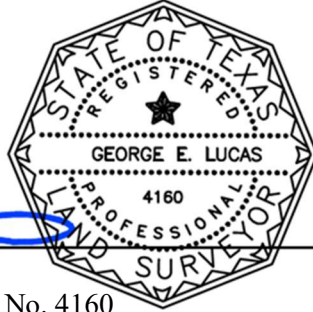
THENCE, **South 75°25'14" West**, along the south line of said 1.25 acre tract, being the south line of said 2,395.43 acre tract, common with the north line of said 246.91 acre tract, a distance of **2,035.63 feet**, to a calculated point, lying in the south line of said 2,395.43 acre tract, lying in the north line of said 246.91 acre tract, for the southeast corner of this tract; and the POINT OF BEGINNING;

THENCE, **South 75°25'14" West**, along the south line of said 1.25 acre tract, being the south line of said 2,395.43 acre tract, common with the north line of said 246.91 acre tract, a distance of **67.45 feet**, to a calculated point, lying in the south line of said 2,395.43 acre tract, lying in the north line of said 246.91 acre tract, for the southwest corner of this tract;

THENCE, along the north, east, and west lines of this tract, through and across said 2,395.43 acre tract, the following nine (9) courses and distances:

- 1) **North 56°44'00" West**, a distance of **92.01 feet**, to a calculated point, for an angle corner of this tract;
- 2) **North 58°32'13" West**, a distance of **188.03 feet**, to a calculated point, for an angle corner of this tract;
- 3) **North 33°41'05" West**, a distance of **277.46 feet**, to a calculated point, for an angle corner of this tract;
- 4) **North 02°08'14" West**, a distance of **534.86 feet**, to a calculated point, for the northwest corner of this tract;
- 5) **North 87°51'46" East**, a distance of **50.00 feet**, to a calculated point, for the northeast corner of this tract;
- 6) **South 02°08'14" East**, a distance of **520.73 feet**, to a calculated point, for an angle corner of this tract;

- 7) **South 33°41'05" East**, a distance of **252.31 feet**, to a calculated point, for an angle corner of this tract;
- 8) **South 58°32'13" East**, a distance of **177.80 feet**, to a calculated point, for the northwest corner of this tract;
- 9) **South 56°44'00" East**, a distance of **138.06 feet**, to a calculated point, to the POINT OF BEGINNING containing 1.25 acres of land, more or less.




George E. Lucas

Registered Professional Land Surveyor No. 4160

Celco Surveying, Firm Registration No. 10193975

18018 Overlook Loop, Suite 105

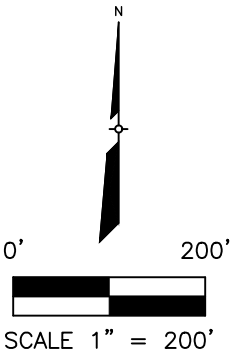
San Antonio, Texas

Date: February 11, 2025

Bearing Basis: Texas State Plane Coordinate System, Central Zone, NAD 83

SKETCH TO ACCOMPANY FIELD NOTES

LINE TABLE		
LINE #	LENGTH	BEARING
L1	467.52'	N87°15'10"E
L2	420.09'	N85°23'10"E
L3	97.51'	N88°03'19"E
L4	73.38'	N60°57'43"E
L5	75.49'	N76°29'55"E
L6	76.78'	S71°41'19"E
L7	76.96'	S57°25'21"E
L8	76.93'	S71°28'58"E
L9	50.00'	S18°31'02"W
L10	83.10'	N71°28'58"W
L11	76.87'	N57°25'21"W
L12	56.28'	N71°41'19"W
L13	54.42'	S76°29'55"W
L14	78.61'	S60°57'43"W
L15	108.40'	S88°03'19"W
L16	419.74'	S85°23'10"W
L17	469.08'	S87°15'10"W
L18	50.01'	N1°53'25"W



LEGEND

- DENOTES BENCHMARK
- DENOTES 1/2" ST. SK. SET
- DENOTES 1/2" ST. SK. FND.
- DENOTES CALCULATED POINT
- D.E. DRAINAGE EASEMENT
- PROPERTY LINE
- EXISTING PROPERTY LINE
- R.O.W. LINE
- EXISTING EASEMENT
- EXISTING CHAINLINK FENCE
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- WATER METER
- B.S.L. BUILDING SETBACK LINE
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT GRID, CENTRAL ZONE, NAD 83

118.51 AC.
EBELING FAMILY TRUST
VOL. 718, PG. 187,
O.P.R.B.C.T.

2,395.43 AC.
KMC FINANCE, LLC
DOC. NO. 202410830
O.P.R.B.C.T.

TRACT
1.56 ACRES

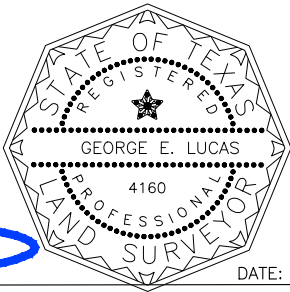
118.51 AC.
EBELING FAMILY
TRUST
VOL. 718, PG. 187,
O.P.R.B.C.T.

2,395.43 AC.
KMC FINANCE, LLC
DOC. NO. 202410830
O.P.R.B.C.T.

LEGAL DESCRIPTION

BEING A 1.56 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO. 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO. 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259
OFFICE (512) 635-4857



DATE: 02-10-2025

FIELD NOTE DESCRIPTION FOR AN 1.56 ACRE TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 1.56 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

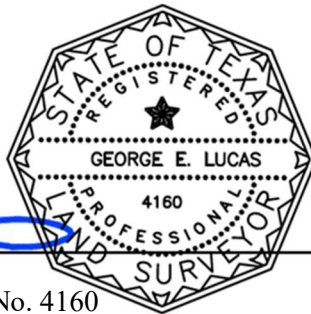
COMMENCING at a ½" iron rod found, marking the angle corner of said 2,395.43 acre tract, marking the northeast corner of a 118.51 acre tract of land, conveyed by Quit Claim Deed to Ebeling Family Trust, as recorded in Volume 718, Page 187 of the Official Public Records of Burnet County, Texas, for an angle corner of this tract;

THENCE, **South 01°53'25" East**, along the west line of said 1.56 acre tract, being the west line of said 2,395.43 acre tract, common with the east line of said 118.51 acre tract, a distance of **1,548.40 feet**, to a calculated point, lying in the west line of said 2,395.43 acre tract, lying in the east line of said 118.51 acre tract, for the northwest corner of this tract; and the POINT OF BEGINNING;

THENCE, along the north, east, south and west lines of this tract, through and across said 2,395.43 acre tract, the following seventeen (17) courses and distances:

- 1) **North 87°15'10" East**, a distance of **467.52 feet**, to a calculated point, for an angle corner of this tract;
- 2) **North 85°23'10" East**, a distance of **420.09 feet**, to a calculated point, for an angle corner of this tract;
- 3) **North 88°03'19" East**, a distance of **97.51 feet**, to a calculated point, for an angle corner of this tract;
- 4) **North 60°57'43" East**, a distance of **73.38 feet**, to a calculated point, for an angle corner of this tract;
- 5) **North 76°29'55" East**, a distance of **75.49 feet**, to a calculated point, for an angle corner of this tract;
- 6) **South 71°41'19" East**, a distance of **76.78 feet**, to a calculated point, for an angle corner of this tract;
- 7) **South 57°25'21" East**, a distance of **76.96 feet**, to a calculated point, for an angle corner of this tract;
- 8) **South 71°28'58" East**, a distance of **76.93 feet**, to a calculated point, for the northeast corner of this tract;

- 9) **South 18°31'02" West**, a distance of **50.00 feet**, to a calculated point, for the southeast corner of this tract;
- 10) **North 71°28'58" West**, a distance of **83.10 feet**, to a calculated point, for an angle corner of this tract;
- 11) **North 57°25'21" West**, a distance of **76.87 feet**, to a calculated point, for an angle corner of this tract;
- 12) **North 71°41'19" West**, a distance of **56.28 feet**, to a calculated point, for an angle corner of this tract;
- 13) **South 76°29'55" West**, a distance of **54.42 feet**, to a calculated point, for an angle corner of this tract;
- 14) **South 60°57'43" West**, a distance of **78.61 feet**, to a calculated point, for an angle corner of this tract;
- 15) **South 88°03'19" West**, a distance of **108.40 feet**, to a calculated point, for an angle corner of this tract;
- 16) **South 85°23'10" West**, a distance of **419.74 feet**, to a calculated point, for an angle corner of this tract;
- 17) **South 87°15'10" West**, a distance of **469.08 feet**, to a calculated point, lying in the west line of said 1.56 acre tract, being the west line of said 2,395.43 acre tract, lying in the east line of said 118.51 acre tract, for the southwest corner of this tract;
- 1) **THENCE, North 01°53'25" West**, along the west line of said 1.56 acre tract, being the west line of said 2,395.43 acre tract, common with the east line of said 118.51 acre tract, a distance of **50.01 feet**, to the POINT OF BEGINNING containing 1.56 acres of land, more or less.




George E. Lucas

Registered Professional Land Surveyor No. 4160

Celco Surveying, Firm Registration No. 10193975

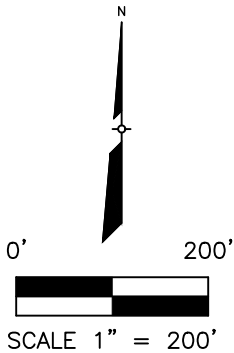
18018 Overlook Loop, Suite 105

San Antonio, Texas

Date: February 10, 2025

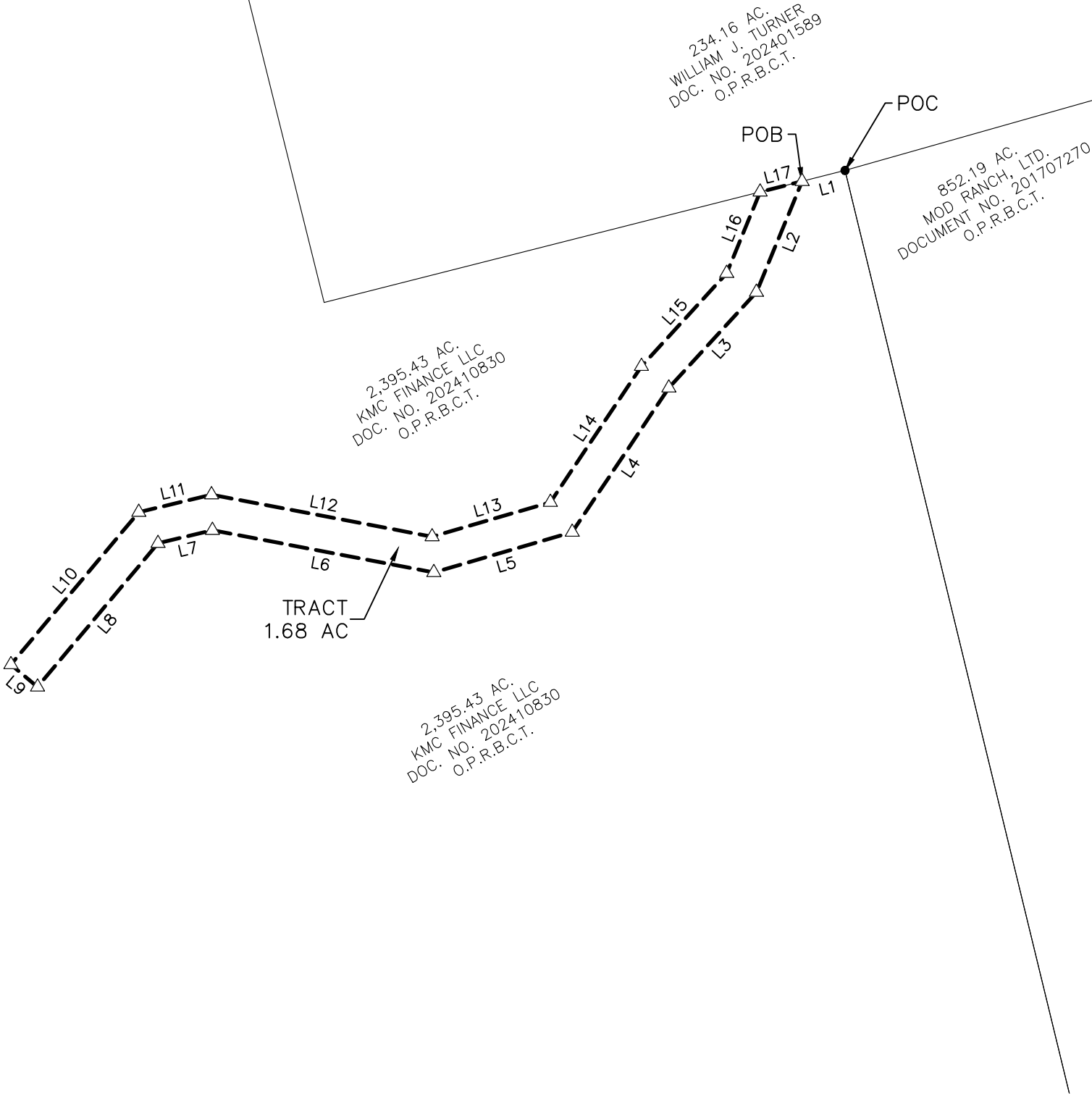
Bearing Basis: Texas State Plane Coordinate System, Central Zone, NAD 83

SKETCH TO ACCOMPANY FIELD NOTES



LEGEND

- DENOTES BENCHMARK
 - DENOTES 1/2" ST. SK. SET
 - DENOTES 1/2" ST. SK. FND.
 - DENOTES CALCULATED POINT
 - D.E. DRAINAGE EASEMENT
 - PROPERTY LINE
 - EXISTING PROPERTY LINE
 - R.O.W. LINE
 - EXISTING EASEMENT
 - EXISTING CHAINLINK FENCE
 - OHE EXISTING OVERHEAD ELECTRIC
 - EXISTING POWER POLE
 - WATER METER
 - B.S.L. BUILDING SETBACK LINE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT GRID, CENTRAL ZONE, NAD 83

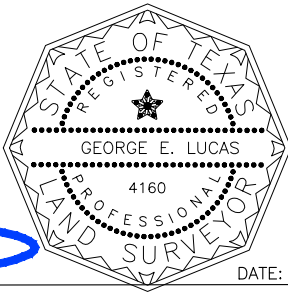


LINE TABLE		
LINE #	LENGTH	BEARING
L1	63.74'	S75°46'40"W
L2	172.41'	S22°22'25"W
L3	186.63'	S42°29'30"W
L4	249.75'	S33°49'23"W
L5	207.37'	S73°44'57"W
L6	324.26'	N79°12'41"W
L7	80.44'	S76°27'40"W
L8	269.62'	S39°59'48"W
L9	50.00'	N50°00'12"W
L10	286.09'	N39°59'48"E
L11	107.68'	N76°27'40"E
L12	323.02'	S79°12'41"E
L13	177.18'	N73°44'57"E
L14	235.38'	N33°49'23"E
L15	181.55'	N42°29'30"E
L16	126.41'	N22°22'25"E
L17	62.28'	N75°46'40"E

LEGAL DESCRIPTION

BEING A 1.68 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO. 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO. 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259
OFFICE (512) 635-4857



DATE: 02-18-2025

FIELD NOTE DESCRIPTION FOR AN 1.68 ACRE TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 1.68 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod found, lying in the south line of a 234.16 acre tract of land, conveyed by Deed Without Warranty to William J. Turner, as recorded in Document No. 202401589 of the Official Public Records of Burnet County, Texas, marking an angle corner of said 2,395.43, marking the northwest corner of a 852.19 acre tract of land, conveyed by Warranty Deed With Vendor's Lien to Mod Ranch LTD, as recorded in Document No. 201707270 of the Official Public Records of Burnet County, Texas, for an angle corner of this tract;

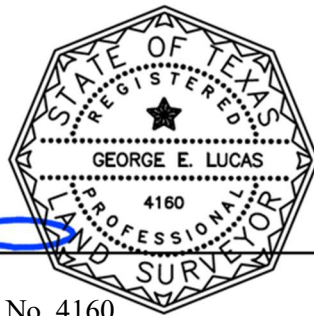
THENCE, **North 75°46'40" East**, along the north line of said 1.68 acre tract, being the north line of said 2,395.43 acre tract, common with the south line of said 234.16 acre tract, a distance of **63.74 feet**, to a calculated point, lying in the north line of said 2,395.43 acre tract, lying in the south line of said 234.16 acre tract, for an angle corner of this tract; and the POINT OF BEGINNING;

THENCE, along the north, east, south and west lines of this tract, through and across said 2,395.43 acre tract, the following six-teen (16) courses and distances:

- 1) **South 77°10'27" West**, a distance of **540.84 feet**, to a calculated point, for an angle corner of this tract;
- 2) **North 71°06'15" West**, a distance of **26.55 feet**, to a calculated point, for an angle corner of this tract;
- 3) **North 52°07'15" East**, a distance of **8.97 feet**, to a calculated point, for an angle corner of this tract;
- 4) **North 71°06'15" West**, a distance of **170.06 feet**, to a calculated point, for an angle corner of this tract;
- 5) **South 79°20'29" West**, a distance of **113.05 feet**, to a calculated point, for an angle corner of this tract;
- 6) **South 57°15'34" West**, a distance of **152.13 feet**, to a calculated point, for an angle corner of this tract;
- 7) **South 23°01'17" West**, a distance of **200.58 feet**, to a calculated point, for an angle corner of this tract;
- 8) **South 41°42'51" West**, a distance of **221.85 feet**, to a calculated point, for an angle corner of this tract;

- 9) **North 48°01'06" West**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 10) **North 41°42'51" East**, a distance of **182.19 feet**, to a calculated point, for an angle corner of this tract;
- 11) **North 23°01'17" East**, a distance of **240.38 feet**, to a calculated point, for an angle corner of this tract;
- 12) **North 57°15'34" East**, a distance of **182.31 feet**, to a calculated point, for an angle corner of this tract;
- 13) **North 79°20'29" East**, a distance of **140.58 feet**, to a calculated point, for an angle corner of this tract;
- 14) **South 71°06'15" East**, a distance of **203.94 feet**, to a calculated point, for an angle corner of this tract;
- 15) **South 77°10'27" East**, a distance of **22.96 feet**, to a calculated point, for an angle corner of this tract;
- 16) **North 52°07'15" East**, a distance of **9.69 feet**, to a calculated point, for an angle corner of this tract;
- 17) **South 77°10'27" East**, a distance of **470.80 feet**, to a calculated point, lying in the east line of said 2,395.43 acre tract, lying in the west line of said 852.19 acre tract, for an angle corner of this tract;

THENCE, **South 13°39'14" East**, along the east line of said 1.68 acre tract, being the east line of said 2,395.43 acre tract, common with the west line of said 852.19 acre tract, a distance of **83.79 feet**, to a calculated point, to the POINT OF BEGINNING containing 1.68 acres of land, more or less.



George E. Lucas

Registered Professional Land Surveyor No. 4160

Celco Surveying, Firm Registration No. 10193975

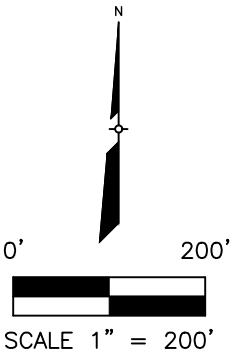
18018 Overlook Loop, Suite 105

San Antonio, Texas

Date: February 12, 2025

Bearing Basis: Texas State Plane Coordinate System, Central Zone, NAD 83

SKETCH TO ACCOMPANY FIELD NOTES



LEGEND

- DENOTES BENCHMARK
- DENOTES 1/2" ST. SK. SET
- DENOTES 1/2" ST. SK. FND.
- DENOTES CALCULATED POINT
- D.E. DRAINAGE EASEMENT
- PROPERTY LINE
- EXISTING PROPERTY LINE
- R.O.W. LINE
- EXISTING EASEMENT
- EXISTING CHAINLINK FENCE
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- WATER METER
- B.S.L. BUILDING SETBACK LINE
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT GRID, CENTRAL ZONE, NAD 83

LINE TABLE		
LINE #	LENGTH	BEARING
L1	310.29'	S66°14'51"E
L2	322.72'	N79°24'00"E
L3	112.84'	S83°11'31"E
L4	463.00'	S58°39'02"E
L5	243.95'	S46°03'47"E
L6	244.47'	S66°50'05"E
L7	50.00'	S23°09'55"W
L8	253.64'	N66°50'05"W
L9	247.60'	N46°03'47"W
L10	446.61'	N58°39'02"W
L11	94.31'	N83°11'31"W
L12	330.52'	S79°24'00"W
L13	301.75'	N66°14'51"W
L14	55.46'	N1°53'25"W

118.51 AC.
EBELING FAMILY
TRUST
VOL. 718, PG. 187,
O.P.R.B.C.T.

2,395.43 AC.
KMC FINANCE LLC
DOC. NO. 202410830
O.P.R.B.C.T.

S01°53'25"E 1,840.51'

POB

118.51 AC.
EBELING FAMILY
TRUST
VOL. 718, PG. 187,
O.P.R.B.C.T.

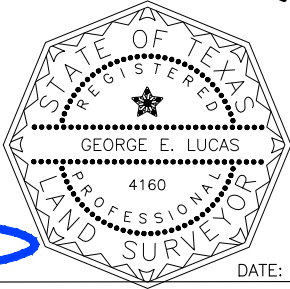
TRACT
1.94 ACRES

2,395.43 AC.
KMC FINANCE LLC
DOC. NO. 202410830
O.P.R.B.C.T.

LEGAL DESCRIPTION

BEING A 1.94 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO. 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO. 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259
OFFICE (512) 635-4857



DATE: 02-10-2025

FIELD NOTE DESCRIPTION FOR AN 1.94 ACRE TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 1.94 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod found, marking the angle corner of said 2,395.43 acre tract, marking the northeast corner of a 118.51 acre tract of land, conveyed by Quit Claim Deed to Ebeling Family Trust, as recorded in Volume 718, Page 187 of the Official Public Records of Burnet County, Texas, for an angle corner of this tract;

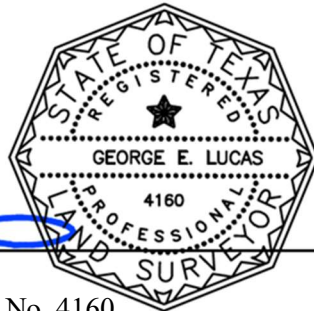
THENCE, **South 01°53'25" East**, along the west line of said 1.94 acre tract, being the west line of said 2,395.43 acre tract, common with the east line of said 118.51 acre tract, a distance of **1,840.51 feet**, to a calculated point, lying in the west line of said 2,395.43 acre tract, lying in the east line of said 118.51 acre tract, for the northwest corner of this tract; and the POINT OF BEGINNING;

THENCE, along the north, east, south and west lines of this tract, through and across said 2,395.43 acre tract, the following thirteen (13) courses and distances:

- 1) **South 66°14'51" East**, a distance of **310.29 feet**, to a calculated point, for an angle corner of this tract;
- 2) **North 79°24'00" East**, a distance of **322.72 feet**, to a calculated point, for an angle corner of this tract;
- 3) **South 83°11'31" East**, a distance of **112.84 feet**, to a calculated point, for an angle corner of this tract;
- 4) **South 58°39'02" East**, a distance of **463.00 feet**, to a calculated point, for an angle corner of this tract;
- 5) **South 46°03'47" East**, a distance of **243.95 feet**, to a calculated point, for an angle corner of this tract;
- 6) **South 66°50'05" East**, a distance of **244.47 feet**, to a calculated point, for the northeast corner of this tract;
- 7) **South 23°09'55" West**, a distance of **50.00 feet**, to a calculated point, for the southeast corner of this tract;

- 8) **North 66°50'05" West**, a distance of **253.64 feet**, to a calculated point, for an angle corner of this tract;
- 9) **North 46°03'47" West**, a distance of **247.60 feet**, to a calculated point, for an angle corner of this tract;
- 10) **North 58°39'02" West**, a distance of **446.61 feet**, to a calculated point, for an angle corner of this tract;
- 11) **North 83°11'31" West**, a distance of **94.31 feet**, to a calculated point, for an angle corner of this tract;
- 12) **South 79°24'00" West**, a distance of **330.52 feet**, to a calculated point, for an angle corner of this tract;
- 13) **North 66°14'51" West**, a distance of **301.75 feet**, to a calculated point, lying in the west line of said 1.56 acre tract, being the west line of said 2,395.43 acre tract, lying in the east line of said 118.51 acre tract, for the southwest corner of this tract;

THENCE, **North 01°53'25" West**, along the west line of said 1.94 acre tract, being the west line of said 2,395.43 acre tract, common with the east line of said 118.51 acre tract, a distance of **55.46 feet**, to the POINT OF BEGINNING containing 1.94 acres of land, more or less.



George E. Lucas

Registered Professional Land Surveyor No. 4160

Celco Surveying, Firm Registration No. 10193975

18018 Overlook Loop, Suite 105

San Antonio, Texas

Date: February 10, 2025

Bearing Basis: Texas State Plane Coordinate System, Central Zone, NAD 83

0'

200'

SCALE 1" = 200'

LEGEND

•

DENOTES BENCHMARK

○

DENOTES 1/2" ST. SK. SET

●

DENOTES 1/2" ST. SK. FND.

△

DENOTES CALCULATED POINT

—

DRAINAGE EASEMENT

—

PROPERTY LINE

—

EXISTING PROPERTY LINE

—

R.O.W. LINE

—

EXISTING EASEMENT

—○—

EXISTING CHAINLINK FENCE

—○—

EXISTING OVERHEAD ELECTRIC

—

EXISTING POWER POLE

●

WATER METER

⊠

B.S.L. BUILDING SETBACK LINE

POB

POINT OF BEGINNING

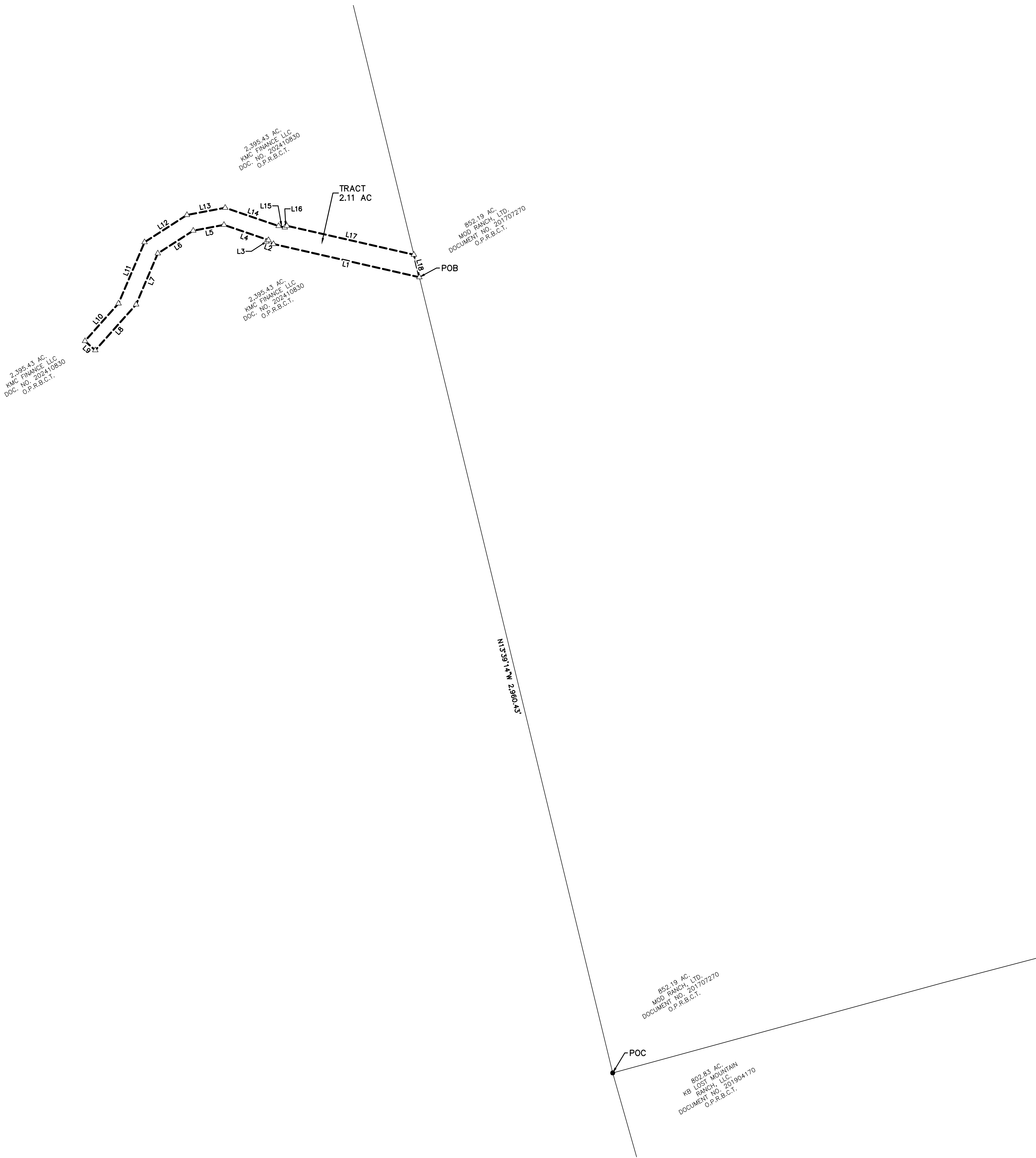
POC

POINT OF COMMENCEMENT

O.P.R.B.C.T.

OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT GRID, CENTRAL ZONE, NAD 83



LINE TABLE		
LINE #	LENGTH	BEARING
L1	540.84'	N77°10'27"W
L2	26.55'	N71°06'15"W
L3	8.97'	N52°07'15"E
L4	170.06'	N71°06'15"W
L5	113.05'	S79°20'29"W
L6	152.13'	S57°15'34"W
L7	200.58'	S23°01'17"W
L8	221.85'	S41°42'51"W
L9	50.00'	N48°01'06"W
L10	182.19'	N41°42'51"E
L11	240.38'	N23°01'17"E
L12	182.31'	N57°15'34"E
L13	140.58'	N79°20'29"E
L14	203.94'	S71°06'15"E
L15	22.96'	S77°10'27"E
L16	9.69'	N52°07'15"E
L17	470.80'	S77°10'27"E
L18	83.79'	S13°39'14"E

LEGAL DESCRIPTION

BEING A 2.11 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO. 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROBERTS SURVEY NO. 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 35, THE AB & M SURVEY NO. 2, ABSTRACT NO. 40, THE FRANCISCO BARRIO SR. SURVEY NO. 35, ABSTRACT NO. 1018, THE CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. COLBERTSON SURVEY NO. 4, ABSTRACT NO. 1101, THE L. SCHNEIDER SURVEY NO. 1157, ABSTRACT NO. 1098 AND THE A. BURKE SURVEY, NO. 72, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THE CERTAIN 2,395.43 ACRE TRACT CONVEYED BY WARRANTY DEED TO KMC FINANCE, L.L.C. AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

4160

GEORGE E. LUCAS

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160

CEISO SURVEYING, FIRM REGISTRATION NO. 10193975

18018 OVERLOOK LOOP, SUITE 105

SAN ANTONIO, TEXAS 78259

OFFICE (512) 635-4857

DATE: 02-12-2025

FIELD NOTE DESCRIPTION FOR AN 2.11 ACRE TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 2.11 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod found, marking an angle corner of said 2,395.43 marking the northwest corner of a 802.83 acre tract of land, conveyed by Warranty Deed to KB Lost Mountain Ranch LLC, as recorded in Document No. 201904170 of the Official Public Records of Burnet County, Texas, marking the southwest corner of a 852.19 acre tract of land, conveyed by Warranty Deed With Vendor's Lien to Mod Ranch LTD, as recorded in Document No. 201707270 of the Official Public Records of Burnet County, Texas, for an angle corner of this tract;

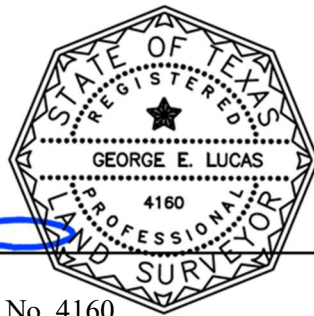
THENCE, **North 13°39'14" West**, along the east line of said 2.11 acre tract, being the east line of said 2,395.43 acre tract, common with the west line of said 852.19 acre tract, a distance of **2,960.43 feet**, to a calculated point, lying in the east line of said 2,395.43 acre tract, lying in the west line of said 852.19 acre tract, for an angle corner of this tract; and the POINT OF BEGINNING;

THENCE, along the north, east, south and west lines of this tract, through and across said 2,395.43 acre tract, the following seven-teen (17) courses and distances:

- 1) **North 77°10'27" West**, a distance of **540.84 feet**, to a calculated point, for an angle corner of this tract;
- 2) **North 71°06'15" West**, a distance of **26.55 feet**, to a calculated point, for an angle corner of this tract;
- 3) **North 52°07'15" East**, a distance of **8.97 feet**, to a calculated point, for an angle corner of this tract;
- 4) **North 71°06'15" West**, a distance of **170.06 feet**, to a calculated point, for an angle corner of this tract;
- 5) **South 79°20'29" West**, a distance of **113.05 feet**, to a calculated point, for an angle corner of this tract;
- 6) **South 57°15'34" West**, a distance of **152.13 feet**, to a calculated point, for an angle corner of this tract;
- 7) **South 23°01'17" West**, a distance of **200.58 feet**, to a calculated point, for an angle corner of this tract;
- 8) **South 41°42'51" West**, a distance of **221.85 feet**, to a calculated point, for an angle corner of this tract;

- 9) **North 48°01'06" West**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 10) **North 41°42'51" East**, a distance of **182.19 feet**, to a calculated point, for an angle corner of this tract;
- 11) **North 23°01'17" East**, a distance of **240.38 feet**, to a calculated point, for an angle corner of this tract;
- 12) **North 57°15'34" East**, a distance of **182.31 feet**, to a calculated point, for an angle corner of this tract;
- 13) **North 79°20'29" East**, a distance of **140.58 feet**, to a calculated point, for an angle corner of this tract;
- 14) **South 71°06'15" East**, a distance of **203.94 feet**, to a calculated point, for an angle corner of this tract;
- 15) **South 77°10'27" East**, a distance of **22.96 feet**, to a calculated point, for an angle corner of this tract;
- 16) **North 52°07'15" East**, a distance of **9.69 feet**, to a calculated point, for an angle corner of this tract;
- 17) **South 77°10'27" East**, a distance of **470.80 feet**, to a calculated point, lying in the east line of said 2,395.43 acre tract, lying in the west line of said 852.19 acre tract, for an angle corner of this tract;

THENCE, **South 13°39'14" East**, along the east line of said 2.11 acre tract, being the east line of said 2,395.43 acre tract, common with the west line of said 852.19 acre tract, a distance of **83.79 feet**, to a calculated point, to the POINT OF BEGINNING containing 2.11 acres of land, more or less.



George E. Lucas

Registered Professional Land Surveyor No. 4160

Celco Surveying, Firm Registration No. 10193975

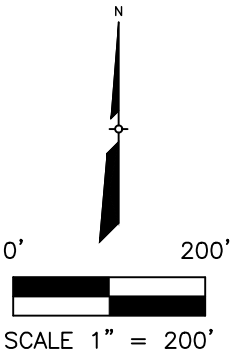
18018 Overlook Loop, Suite 105

San Antonio, Texas

Date: February 12, 2025

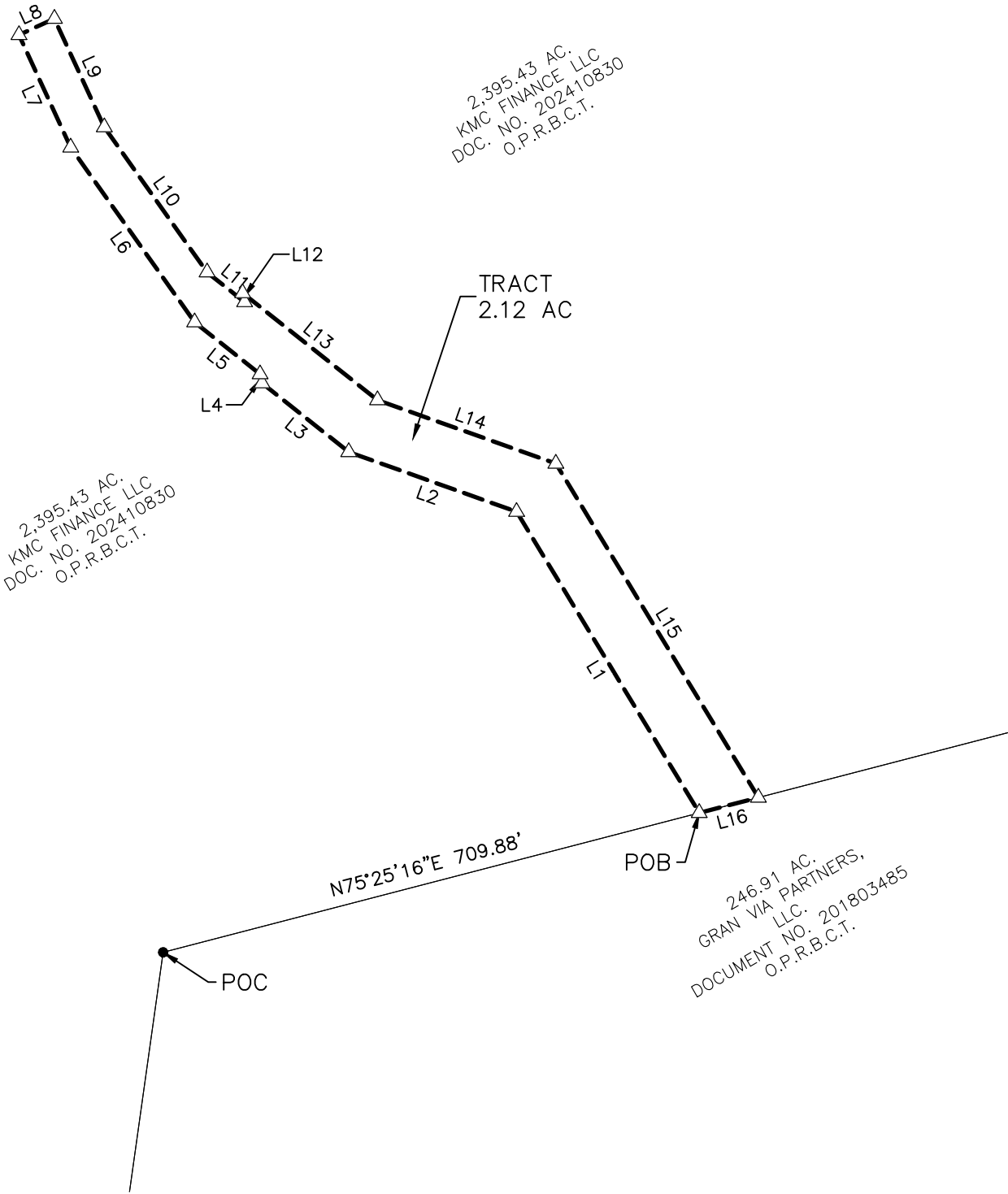
Bearing Basis: Texas State Plane Coordinate System, Central Zone, NAD 83

SKETCH TO ACCOMPANY FIELD NOTES



LEGEND

- DENOTES BENCHMARK
 - DENOTES 1/2" ST. SK. SET
 - DENOTES 1/2" ST. SK. FND.
 - DENOTES CALCULATED POINT
 - D.E. DRAINAGE EASEMENT
 - PROPERTY LINE
 - EXISTING PROPERTY LINE
 - R.O.W. LINE
 - EXISTING EASEMENT
 - EXISTING CHAINLINK FENCE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING POWER POLE
 - WATER METER
 - B.S.L. BUILDING SETBACK LINE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT GRID, CENTRAL ZONE, NAD 83

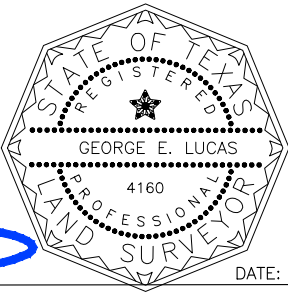


LINE TABLE		
LINE #	LENGTH	BEARING
L1	451.42'	N31°14'09"W
L2	228.32'	N70°24'29"W
L3	141.90'	N51°32'56"W
L4	11.81'	N12°08'16"W
L5	107.07'	N51°32'56"W
L6	274.63'	N35°20'30"W
L7	158.60'	N24°41'52"W
L8	50.00'	N65°18'08"E
L9	152.94'	S24°41'52"E
L10	228.02'	S35°17'41"E
L11	61.34'	S51°32'56"E
L12	11.81'	N12°08'16"W
L13	220.71'	S51°32'56"E
L14	242.55'	S70°24'29"E
L15	500.54'	S31°14'09"E
L16	78.28'	S75°25'00"W

LEGAL DESCRIPTION

BEING A 2.12 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO. 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO. 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259
OFFICE (512) 635-4857



DATE: 02-13-2025

FIELD NOTE DESCRIPTION FOR AN 2.12 ACRE TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 2.12 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod found, marking the northwest corner of a 246.91 acre tract of land, conveyed by Warranty Deed With Vendor's Lien to Gran Via Partners LLC, as recorded in Document No. 201803485 of the Official Public Records of Burnet County, Texas, marking an angle corner of said 2,395.43 acre tract, for an angle corner of this tract;

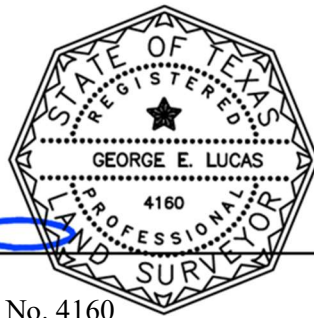
THENCE, **North 75°25'16" East**, along the south line of said 2.12 acre tract, being the south line of said 2,395.43 acre tract, common with the north line of said 246.91 acre tract, a distance of **709.88 feet**, to a calculated point, lying in the south line of said 2,395.43 acre tract, lying in the north line of said 246.91 acre tract, for the southwest corner of this tract; and the POINT OF BEGINNING;

THENCE, along the north, east, and west lines of this tract, through and across said 2,395.43 acre tract, the following fifteen (15) courses and distances:

- 1) **North 31°14'09" West**, a distance of **451.42 feet**, to a calculated point, for an angle corner of this tract;
- 2) **North 70°24'29" West**, a distance of **228.32 feet**, to a calculated point, for an angle corner of this tract;
- 3) **North 51°32'56" West**, a distance of **141.90 feet**, to a calculated point, for an angle corner of this tract;
- 4) **North 12°08'16" West**, a distance of **11.81 feet**, to a calculated point, for an angle corner of this tract;
- 5) **North 51°32'56" West**, a distance of **107.07 feet**, to a calculated point, for an angle corner of this tract;
- 6) **North 35°20'30" West**, a distance of **274.63 feet**, to a calculated point, for an angle corner of this tract;
- 7) **North 24°41'52" West**, a distance of **158.60 feet**, to a calculated point, for an angle corner of this tract;
- 8) **North 65°18'08" East**, a distance of **50.00 feet**, to a calculated point, for the northeast corner of this tract;

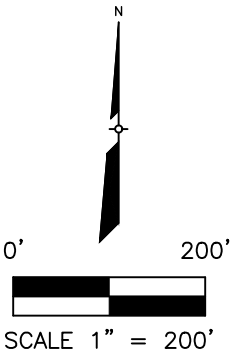
- 9) **South 24°41'52" East**, a distance of **152.94 feet**, to a calculated point, for an angle corner of this tract;
- 10) **South 35°17'41" East**, a distance of **228.02 feet**, to a calculated point, for an angle corner of this tract;
- 11) **South 51°32'56" East**, a distance of **61.34 feet**, to a calculated point, for an angle corner of this tract;
- 12) **North 12°08'16" West**, a distance of **11.81 feet**, to a calculated point, for an angle corner of this tract;
- 13) **South 51°32'56" East**, a distance of **220.71 feet**, to a calculated point, for an angle corner of this tract;
- 14) **South 70°24'29" East**, a distance of **242.55 feet**, to a calculated point, for an angle corner of this tract;
- 15) **South 31°14'09" East**, a distance of **500.54 feet**, to a calculated point, lying in the south line of said 2.12 acre tract, being the south line of said 2,395.43 acre tract, lying in the north line of said 246.91 acre tract, for the southeast corner of this tract;

THENCE, **South 75°25'00" West**, along the south line of said 2.12 acre tract, being the south line of said 2,395.43 acre tract, common with the north line of said 246.91 acre tract, a distance of **78.28 feet**, to the POINT OF BEGINNING containing 2.12 acres of land, more or less.




George E. Lucas
Registered Professional Land Surveyor No. 4160
Celco Surveying, Firm Registration No. 10193975
18018 Overlook Loop, Suite 105
San Antonio, Texas
Date: February 13, 2025
Bearing Basis: Texas State Plane Coordinate System, Central Zone, NAD 83

SKETCH TO ACCOMPANY FIELD NOTES



LEGEND

- DENOTES BENCHMARK
- DENOTES 1/2" ST. SK. SET
- DENOTES 1/2" ST. SK. FND.
- DENOTES CALCULATED POINT
- D.E. DRAINAGE EASEMENT
- PROPERTY LINE
- EXISTING PROPERTY LINE
- R.O.W. LINE
- EXISTING EASEMENT
- EXISTING CHAINLINK FENCE
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- WATER METER
- B.S.L. BUILDING SETBACK LINE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT GRID, CENTRAL ZONE, NAD 83

40.74 AC.
PRINTZPAL, LLC.
DOCUMENT NO. 201504013
O.P.R.B.C.T.

F.M. 3509 (140' ROW)

2,395.43 AC.
KMC FINANCE, LLC
DOC. NO. 202410830
O.P.R.B.C.T.

TRACT
2.19 AC

2,395.43 AC.
KMC FINANCE, LLC
DOC. NO. 202410830
O.P.R.B.C.T.

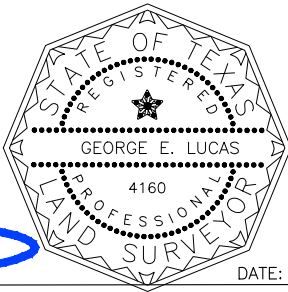
710.32 AC.
BURNET RANCH
INVESTMENTS, LLC
DOC. NO. 202312497
O.P.R.B.C.T.

LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	74.11'	N52°40'10"E	L21	123.22'	N63°11'01"W
L2	60.71'	N52°40'10"E	L22	244.75'	S6°49'09"W
L3	259.11'	S28°34'54"E	L23	284.44'	S6°40'39"E
L4	159.40'	S63°17'37"E	L24	134.44'	S13°13'05"W
L5	64.44'	S24°35'18"E	L25	112.72'	N13°04'57"W
L6	84.58'	S88°42'14"E	L26	24.61'	N13°05'25"E
L7	148.64'	S68°39'27"E	L27	281.59'	N6°40'39"W
L8	143.02'	S72°54'26"E	L28	269.76'	N6°49'09"E
L9	177.43'	S64°35'39"E	L29	248.93'	N28°34'54"W
L10	108.88'	S30°08'30"E			
L11	93.34'	S32°47'23"E			
L12	50.00'	S57°12'37"W			
L13	94.50'	N32°47'23"W			
L14	94.54'	N30°08'30"W			
L15	158.29'	N64°35'39"W			
L16	141.73'	N72°54'26"W			
L17	122.82'	N67°32'46"W			
L18	13.53'	N67°32'46"W			
L19	117.31'	N88°42'14"W			
L20	78.25'	N24°35'18"W			

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	BEARING	CHORD LENGTH	TANGENT	DELTA
C1	4.89'	15.00'	S79°22'21"E	4.86'	2.46'	018°39'46"

LEGAL DESCRIPTION

BEING A 2.19 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO. 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO. 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS



DATE: 02-20-2025

GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259
OFFICE (512) 635-4857

FIELD NOTE DESCRIPTION FOR AN 2.19 ACRE TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 2.19 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod found, lying in the south right-of-way line of Farm to Market 3509 (FM 3509), a public road, marking the northeast corner of a 710.32 acre tract, conveyed by General Warranty Deed to Burnet Ranch Investments, LLC, as recorded in Document No. 202312497 of the Official Public Records of Burnet County, Texas, marking the northwest corner of said 2,395.43 acre tract, for an angle corner of this tract;

THENCE, **North 52°40'10" East**, along the north line of said 2.19 acre tract, being the north line of said 2,395.43 acre tract, common with the south line of said Farm to Market 3509 (FM 3509), a distance of **74.11 feet**, to a calculated point, lying in the north line of said 2,395.43 acre tract, lying in the south line of said Farm to Market 3509 (FM 3509), for an angle corner of this tract; and the POINT OF BEGINNING;

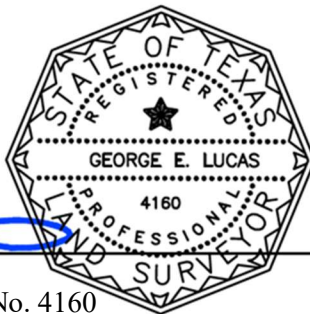
THENCE, **North 52°40'10" East**, along the north line of said 2.19 acre tract, being the north line of said 2,395.43 acre tract, common with the south line of said Farm to Market 3509 (FM 3509), a distance of **60.71 feet**, to a calculated point, lying in the north line of said 2,395.43 acre tract, lying in the south line of said Farm to Market 3509 (FM 3509), for an angle corner of this tract;

THENCE, along the north, east, south and west lines of this tract, through and across said 2,395.43 acre tract, the following twenty-eight (28) courses and distances:

- 1) **South 28°34'54" East**, a distance of **259.11 feet**, to a calculated point, for an angle corner of this tract;
- 2) **South 63°17'37" East**, a distance of **159.40 feet**, to a calculated point, for an angle corner of this tract;
- 3) **South 24°35'18" East**, a distance of **64.44 feet**, to a calculated point, for an angle corner of this tract;
- 4) **South 88°42'14" East**, a distance of **84.58 feet**, to a calculated point, at the point-of-curvature of a curve to the right, for an angle corner of this tract;
- 5) Along said curve to the right, an arc length **4.89 feet**, said curve having a radius of **15.00 feet**, a chord which bears **South 79°22'21" East**, for a distance of **4.86 feet**, to a calculated point, for an angle corner of this tract,

- 6) **South 68°39'27" East**, a distance of **148.64 feet**, to a calculated point, for an angle corner of this tract;
- 7) **South 72°54'26" East**, a distance of **143.02 feet**, to a calculated point, for an angle corner of this tract;
- 8) **South 64°35'39" East**, a distance of **177.43 feet**, to a calculated point, for an angle corner of this tract;
- 9) **South 30°08'30" East**, a distance of **108.88 feet**, to a calculated point, for an angle corner of this tract;
- 10) **South 32°47'23" East**, a distance of **93.34 feet**, to a calculated point, for an angle corner of this tract;
- 11) **South 57°12'37" West**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 12) **North 32°47'23" West**, a distance of **94.50 feet**, to a calculated point, for an angle corner of this tract;
- 13) **North 30°08'30" West**, a distance of **94.54 feet**, to a calculated point, for an angle corner of this tract;
- 14) **North 64°35'39" West**, a distance of **158.29 feet**, to a calculated point, for an angle corner of this tract;
- 15) **North 72°54'26" West**, a distance of **141.73 feet**, to a calculated point, for an angle corner of this tract;
- 16) **North 67°32'46" West**, a distance of **122.82 feet**, to a calculated point, for an angle corner of this tract;
- 17) **North 67°32'46" West**, a distance of **13.53 feet**, to a calculated point, for an angle corner of this tract;
- 18) **North 88°42'14" West**, a distance of **117.31 feet**, to a calculated point, for an angle corner of this tract;
- 19) **North 24°35'18" West**, a distance of **78.25 feet**, to a calculated point, for an angle corner of this tract;
- 20) **North 63°11'01" West**, a distance of **123.22 feet**, to a calculated point, for an angle corner of this tract;
- 21) **South 06°49'09" West**, a distance of **244.75 feet**, to a calculated point, for an angle corner of this tract;

- 22) **South 06°40'39" East**, a distance of **284.44 feet**, to a calculated point, for an angle corner of this tract;
- 23) **South 13°13'05" West**, a distance of **134.44 feet**, to a calculated point, for an angle corner of this tract;
- 24) **North 13°04'57" West**, a distance of **112.72 feet**, to a calculated point, for an angle corner of this tract;
- 25) **North 13°05'25" East**, a distance of **24.61 feet**, to a calculated point, for an angle corner of this tract;
- 26) **North 06°40'39" West**, a distance of **281.59 feet**, to a calculated point, for an angle corner of this tract;
- 27) **North 06°49'09" East**, a distance of **269.76 feet**, to a calculated point, for an angle corner of this tract;
- 28) **North 28°34'54" West**, a distance of **248.93 feet**, to a calculated point, to the POINT OF BEGINNING containing 2.19 acres of land, more or less.




George E. Lucas

Registered Professional Land Surveyor No. 4160

Celco Surveying, Firm Registration No. 10193975

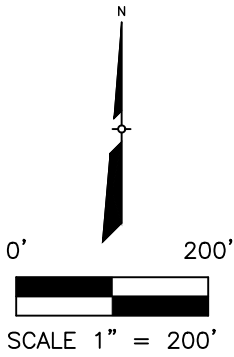
18018 Overlook Loop, Suite 105

San Antonio, Texas

Date: February 20, 2025

Bearing Basis: Texas State Plane Coordinate System, Central Zone, NAD 83

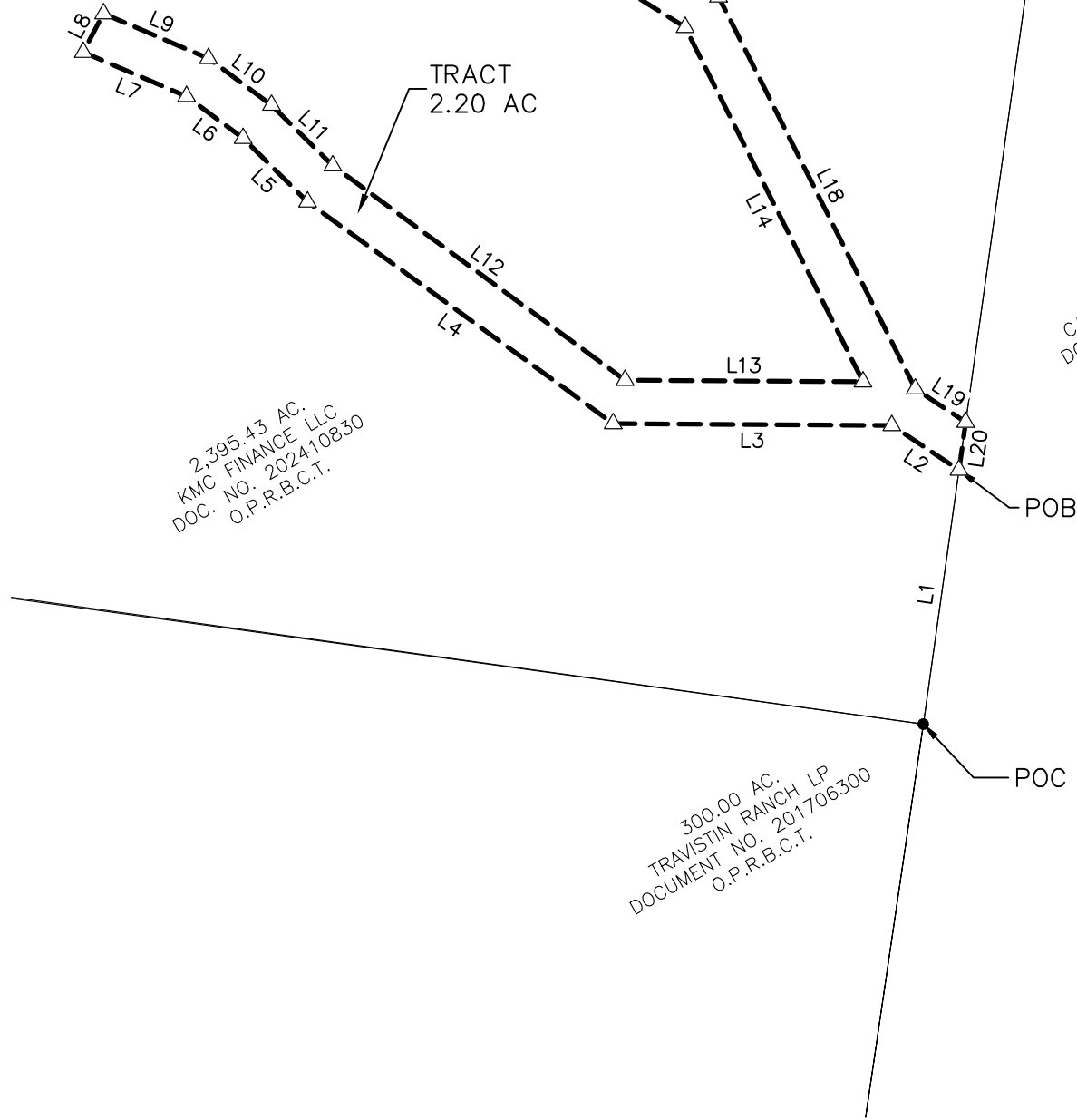
SKETCH TO ACCOMPANY FIELD NOTES



LEGEND

- DENOTES BENCHMARK
- DENOTES 1/2" ST. SK. SET
- DENOTES 1/2" ST. SK. FND.
- DENOTES CALCULATED POINT
- D.E. DRAINAGE EASEMENT
- PROPERTY LINE
- EXISTING PROPERTY LINE
- R.O.W. LINE
- EXISTING EASEMENT
- EXISTING CHAINLINK FENCE
- OHE EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- WATER METER
- B.S.L. BUILDING SETBACK LINE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT GRID, CENTRAL ZONE, NAD 83

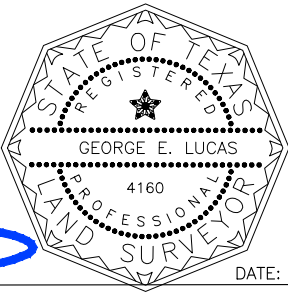
LINE TABLE		
LINE #	LENGTH	BEARING
L1	294.76'	N7°59'37"E
L2	92.51'	N56°30'03"W
L3	320.16'	N89°36'38"W
L4	433.88'	N54°03'18"W
L5	104.02'	N45°21'45"W
L6	80.78'	N53°29'24"W
L7	129.12'	N66°52'27"W
L8	50.16'	N27°45'23"E
L9	130.94'	S66°52'27"E
L10	90.20'	S53°29'24"E
L11	99.02'	S45°21'45"E
L12	416.48'	S53°44'02"E
L13	273.51'	S89°36'38"E
L14	455.64'	N26°39'14"W
L15	289.29'	N58°00'43"W
L16	50.00'	N31°59'17"E
L17	303.32'	S58°00'43"E
L18	503.84'	S26°39'14"E
L19	69.43'	S56°30'03"E
L20	55.40'	S7°59'37"W



LEGAL DESCRIPTION

BEING A 2.20 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259
OFFICE (512) 635-4857



DATE: 02-10-2025

FIELD NOTE DESCRIPTION FOR AN 2.20 ACRE TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 2.20 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod found, lying in the west line of a 102.00 acre tract of land, conveyed by Warranty Deed With Vendor's Lien to Terry L Obermiller and Carolyn L. Obermiller, as recorded in Document No. 202008478 of the Official Public Records of Burnet County, Texas, marking an angle corner of said 2,395.43 acre tract, marking the northeast corner of a 300.00 acre tract of land, conveyed by Warranty Deed With Vendor's Lien to Travistin Ranch LP, as recorded in Document No. 201706300 of the Official Public Records of Burnet County, Texas, for an angle corner of this tract;

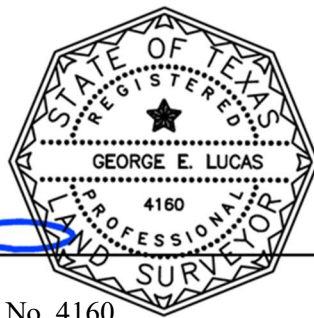
THENCE, **North 07°59'37" East**, along the east line of said 2.20 acre tract, being the east line of said 2,395.43 acre tract, common with the west line of said 102.00 acre tract, a distance of **294.76 feet**, to a calculated point, lying in the east line of said 2,395.43 acre tract, lying in the west line of said 102.00 acre tract, for an angle corner of this tract; and the POINT OF BEGINNING;

THENCE, along the north, east, south and west lines of this tract, through and across said 2,395.43 acre tract, the following eight-teen (18) courses and distances:

- 1) **North 56°30'03" West**, a distance of **92.51 feet**, to a calculated point, for an angle corner of this tract;
- 2) **North 89°36'38" West**, a distance of **320.16 feet**, to a calculated point, for an angle corner of this tract;
- 3) **North 54°03'18" West**, a distance of **433.88 feet**, to a calculated point, for an angle corner of this tract;
- 4) **North 45°21'45" West**, a distance of **104.02 feet**, to a calculated point, for an angle corner of this tract;
- 5) **North 53°29'24" West**, a distance of **80.78 feet**, to a calculated point, for an angle corner of this tract;
- 6) **North 66°52'27" West**, a distance of **129.12 feet**, to a calculated point, for an angle corner of this tract;
- 7) **North 27°45'23" East**, a distance of **50.16 feet**, to a calculated point, for an angle corner of this tract;
- 8) **South 66°52'27" East**, a distance of **130.94 feet**, to a calculated point, for an angle corner of this tract;

- 9) **South 53°29'24" East**, a distance of **90.20 feet**, to a calculated point, for an angle corner of this tract;
- 10) **South 45°21'45" East**, a distance of **99.02 feet**, to a calculated point, for an angle corner of this tract;
- 11) **South 53°44'02" East**, a distance of **416.48 feet**, to a calculated point, for an angle corner of this tract;
- 12) **South 89°36'38" East**, a distance of **273.51 feet**, to a calculated point, for an angle corner of this tract;
- 13) **North 26°39'14" West**, a distance of **455.64 feet**, to a calculated point, for an angle corner of this tract;
- 14) **North 58°00'43" West**, a distance of **289.29 feet**, to a calculated point, for an angle corner of this tract;
- 15) **North 31°59'17" East**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 16) **South 58°00'43" East**, a distance of **303.32 feet**, to a calculated point, for an angle corner of this tract;
- 17) **South 26°39'14" East**, a distance of **503.84 feet**, to a calculated point, for an angle corner of this tract;
- 18) **South 56°30'03" East**, a distance of **69.43 feet**, to a calculated point, lying in the east line of said 0.6645 acre tract, being the east line of said 2,395.43 acre tract, lying in the west line of said 300.00 acre tract, for an angle corner of this tract; for an angle corner of this tract;

THENCE, **South 07°59'37" West**, along the east line of said 2.20 acre tract, being the east line of said 2,395.43 acre tract, common with the west line of said 102.00 acre tract, a distance of **55.40 feet**, to the POINT OF BEGINNING containing 2.20 acres of land, more or less.



George E. Lucas

Registered Professional Land Surveyor No. 4160

Celco Surveying, Firm Registration No. 10193975

18018 Overlook Loop, Suite 105

San Antonio, Texas

Date: February 10, 2025

Bearing Basis: Texas State Plane Coordinate System, Central Zone, NAD 83

0'

200'

SCALE 1" = 200'

LEGEND

●

DENOTES BENCHMARK

○

DENOTES 1/2" ST. SK. SET

●

DENOTES 1/2" ST. SK. PND.

△

DENOTES CALCULATED POINT

—

DRAINAGE (EASEMENT)

—

D.E.

—

EXISTING PROPERTY LINE

—

EXISTING EASEMENT

—

R.O.W. LINE

—

EXISTING EASEMENT

—

EXISTING CHAINLINK FENCE

—

O.V.E. — EXISTING OVERHEAD ELECTRIC

—

EXISTING POWER POLE

⊞

WATER METER

—

B.S.L. BUILDING SETBACK LINE

—

POB POINT OF BEGINNING

—

POC POINT OF COMMENCEMENT

—

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

—

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT GRID, CENTRAL ZONE, NAD 83



LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	86.07'	S13°58'52"E	L21	67.24'	N18°07'46"E
L2	32.00'	S31°39'04"W	L22	63.51'	N46°18'22"E
L3	154.35'	S48°02'33"W	L23	5.62'	N16°26'56"W
L4	290.43'	S12°29'46"W	L24	128.27'	N46°18'22"E
L5	180.00'	S24°25'54"W	L25	243.55'	N25°25'56"E
L6	7.50'	N65°34'06"W	L26	274.82'	N37°48'49"E
L7	99.65'	S24°25'54"W	L27	307.94'	N15°15'08"E
L8	347.15'	S23°38'28"W	L28	351.97'	N23°38'28"E
L9	315.51'	S15°15'08"W	L29	100.07'	N24°25'54"E
L10	280.28'	S37°48'49"W	L30	7.50'	N65°34'06"W
L11	248.10'	S25°25'56"W	L31	172.16'	N24°25'54"E
L12	170.22'	S46°18'22"W	L32	306.64'	N12°29'46"E
L13	5.62'	N16°26'56"W	L33	167.59'	N48°02'33"E
L14	25.21'	S46°18'22"W	L34	94.58'	N31°39'04"E
L15	49.98'	S18°07'46"W	L35	18.85'	S13°57'36"E
L16	557.47'	S7°22'00"W			
L17	181.05'	S26°47'29"W			
L18	50.00'	N63°12'31"W			
L19	172.49'	N26°47'29"E			
L20	553.62'	N7°22'00"E			

FIELD NOTE DESCRIPTION FOR AN 4.14 ACRE TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 4.14 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found, lying in the east line of said 4.14 acre tract, lying in the west line of a 234.16 acre tract of land, conveyed by Deed Without Warranty to William J. Turner, as recorded in Document No. 202401589 of the Official Public Records of Burnet County, Texas, for an angle corner of this tract;

THENCE, **South 13°58'52" East**, along the east line of said 4.14 acre tract, being the east line of said 2,395.43 acre tract, common with the west line of said 234.16 acre tract, a distance of **86.07 feet**, to a calculated point, lying in the north line of said 2,395.43 acre tract, lying in the west line of said 234.16 acre tract, for an angle corner of this tract;

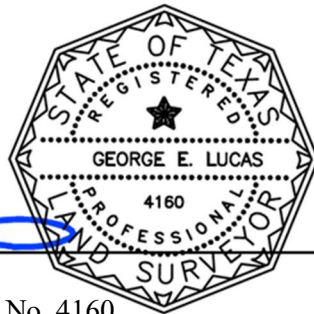
THENCE, along the north, east, south and west lines of this tract, through and across said 2,395.43 acre tract, the following thirty-three (33) courses and distances:

- 1) **South 31°39'04" West**, a distance of **32.00 feet**, to a calculated point, for an angle corner of this tract;
- 2) **South 48°02'33" West**, a distance of **154.35 feet**, to a calculated point, for an angle corner of this tract;
- 3) **South 12°29'46" West**, a distance of **290.43 feet**, to a calculated point, for an angle corner of this tract;
- 4) **South 24°25'54" West**, a distance of **180.00 feet**, to a calculated point, for an angle corner of this tract;
- 5) **North 65°34'06" West**, a distance of **7.50 feet**, to a calculated point, for an angle corner of this tract;
- 6) **South 24°25'54" West**, a distance of **99.65 feet**, to a calculated point, for an angle corner of this tract;
- 7) **South 23°38'28" West**, a distance of **347.15 feet**, to a calculated point, for an angle corner of this tract;
- 8) **South 15°15'08" West**, a distance of **315.51 feet**, to a calculated point, for an angle corner of this tract;
- 9) **South 37°48'49" West**, a distance of **280.28 feet**, to a calculated point, for an angle corner of this tract;

- 10) **South 25°25'56" West**, a distance of **248.10 feet**, to a calculated point, for an angle corner of this tract;
- 11) **South 46°18'22" West**, a distance of **170.22 feet**, to a calculated point, for an angle corner of this tract;
- 12) **North 16°26'56" West**, a distance of **5.62 feet**, to a calculated point, for an angle corner of this tract;
- 13) **South 46°18'22" West**, a distance of **25.21 feet**, to a calculated point, for an angle corner of this tract;
- 14) **South 18°07'46" West**, a distance of **49.98 feet**, to a calculated point, for an angle corner of this tract;
- 15) **South 07°22'00" West**, a distance of **557.47 feet**, to a calculated point, for an angle corner of this tract;
- 16) **South 26°47'29" West**, a distance of **181.05 feet**, to a calculated point, for an angle corner of this tract;
- 17) **North 63°12'31" West**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 18) **North 26°47'29" East**, a distance of **172.49 feet**, to a calculated point, for an angle corner of this tract;
- 19) **North 07°22'00" East**, a distance of **553.62 feet**, to a calculated point, for an angle corner of this tract;
- 20) **North 18°07'46" East**, a distance of **67.24 feet**, to a calculated point, for an angle corner of this tract;
- 21) **North 46°18'22" East**, a distance of **63.51 feet**, to a calculated point, for an angle corner of this tract;
- 22) **North 16°26'56" West**, a distance of **5.62 feet**, to a calculated point, for an angle corner of this tract;
- 23) **North 46°18'22" East**, a distance of **128.27 feet**, to a calculated point, for an angle corner of this tract;
- 24) **North 25°25'56" East**, a distance of **243.55 feet**, to a calculated point, for an angle corner of this tract;
- 25) **North 37°48'49" East**, a distance of **274.82 feet**, to a calculated point, for an angle corner of this tract;
- 26) **North 15°15'08" East**, a distance of **307.94 feet**, to a calculated point, for an angle corner of this tract;

- 27) **North 23°38'28" East**, a distance of **351.97 feet**, to a calculated point, for an angle corner of this tract;
- 28) **North 24°25'54" East**, a distance of **100.07 feet**, to a calculated point, for an angle corner of this tract;
- 29) **North 65°34'06" West**, a distance of **7.50 feet**, to a calculated point, for an angle corner of this tract;
- 30) **North 24°25'54" East**, a distance of **172.16 feet**, to a calculated point, for an angle corner of this tract;
- 31) **North 12°29'46" East**, a distance of **306.64 feet**, to a calculated point, for an angle corner of this tract;
- 32) **North 48°02'33" East**, a distance of **167.59 feet**, to a calculated point, for an angle corner of this tract;
- 33) **North 31°39'04" East**, a distance of **94.58 feet**, to a calculated point, lying in the east line of said 2,395.43 acre tract, lying in the west line of said 234.16 acre tract, for an angle corner of this tract;

THENCE, **South 13°57'36" East**, along the east line of said 4.14 acre tract, being the east line of said 2,395.43 acre tract, common with the west line of said 234.16 acre tract, a distance of **18.85 feet**, to a calculated point, to the POINT OF BEGINNING containing 4.14 acres of land, more or less.



George E. Lucas

Registered Professional Land Surveyor No. 4160

Celco Surveying, Firm Registration No. 10193975

18018 Overlook Loop, Suite 105

San Antonio, Texas

Date: February 18, 2025

Bearing Basis: Texas State Plane Coordinate System, Central Zone, NAD 83

0'

200'

SCALE 1" = 200'

LEGEND

●

DENOTES BENCHMARK

○

DENOTES 1/2" ST. SK. SET

●

DENOTES 1/2" ST. SK. PND.

△

DENOTES CALCULATED POINT

D.E.

DRAINAGE EASEMENT

—

PROPERTY LINE

—

EXISTING PROPERTY LINE

—

R.O.W. LINE

EXISTING EASEMENT

—○—

EXISTING CHAINLINK FENCE

—○—

EXISTING OVERHEAD ELECTRIC

●

EXISTING POWER POLE

⊠

WATER METER

S.E.L.

BUILDING SETBACK LINE

POB

POINT OF BEGINNING

POC

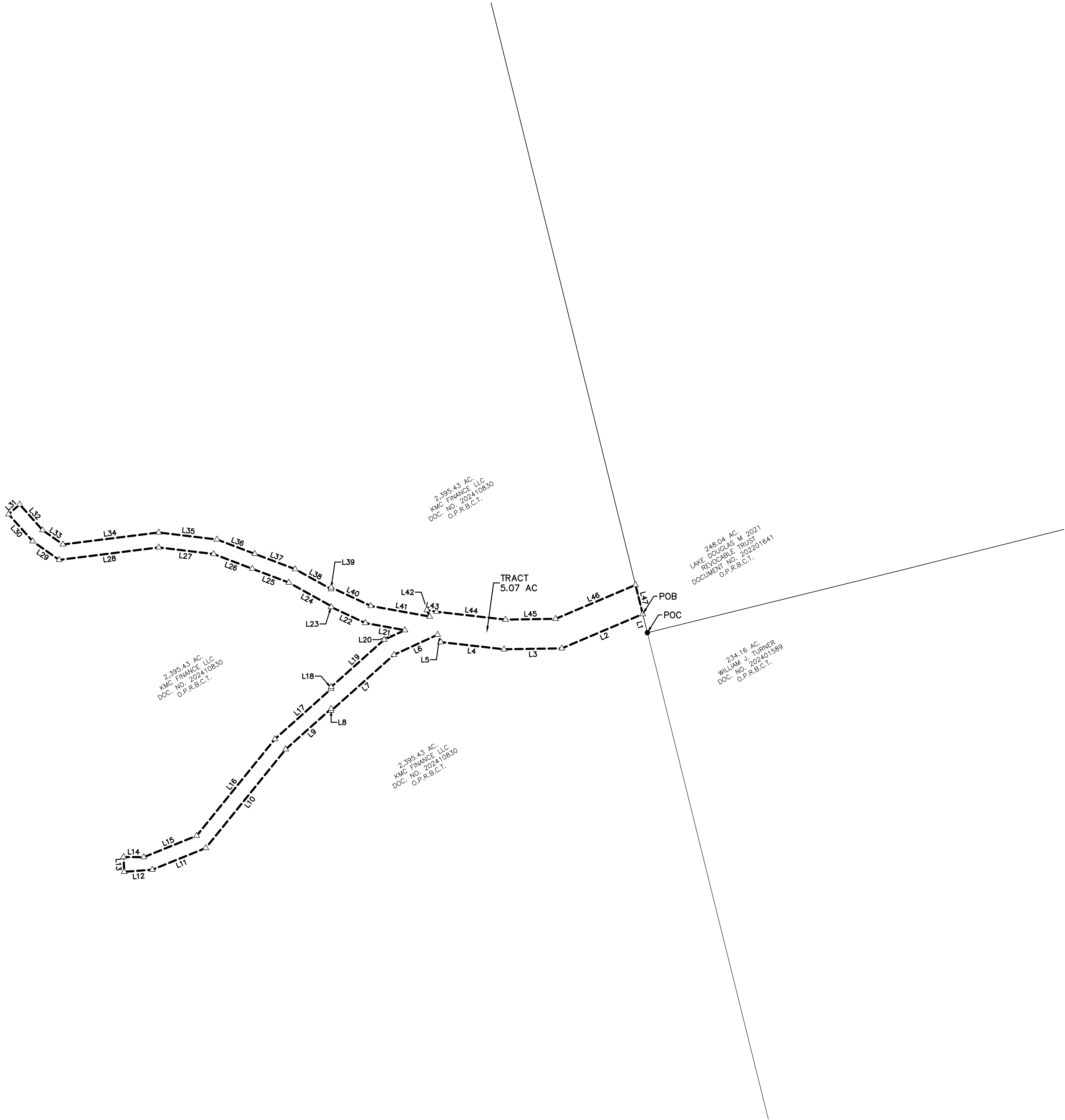
POINT OF COMMENCEMENT

O.P.R.B.C.T.

OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT GRID, CENTRAL ZONE, NAD 83

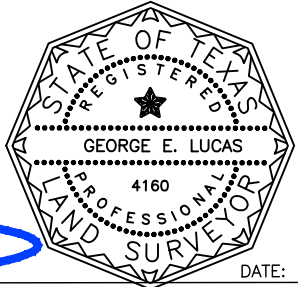
LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	64.91'	N13°56'25"W	L21	135.63'	N79°47'03"W	L41	202.08'	S79°47'03"E
L2	296.45'	S67°00'47"W	L22	127.43'	N64°55'52"W	L42	24.06'	N23°32'30"W
L3	195.10'	S89°06'17"W	L23	3.14'	N0°00'01"W	L43	32.98'	S79°47'03"E
L4	214.69'	N83°30'59"W	L24	163.15'	N60°57'09"W	L44	234.37'	S83°30'59"E
L5	27.15'	N23°32'30"W	L25	131.84'	N69°17'14"W	L45	169.13'	N89°06'17"E
L6	161.91'	S65°20'23"W	L26	139.68'	N69°04'55"W	L46	292.85'	N67°00'47"E
L7	284.17'	S48°17'50"W	L27	186.63'	N83°08'38"W	L47	101.26'	S13°56'25"E
L8	6.70'	N0°00'01"W	L28	338.82'	S82°52'00"W			
L9	205.49'	S48°17'50"W	L29	109.34'	N54°53'58"W			
L10	428.51'	S38°59'04"W	L30	121.94'	N41°37'45"W			
L11	194.51'	S67°54'55"W	L31	50.00'	N48°22'15"E			
L12	95.36'	S85°35'53"W	L32	116.12'	S41°37'45"E			
L13	50.00'	N2°26'58"W	L33	84.21'	S54°53'58"E			
L14	68.52'	S89°43'53"E	L34	325.64'	N82°52'00"E			
L15	192.30'	N67°54'55"E	L35	197.97'	S83°08'38"E			
L16	419.69'	N38°59'04"E	L36	136.35'	S69°09'53"E			
L17	254.12'	N48°17'50"E	L37	145.74'	S69°17'14"E			
L18	6.70'	N0°00'01"W	L38	139.02'	S60°57'09"E			
L19	239.70'	N48°17'50"E	L39	5.90'	N0°00'01"W			
L20	76.97'	N65°20'23"E	L40	147.68'	S64°55'52"E			



LEGAL DESCRIPTION

BEING A 5.07 ACRE TRACT OF LAND, OUT OF THE N.T. & B. RR. COMPANY SURVEY NO. 13, ABSTRACT NO. 449, THE I.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROMER SURVEY NO. 111, ABSTRACT NO. 739, THE AS & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YARBRO SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1001, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1191, THE L. SCHNEIDER SURVEY NO. 1197, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CEISO SURVEYING, FIRM REGISTRATION NO. 10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259
OFFICE (512) 635-4857



DATE: 02-19-2025

FIELD NOTE DESCRIPTION FOR AN 5.07 ACRE TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 5.07 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod found, marking the northwest corner of a 234.16 acre tract of land, conveyed by Deed Without Warranty to William J. Turner, as recorded in Document No. 202401589 of the Official Public Records of Burnet County, Texas, marking the southwest corner of a 248.04 acre tract of land, conveyed by Warranty Deed to Lake Douglas M 2021 Revocable Trust, as recorded in Document No. 202201641 of the Official Public Records of Burnet County, Texas, for an angle corner of this tract;

THENCE, **North 13°56'25" West**, along the east line of said 5.07 acre tract, being the east line of said 2,395.43 acre tract, common with the west line of said 248.04 acre tract, a distance of **64.91 feet**, to a calculated point, lying in the east line of said 2,395.43 acre tract, lying in the west line of said 248.04 acre tract, for an angle corner of this tract; and the POINT OF BEGINNING;

THENCE, along the north, east, south and west lines of this tract, through and across said 2,395.43 acre tract, the following forty-five (45) courses and distances:

- 1) **South 67°00'47" West**, a distance of **296.45 feet**, to a calculated point, for an angle corner of this tract;
- 2) **South 89°06'17" West**, a distance of **195.10 feet**, to a calculated point, for an angle corner of this tract;
- 3) **North 83°30'59" West**, a distance of **214.69 feet**, to a calculated point, for an angle corner of this tract;
- 4) **North 23°32'30" West**, a distance of **27.15 feet**, to a calculated point, for an angle corner of this tract;
- 5) **South 65°20'23" West**, a distance of **161.91 feet**, to a calculated point, for an angle corner of this tract;
- 6) **South 48°17'50" West**, a distance of **284.17 feet**, to a calculated point, for an angle corner of this tract;
- 7) **North 00°00'01" West**, a distance of **6.70 feet**, to a calculated point, for an angle corner of this tract;
- 8) **South 48°17'50" West**, a distance of **205.49 feet**, to a calculated point, for an angle corner of this tract;

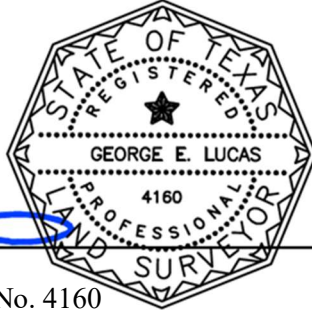
- 9) **South 38°59'04" West**, a distance of **428.51 feet**, to a calculated point, for an angle corner of this tract;
- 10) **South 67°54'55" West**, a distance of **194.51 feet**, to a calculated point, for an angle corner of this tract;
- 11) **South 85°35'53" West**, a distance of **95.36 feet**, to a calculated point, for an angle corner of this tract;
- 12) **North 02°26'58" West**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 13) **South 89°43'53" East**, a distance of **68.52 feet**, to a calculated point, for an angle corner of this tract;
- 14) **North 67°54'55" East**, a distance of **192.30 feet**, to a calculated point, for an angle corner of this tract;
- 15) **North 38°59'04" East**, a distance of **419.69 feet**, to a calculated point, for an angle corner of this tract;
- 16) **North 48°17'50" East**, a distance of **254.12 feet**, to a calculated point, for an angle corner of this tract;
- 17) **North 00°00'01" West**, a distance of **6.70 feet**, to a calculated point, for an angle corner of this tract;
- 18) **North 48°17'50" East**, a distance of **239.70 feet**, to a calculated point, for an angle corner of this tract;
- 19) **North 65°20'23" East**, a distance of **76.97 feet**, to a calculated point, for an angle corner of this tract;
- 20) **North 79°47'03" West**, a distance of **135.63 feet**, to a calculated point, for an angle corner of this tract;
- 21) **North 64°55'52" West**, a distance of **127.43 feet**, to a calculated point, for an angle corner of this tract;
- 22) **North 00°00'01" West**, a distance of **3.14 feet**, to a calculated point, for an angle corner of this tract;
- 23) **North 60°57'09" West**, a distance of **163.15 feet**, to a calculated point, for an angle corner of this tract;
- 24) **North 69°17'14" West**, a distance of **131.84 feet**, to a calculated point, for an angle corner of this tract;
- 25) **North 69°04'55" West**, a distance of **139.68 feet**, to a calculated point, for an angle corner of this tract;

- 26) **North 83°08'38" West**, a distance of **186.63 feet**, to a calculated point, for an angle corner of this tract;
- 27) **South 82°52'00" West**, a distance of **338.82 feet**, to a calculated point, for an angle corner of this tract;
- 28) **North 54°53'58" West**, a distance of **109.34 feet**, to a calculated point, for an angle corner of this tract;
- 29) **North 41°37'45" West**, a distance of **121.94 feet**, to a calculated point, for an angle corner of this tract;
- 30) **North 48°22'15" East**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 31) **South 41°37'45" East**, a distance of **116.12 feet**, to a calculated point, for an angle corner of this tract;
- 32) **South 54°53'58" East**, a distance of **84.21 feet**, to a calculated point, for an angle corner of this tract;
- 33) **North 82°52'00" East**, a distance of **325.64 feet**, to a calculated point, for an angle corner of this tract;
- 34) **South 83°08'38" East**, a distance of **197.97 feet**, to a calculated point, for an angle corner of this tract;
- 35) **South 69°09'53" East**, a distance of **136.35 feet**, to a calculated point, for an angle corner of this tract;
- 36) **South 69°17'14" East**, a distance of **145.74 feet**, to a calculated point, for an angle corner of this tract;
- 37) **South 60°57'09" East**, a distance of **139.02 feet**, to a calculated point, for an angle corner of this tract;
- 38) **North 00°00'01" West**, a distance of **5.90 feet**, to a calculated point, for an angle corner of this tract;
- 39) **South 64°55'52" East**, a distance of **147.68 feet**, to a calculated point, for an angle corner of this tract;
- 40) **South 79°47'03" East**, a distance of **202.08 feet**, to a calculated point, for an angle corner of this tract;
- 41) **North 23°32'30" West**, a distance of **24.06 feet**, to a calculated point, for an angle corner of this tract;
- 42) **South 79°47'03" East**, a distance of **32.98 feet**, to a calculated point, for an angle corner of this tract;
- 43) **South 83°30'59" East**, a distance of **234.37 feet**, to a calculated point, for an angle corner of this tract;

44) **North 89°06'17" East**, a distance of **169.13 feet**, to a calculated point, for an angle corner of this tract;

45) **North 67°00'47" East**, a distance of **292.85 feet**, to a calculated point, lying in the east line of said 2,395.43 acre tract, lying in the west line of said 248.04 acre tract, for an angle corner of this tract;

THENCE, **South 13°56'25" East**, along the east line of said 5.07 acre tract, being the east line of said 2,395.43 acre tract, common with the west line of said 248.04 acre tract, a distance of **101.26 feet**, to the POINT OF BEGINNING containing 5.07 acres of land, more or less.



George E. Lucas

Registered Professional Land Surveyor No. 4160

Celco Surveying, Firm Registration No. 10193975

18018 Overlook Loop, Suite 105

San Antonio, Texas

Date: February 19, 2025

Bearing Basis: Texas State Plane Coordinate System, Central Zone, NAD 83

0'

200'

SCALE 1" = 200'

LEGEND

•

DENOTES BENCHMARK

○

DENOTES 1/2" ST. SK. SET

●

DENOTES 1/2" ST. SK. PND.

△

DENOTES CALCULATED POINT

—

DRAINAGE EASEMENT

D.E.

PROPERTY LINE

—

EXISTING PROPERTY LINE

—

R.O.W. LINE

EXISTING EASEMENT

—○—

EXISTING CHAINLINK FENCE

—○—

EXISTING OVERHEAD ELECTRIC

●

EXISTING POWER POLE

⊞

WATER METER

S.E.L.

BUILDING SETBACK LINE

POB

POINT OF BEGINNING

POC

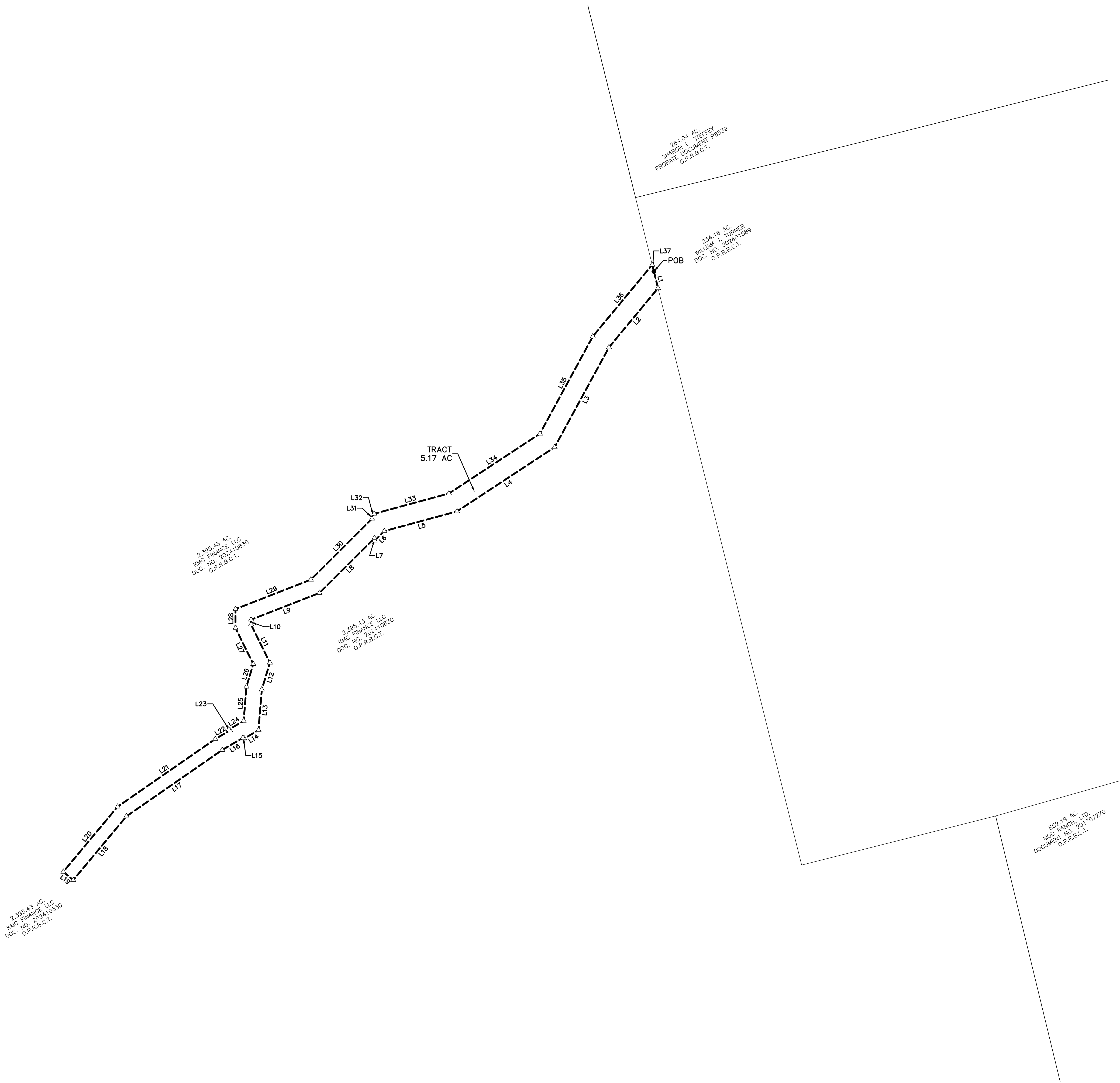
POINT OF COMMENCEMENT

O.P.R.B.C.T.

OFFICIAL PUBLIC RECORDS
OF BURNET COUNTY, TEXAS

BEARING BASIS: TEXAS STATE PLANE
COORDINATE SYSTEM LAMBERT GRID,
CENTRAL ZONE, NAD 83

LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	66.76'	S13°57'36"E	L21	458.96'	N55°16'25"E
L2	296.95'	S39°39'44"W	L22	66.30'	N59°33'05"E
L3	439.50'	S28°32'07"W	L23	5.74'	N59°53'17"W
L4	451.54'	S56°40'10"W	L24	67.03'	N59°33'05"E
L5	291.32'	S74°49'24"W	L25	132.55'	N4°38'13"E
L6	51.70'	S45°05'01"W	L26	91.28'	N16°44'59"E
L7	9.48'	N71°3'01"W	L27	154.88'	N26°18'09"W
L8	300.15'	S45°05'01"W	L28	73.65'	N0°02'29"E
L9	283.90'	S68°39'33"W	L29	312.32'	N68°39'33"E
L10	18.66'	S0°02'29"W	L30	334.00'	N45°05'01"E
L11	164.50'	S26°18'09"E	L31	9.48'	N71°3'01"W
L12	108.58'	S16°44'59"W	L32	13.64'	N45°05'01"E
L13	157.36'	S4°38'13"W	L33	299.25'	N74°49'24"E
L14	64.35'	S59°33'05"W	L34	420.77'	N56°40'10"E
L15	5.74'	N59°53'17"W	L35	428.01'	N28°32'07"E
L16	92.65'	S59°33'05"W	L36	359.52'	N39°39'44"E
L17	450.31'	S55°16'25"W	L37	26.41'	S13°55'41"E
L18	321.00'	S39°49'46"W			
L19	50.00'	N50°10'14"W			
L20	327.78'	N39°49'46"E			



LEGAL DESCRIPTION

BEING A 5.17 ACRE TRACT OF LAND, OUT OF THE N.T. & B. RR. COMPANY SURVEY NO. 13, ABSTRACT NO. 449, THE I.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROMER SURVEY NO. 111, ABSTRACT NO. 739, THE AS & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YARBRO, SR. SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. COLBERTSON SURVEY NO. 4, ABSTRACT NO. 1191, THE L. SCHNEIDER SURVEY NO. 1197, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

STATE OF TEXAS

REGISTERED PROFESSIONAL LAND SURVEYOR

GEORGE E. LUCAS

4160

DATE: 02-18-2025

18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259
OFFICE (512) 635-4857

CEISO SURVEYING, FIRM REGISTRATION NO. 10193975
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
MOD RANCH, LTD.
DOCUMENT NO. 201707270
O.P.R.B.C.T.

FIELD NOTE DESCRIPTION FOR AN 5.17 ACRE TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 5.17 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBURTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found, lying in the east line of said 5.17 acre tract, lying in the west line of a 234.16 acre tract of land, conveyed by Deed Without Warranty to William J. Turner, as recorded in Document No. 202401589 of the Official Public Records of Burnet County, Texas, for an angle corner of this tract;

THENCE, **South 13°57'36" East**, along the east line of said 5.17 acre tract, being the east line of said 2,395.43 acre tract, common with the west line of said 234.16 acre tract, a distance of **66.76 feet**, to a calculated point, lying in the north line of said 2,395.43 acre tract, lying in the west line of said 234.16 acre tract, for an angle corner of this tract;

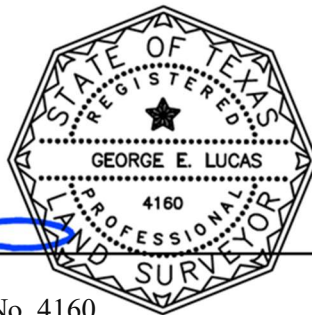
THENCE, along the north, east, south and west lines of this tract, through and across said 2,395.43 acre tract, the following thirty-five (35) courses and distances:

- 1) **South 39°39'44" West**, a distance of **296.95 feet**, to a calculated point, for an angle corner of this tract;
- 2) **South 28°32'07" West**, a distance of **439.50 feet**, to a calculated point, for an angle corner of this tract;
- 3) **South 56°40'10" West**, a distance of **451.54 feet**, to a calculated point, for an angle corner of this tract;
- 4) **South 74°49'24" West**, a distance of **291.32 feet**, to a calculated point, for an angle corner of this tract;
- 5) **South 45°05'01" West**, a distance of **51.70 feet**, to a calculated point, for an angle corner of this tract;
- 6) **North 07°13'01" West**, a distance of **9.48 feet**, to a calculated point, for an angle corner of this tract;
- 7) **South 45°05'01" West**, a distance of **300.15 feet**, to a calculated point, for an angle corner of this tract;
- 8) **South 68°39'33" West**, a distance of **283.90 feet**, to a calculated point, for an angle corner of this tract;
- 9) **South 00°02'29" West**, a distance of **18.66 feet**, to a calculated point, for an angle corner of this tract;

- 10) **South 26°18'09" East**, a distance of **164.50 feet**, to a calculated point, for an angle corner of this tract;
- 11) **South 16°44'59" West**, a distance of **108.58 feet**, to a calculated point, for an angle corner of this tract;
- 12) **South 04°38'13" West**, a distance of **157.36 feet**, to a calculated point, for an angle corner of this tract;
- 13) **South 59°33'05" West**, a distance of **64.35 feet**, to a calculated point, for an angle corner of this tract;
- 14) **North 59°53'17" West**, a distance of **5.74 feet**, to a calculated point, for an angle corner of this tract;
- 15) **South 59°33'05" West**, a distance of **92.65 feet**, to a calculated point, for an angle corner of this tract;
- 16) **South 55°16'25" West**, a distance of **450.31 feet**, to a calculated point, for an angle corner of this tract;
- 17) **South 39°49'46" West**, a distance of **321.00 feet**, to a calculated point, for an angle corner of this tract;
- 18) **North 50°10'14" West**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 19) **North 39°49'46" East**, a distance of **327.78 feet**, to a calculated point, for an angle corner of this tract;
- 20) **North 55°16'25" East**, a distance of **458.96 feet**, to a calculated point, for an angle corner of this tract;
- 21) **North 59°33'05" East**, a distance of **66.30 feet**, to a calculated point, for an angle corner of this tract;
- 22) **North 59°53'17" West**, a distance of **5.74 feet**, to a calculated point, for an angle corner of this tract;
- 23) **North 59°33'05" East**, a distance of **67.03 feet**, to a calculated point, for an angle corner of this tract;
- 24) **North 04°38'13" East**, a distance of **132.55 feet**, to a calculated point, for an angle corner of this tract;
- 25) **North 16°44'59" East**, a distance of **91.28 feet**, to a calculated point, for an angle corner of this tract;
- 26) **North 26°18'09" West**, a distance of **154.88 feet**, to a calculated point, for an angle corner of this tract;

- 27) **North 00°02'29" East**, a distance of **73.65 feet**, to a calculated point, for an angle corner of this tract;
- 28) **North 68°39'33" East**, a distance of **312.32 feet**, to a calculated point, for an angle corner of this tract;
- 29) **North 45°05'01" East**, a distance of **334.00 feet**, to a calculated point, for an angle corner of this tract;
- 30) **North 07°13'01" West**, a distance of **9.48 feet**, to a calculated point, for an angle corner of this tract;
- 31) **North 45°05'01" East**, a distance of **13.64 feet**, to a calculated point, for an angle corner of this tract;
- 32) **North 74°49'24" East**, a distance of **299.25 feet**, to a calculated point, for an angle corner of this tract;
- 33) **North 56°40'10" East**, a distance of **420.77 feet**, to a calculated point, for an angle corner of this tract;
- 34) **North 28°32'07" East**, a distance of **428.01 feet**, to a calculated point, for an angle corner of this tract;
- 35) **North 39°39'44" East**, a distance of **359.52 feet**, to a calculated point, lying in the east line of said 2,395.43 acre tract, lying in the west line of said 234.16 acre tract, for an angle corner of this tract;

THENCE, **South 13°55'41" East**, along the east line of said 5.17 acre tract, being the east line of said 2,395.43 acre tract, common with the west line of said 234.16 acre tract, a distance of **26.41 feet**, to a calculated point, to the POINT OF BEGINNING containing 5.17 acres of land, more or less.



George E. Lucas

Registered Professional Land Surveyor No. 4160

Celco Surveying, Firm Registration No. 10193975

18018 Overlook Loop, Suite 105

San Antonio, Texas

Date: February 18, 2025

Bearing Basis: Texas State Plane Coordinate System, Central Zone, **NAD 83**

0'

200'

SCALE 1" = 200'

LEGEND

DENOTES BENCHMARK

DENOTES 1/2" ST. SK. SET

DENOTES 1/2" ST. SK. FND.

DENOTES CALCULATED POINT

D.E.

DRAINAGE EASEMENT

—

PROPERTY LINE

—

EXISTING PROPERTY LINE

—

R.O.W. LINE

EXISTING EASEMENT

—○—

EXISTING CHAINLINK FENCE

—○—

EXISTING OVERHEAD ELECTRIC

●

EXISTING POWER POLE

WATER METER

S.S.L.

RAILROAD SETBACK LINE

POB

POINT OF BEGINNING

POC

POINT OF COMMENCEMENT

O.P.R.B.C.T.

OFFICIAL PUBLIC RECORDS
OF BURNET COUNTY, TEXAS

BEARING BASIS: TEXAS STATE PLANE
COORDINATE SYSTEM LAMBERT GRID,
CENTRAL ZONE, NAD 83



LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	255.63'	N13°56'25"W	L21	31.69'	N50°01'40"E
L2	300.46'	N44°59'39"W	L22	267.41'	N75°45'14"E
L3	305.90'	N27°15'54"W	L23	463.60'	S75°33'12"E
L4	208.37'	N54°01'29"W	L24	552.74'	S75°16'18"E
L5	209.81'	N43°19'57"W	L25	109.14'	S57°51'51"E
L6	346.71'	N34°33'24"W	L26	356.43'	S34°33'24"E
L7	132.33'	N57°51'51"W	L27	197.04'	S43°19'57"E
L8	493.26'	N75°16'18"W	L28	219.19'	S54°01'29"E
L9	448.10'	N75°33'12"W	L29	312.04'	S27°15'54"E
L10	238.36'	S75°45'14"W	L30	164.20'	S44°59'39"E
L11	40.23'	S50°01'40"W	L31	145.39'	S13°56'25"E
L12	5.33'	N19°38'08"W			
L13	352.18'	S50°01'40"W			
L14	560.32'	S48°18'13"W			
L15	404.23'	S52°20'08"W			
L16	50.00'	N37°39'52"W			
L17	402.47'	N52°20'08"E			
L18	559.31'	N48°18'13"E			
L19	371.46'	N50°01'40"E			
L20	5.33'	N19°38'08"W			

LEGAL DESCRIPTION

BEING A 5.73 ACRE TRACT OF LAND, OUT OF THE N.T. & B. RS. COMPANY SURVEY NO. 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROMER SURVEY NO. 111, ABSTRACT NO. 739, THE AS & M SURVEY NO. 1, ABSTRACT NO. 39, THE AS & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YARBRO SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. COLBERTSON SURVEY NO. 4, ABSTRACT NO. 1191, THE L. SCHNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

4160

GEORGE E. LUCAS

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 02-19-2025

GEORGE E. LUCAS

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160

CEISO SURVEYING, FIRM REGISTRATION NO. 10193975

18018 OVERLOOK LOOP, SUITE 105

SAN ANTONIO, TEXAS 78259

OFFICE (512) 635-4857

FIELD NOTE DESCRIPTION FOR AN 5.73 ACRE TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 5.73 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod found, marking the northwest corner of a 234.16 acre tract of land, conveyed by Deed Without Warranty to William J. Turner, as recorded in Document No. 202401589 of the Official Public Records of Burnet County, Texas, marking the southwest corner of a 248.04 acre tract of land, conveyed by Warranty Deed to Lake Douglas M 2021 Revocable Trust, as recorded in Document No. 202201641 of the Official Public Records of Burnet County, Texas, for an angle corner of this tract;

THENCE, **North 13°56'25" West**, along the east line of said 5.73 acre tract, being the east line of said 2,395.43 acre tract, common with the west line of said 248.04 acre tract, a distance of **255.63 feet**, to a calculated point, lying in the east line of said 2,395.43 acre tract, lying in the west line of said 248.04 acre tract, for an angle corner of this tract; and the POINT OF BEGINNING;

THENCE, along the north, east, south and west lines of this tract, through and across said 2,395.43 acre tract, the following forty-five (45) courses and distances:

- 1) **North 44°59'39" West**, a distance of **300.46 feet**, to a calculated point, for an angle corner of this tract;
- 2) **North 27°15'54" West**, a distance of **305.90 feet**, to a calculated point, for an angle corner of this tract;
- 3) **North 54°01'29" West**, a distance of **208.37 feet**, to a calculated point, for an angle corner of this tract;
- 4) **North 43°19'57" West**, a distance of **209.81 feet**, to a calculated point, for an angle corner of this tract;
- 5) **North 34°33'24" West**, a distance of **346.71 feet**, to a calculated point, for an angle corner of this tract;
- 6) **North 57°51'51" West**, a distance of **132.33 feet**, to a calculated point, for an angle corner of this tract;
- 7) **North 75°16'18" West**, a distance of **493.26 feet**, to a calculated point, for an angle corner of this tract;
- 8) **North 75°33'12" West**, a distance of **448.10 feet**, to a calculated point, for an angle corner of this tract;

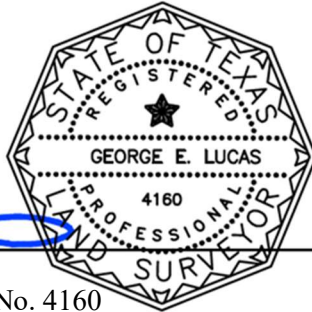
- 9) **South 75°45'14" West**, a distance of **238.36 feet**, to a calculated point, for an angle corner of this tract;
- 10) **South 50°01'40" West**, a distance of **40.23 feet**, to a calculated point, for an angle corner of this tract;
- 11) **North 19°38'08" West**, a distance of **5.33 feet**, to a calculated point, for an angle corner of this tract;
- 12) **South 50°01'40" West**, a distance of **352.18 feet**, to a calculated point, for an angle corner of this tract;
- 13) **South 48°18'13" West**, a distance of **560.32 feet**, to a calculated point, for an angle corner of this tract;
- 14) **South 52°20'08" West**, a distance of **404.23 feet**, to a calculated point, for an angle corner of this tract;
- 15) **North 37°39'52" West**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 16) **North 52°20'08" East**, a distance of **402.47 feet**, to a calculated point, for an angle corner of this tract;
- 17) **North 48°18'13" East**, a distance of **559.31 feet**, to a calculated point, for an angle corner of this tract;
- 18) **North 50°01'40" East**, a distance of **371.46 feet**, to a calculated point, for an angle corner of this tract;
- 19) **North 19°38'08" West**, a distance of **5.33 feet**, to a calculated point, for an angle corner of this tract;
- 20) **North 50°01'40" East**, a distance of **31.69 feet**, to a calculated point, for an angle corner of this tract;
- 21) **North 75°45'14" East**, a distance of **267.41 feet**, to a calculated point, for an angle corner of this tract;
- 22) **South 75°33'12" East**, a distance of **463.60 feet**, to a calculated point, for an angle corner of this tract;
- 23) **South 75°16'18" East**, a distance of **552.74 feet**, to a calculated point, for an angle corner of this tract;
- 24) **South 57°51'51" East**, a distance of **109.14 feet**, to a calculated point, for an angle corner of this tract;
- 25) **South 34°33'24" East**, a distance of **356.43 feet**, to a calculated point, for an angle corner of this tract;
- 26) **South 43°19'57" East**, a distance of **197.04 feet**, to a calculated point, for an angle corner of this tract;

27) **South 54°01'29" East**, a distance of **219.19 feet**, to a calculated point, for an angle corner of this tract;

28) **South 27°15'54" East**, a distance of **312.04 feet**, to a calculated point, for an angle corner of this tract;

29) **South 44°59'39" East**, a distance of **164.20 feet**, to a calculated point, lying in the east line of said 2,395.43 acre tract, lying in the west line of said 248.04 acre tract, for an angle corner of this tract;

THENCE, **South 13°56'25" East**, along the east line of said 5.73 acre tract, being the east line of said 2,395.43 acre tract, common with the west line of said 248.04 acre tract, a distance of **145.39 feet**, to the POINT OF BEGINNING containing 5.73 acres of land, more or less.




George E. Lucas

Registered Professional Land Surveyor No. 4160

Celco Surveying, Firm Registration No. 10193975

18018 Overlook Loop, Suite 105

San Antonio, Texas

Date: February 19, 2025

Bearing Basis: Texas State Plane Coordinate System, Central Zone, NAD 83

0'

200'

SCALE 1" = 200'

LEGEND

DENOTES BENCHMARK

DENOTES 1/2" ST. SK. SET

DENOTES 1/2" ST. SK. FND.

DENOTES CALCULATED POINT

D.E.

DRAINAGE EASEMENT

PROPERTY LINE

EXISTING PROPERTY LINE

R.O.W. LINE

EXISTING EASEMENT

EXISTING CHANNAK FENCE

DIVE --- EXISTING OVERHEAD ELECTRIC

EXISTING POWER POLE

WATER METER

B.S.L.

BUILDING SETBACK LINE

POB

POINT OF BEGINNING

POC

POINT OF COMMENCEMENT

O.P.R.B.C.T.

OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT GRID, CENTRAL ZONE, NAD 83

2,395.43 AC.
KMC FINANCE, L.L.C.
DOC. NO. 202410830
O.P.R.B.C.T.

892.19 AC.
MOD RANCH, LTD.
DOCUMENT NO. 201707270
O.P.R.B.C.T.

2,395.43 AC.
KMC FINANCE, L.L.C.
DOC. NO. 202410830
O.P.R.B.C.T.

2,395.43 AC.
KMC FINANCE, L.L.C.
DOC. NO. 202410830
O.P.R.B.C.T.

802.83 AC.
KB LOFT MOUNTAIN
RANCH, L.L.C.
DOCUMENT NO. 201904170
O.P.R.B.C.T.

246.91 AC.
GRAN V. PARTNERS,
L.L.C.
DOCUMENT NO. 201803485
O.P.R.B.C.T.

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	46.52'	S75°27'42"W	L21	76.41'	N87°42'42"W	L41	18.65'	N88°23'14"E
L2	150.02'	S75°27'42"W	L22	434.15'	S60°48'35"W	L42	274.74'	S49°31'10"E
L3	151.96'	N13°30'09"W	L23	55.79'	N55°30'54"W	L43	212.20'	S16°59'44"E
L4	398.40'	N34°50'57"W	L24	442.30'	N60°48'35"E	L44	25.93'	N88°23'14"E
L5	611.98'	S86°15'03"W	L25	137.84'	N45°15'02"W	L45	212.47'	S16°59'44"E
L6	524.62'	S74°28'07"W	L26	398.35'	N74°19'35"W	L46	618.99'	S34°50'57"E
L7	54.45'	N38°51'12"W	L27	50.00'	N15°40'25"E	L47	177.52'	S13°30'09"E
L8	551.34'	N74°28'07"E	L28	411.32'	S74°19'35"E			
L9	586.98'	N86°15'03"E	L29	166.90'	S45°15'02"E			
L10	157.49'	N34°50'57"W	L30	72.43'	S87°42'42"E			
L11	277.30'	N16°59'44"W	L31	89.08'	S85°03'48"E			
L12	25.93'	N88°23'14"E	L32	652.51'	S62°07'30"E			
L13	155.52'	N16°59'44"W	L33	147.60'	N55°13'18"E			
L14	356.27'	N49°31'10"W	L34	81.73'	N83°41'48"W			
L15	18.65'	N88°23'14"E	L35	195.04'	N60°56'36"W			
L16	310.58'	N49°31'10"W	L36	50.00'	N29°03'24"E			
L17	284.27'	N73°31'02"W	L37	120.34'	S60°56'36"E			
L18	252.46'	S55°13'18"W	L38	227.11'	S83°41'48"E			
L19	676.86'	N62°07'30"W	L39	308.70'	S73°31'02"E			
L20	75.52'	N85°03'48"W	L40	409.54'	S49°31'10"E			

LEGAL DESCRIPTION

BEING A 1022 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO. 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROBERTS SURVEY NO. 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 35, THE AB & M SURVEY NO. 2, ABSTRACT NO. 40, THE FRANCISCO BARRO, SR., SURVEY NO. 35, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. COLBERTSON SURVEY NO. 4, ABSTRACT NO. 1191, THE L. SCHNEIDER SURVEY NO. 1157, ABSTRACT NO. 1098 AND THE A. BURKE SURVEY, NO. 72, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THE CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, L.L.C. AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

150

THE H.T. & B. RR. COMPANY

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160

CESLO SURVEYING, FIRM REGISTRATION NO. 10193975

18018 OVERLOOK LOOP, SUITE 105

SAN ANTONIO, TEXAS 78259

OFFICE (512) 635-4857

DATE: 02-11-2025

STATE OF TEXAS

GEORGE E. LUCAS

4160

REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD NOTE DESCRIPTION FOR AN 10.22 ACRE TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 10.22 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod found, marking an angle corner of said 2,395.43 marking an angle corner of a 802.83 acre tract of land, conveyed by Warranty Deed to KB Lost Mountain Ranch LLC, as recorded in Document No. 201904170 of the Official Public Records of Burnet County, Texas, for an angle corner of this tract;

THENCE, **South 75°27'42" West**, along the south line of said 10.22 acre tract, being the south line of said 2,395.43 acre tract, common with the north line of said 802.83 acre tract, a distance of **46.52 feet**, to a calculated point, lying in the south line of said 2,395.43 acre tract, lying in the north line of said 802.83 acre tract, for an angle corner of this tract; and the POINT OF BEGINNING;

THENCE, **South 75°27'42" West**, along the south line of said 10.22 acre tract, being the south line of said 2,395.43 acre tract, common with the north line of said 802.83 acre tract, a distance of **150.02 feet**, to a calculated point, lying in the south line of said 2,395.43 acre tract, lying in the north line of said 802.83 acre tract, for an angle corner of this tract;

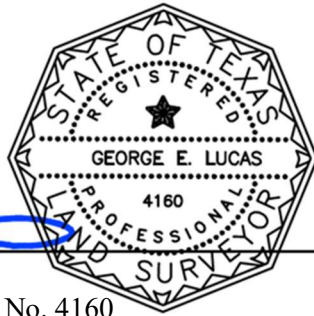
THENCE, along the north, east, south and west lines of this tract, through and across said 2,395.43 acre tract, the following forty-five (45) courses and distances:

- 1) **North 13°30'09" West**, a distance of **151.96 feet**, to a calculated point, for an angle corner of this tract;
- 2) **North 34°50'57" West**, a distance of **398.40 feet**, to a calculated point, for an angle corner of this tract;
- 3) **South 86°15'03" West**, a distance of **611.98 feet**, to a calculated point, for an angle corner of this tract;
- 4) **South 74°28'07" West**, a distance of **524.62 feet**, to a calculated point, for an angle corner of this tract;
- 5) **North 38°51'12" West**, a distance of **54.45 feet**, to a calculated point, for an angle corner of this tract;
- 6) **North 74°28'07" East**, a distance of **551.34 feet**, to a calculated point, for an angle corner of this tract;
- 7) **North 86°15'03" East**, a distance of **586.98 feet**, to a calculated point, for an angle corner of this tract;

- 8) **North 34°50'57" West**, a distance of **157.49 feet**, to a calculated point, for an angle corner of this tract;
- 9) **North 16°59'44" West**, a distance of **277.30 feet**, to a calculated point, for an angle corner of this tract;
- 10) **North 88°23'14" East**, a distance of **25.93 feet**, to a calculated point, for an angle corner of this tract;
- 11) **North 16°59'44" West**, a distance of **155.52 feet**, to a calculated point, for an angle corner of this tract;
- 12) **North 49°31'10" West**, a distance of **356.27 feet**, to a calculated point, for an angle corner of this tract;
- 13) **North 88°23'14" East**, a distance of **18.65 feet**, to a calculated point, for an angle corner of this tract;
- 14) **North 49°31'10" West**, a distance of **310.58 feet**, to a calculated point, for an angle corner of this tract;
- 15) **North 73°31'02" West**, a distance of **284.27 feet**, to a calculated point, for an angle corner of this tract;
- 16) **South 55°13'18" West**, a distance of **252.46 feet**, to a calculated point, for an angle corner of this tract;
- 17) **North 62°07'30" West**, a distance of **676.86 feet**, to a calculated point, for an angle corner of this tract;
- 18) **North 85°03'48" West**, a distance of **75.52 feet**, to a calculated point, for an angle corner of this tract;
- 19) **North 87°42'42" West**, a distance of **76.41 feet**, to a calculated point, for an angle corner of this tract;
- 20) **South 60°48'35" West**, a distance of **434.15 feet**, to a calculated point, for an angle corner of this tract;
- 21) **North 55°30'54" West**, a distance of **55.79 feet**, to a calculated point, for an angle corner of this tract;
- 22) **North 60°48'35" East**, a distance of **442.30 feet**, to a calculated point, for an angle corner of this tract;
- 23) **North 45°15'02" West**, a distance of **137.84 feet**, to a calculated point, for an angle corner of this tract;
- 24) **North 74°19'35" West**, a distance of **398.35 feet**, to a calculated point, for an angle corner of this tract;

- 25) **North 15°40'25" East**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 26) **South 74°19'35" East**, a distance of **411.32 feet**, to a calculated point, for an angle corner of this tract;
- 27) **South 45°15'02" East**, a distance of **166.90 feet**, to a calculated point, for an angle corner of this tract;
- 28) **South 87°42'42" East**, a distance of **72.43 feet**, to a calculated point, for an angle corner of this tract;
- 29) **South 85°03'48" East**, a distance of **89.08 feet**, to a calculated point, for an angle corner of this tract;
- 30) **South 62°07'30" East**, a distance of **652.51 feet**, to a calculated point, for an angle corner of this tract;
- 31) **North 55°13'18" East**, a distance of **147.60 feet**, to a calculated point, for an angle corner of this tract;
- 32) **North 83°41'48" West**, a distance of **81.73 feet**, to a calculated point, for an angle corner of this tract;
- 33) **North 60°56'36" West**, a distance of **195.04 feet**, to a calculated point, for an angle corner of this tract;
- 34) **North 29°03'24" East**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 35) **South 60°56'36" East**, a distance of **120.34 feet**, to a calculated point, for an angle corner of this tract;
- 36) **South 83°41'48" East**, a distance of **227.11 feet**, to a calculated point, for an angle corner of this tract;
- 37) **South 73°31'02" East**, a distance of **308.70 feet**, to a calculated point, for an angle corner of this tract;
- 38) **South 49°31'10" East**, a distance of **409.54 feet**, to a calculated point, for an angle corner of this tract;
- 39) **North 88°23'14" East**, a distance of **18.65 feet**, to a calculated point, for an angle corner of this tract;
- 40) **South 49°31'10" East**, a distance of **274.74 feet**, to a calculated point, for an angle corner of this tract;
- 41) **South 16°59'44" East**, a distance of **212.20 feet**, to a calculated point, for an angle corner of this tract;

- 42) **North 88°23'14" East**, a distance of **25.93 feet**, to a calculated point, for an angle corner of this tract;
- 43) **South 16°59'44" East**, a distance of **212.47 feet**, to a calculated point, for an angle corner of this tract;
- 44) **South 34°50'57" East**, a distance of **618.99 feet**, to a calculated point, for an angle corner of this tract;
- 45) **South 13°30'09" East**, a distance of **177.52 feet**, to a calculated point, to the POINT OF BEGINNING containing 10.22 acres of land, more or less.



George E. Lucas

Registered Professional Land Surveyor No. 4160

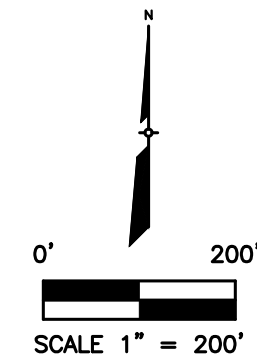
Celco Surveying, Firm Registration No. 10193975

18018 Overlook Loop, Suite 105

San Antonio, Texas

Date: February 11, 2025

Bearing Basis: Texas State Plane Coordinate System, Central Zone, NAD 83



- LEGEND**
- DENOTES BENCHMARK
 - DENOTES 1/2" ST. SK. SET
 - DENOTES 1/2" ST. SK. FND.
 - △ DENOTES CALCULATED POINT
 - D.E. DRAINAGE EASEMENT
 - PROPERTY LINE
 - EXISTING PROPERTY LINE
 - R.O.W. LINE
 - EXISTING EASEMENT
 - EXISTING CHAINLINK FENCE
 - ONE — EXISTING OVERHEAD ELECTRIC
 - EXISTING POWER POLE
 - WATER METER
 - BUILDING SETBACK LINE
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
 - BEARING BEING TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT GRID, CENTRAL ZONE, NAD 83

1.153.00 AC.
EBELING FAMILY TRUST
VOL. 718, P.G. 187,
O.P.R.B.C.T.

2.395.43 AC.
KMC FINANCE, LLC
DOC. NO. 202410830
O.P.R.B.C.T.

2.395.43 AC.
KMC FINANCE, LLC
DOC. NO. 202410830
O.P.R.B.C.T.

TRACT
12.18 ACRES

300.00 AC.
TRANSDYN RANCH, LP
DOCUMENT NO. 201706300
O.P.R.B.C.T.

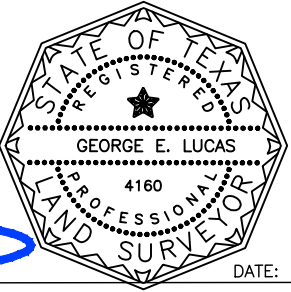
LINE TABLE		LINE TABLE		LINE TABLE	
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	52.72'	S21°4'52"E	L21	268.68'	S34°24'30"E
L2	22.85'	S69°16'03"W	L22	281.80'	S21°4'52"E
L3	43.46'	S39°48'06"W	L23	487.50'	N34°24'30"W
L4	95.68'	S42°56'11"W	L24	40.68'	N49°24'20"W
L5	83.73'	S75°45'35"W	L25	58.79'	N80°18'52"W
L6	174.62'	S60°46'37"W	L26	578.98'	N81°39'09"W
L7	109.73'	S77°48'34"W	L27	130.57'	N70°26'30"W
L8	4.50'	S52°56'17"E	L28	92.61'	N53°01'25"W
L9	184.42'	S37°03'43"W	L29	101.71'	N2°04'08"W
L10	229.01'	S10°18'39"W	L30	232.74'	N2°04'08"W
L11	105.68'	S58°00'42"W	L31	49.42'	N57°01'36"E
L12	473.26'	S5°42'55"W	L32	105.92'	N51°9'41"E
L13	263.21'	S57°01'36"W	L33	73.54'	N51°15'05"W
L14	37.50'	S32°58'24"E	L34	108.05'	N51°15'05"W
L15	239.85'	S22°22'59"E	L35	369.15'	N17°13'15"W
L16	40.19'	S53°01'25"E	L36	463.96'	S87°53'41"W
L17	92.87'	S70°26'30"E	L37	50.00'	N1°53'25"W
L18	566.01'	S81°39'09"E	L38	455.44'	N87°53'41"E
L19	102.02'	S80°18'52"E	L39	336.47'	N17°13'15"W
L20	101.89'	S49°24'20"E	L40	782.98'	N29°54'00"E

LINE TABLE	
LINE #	LENGTH
L61	135.09'
L62	304.10'
L63	288.01'
L64	29.81'
L65	56.46'
L66	173.70'
L67	75.57'
L68	79.59'
L69	55.24'
L70	52.71'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	BEARING	CHORD LENGTH	TANGENT
C1	101.31'	345.00'	N10°28'53"W	100.94'	51.02'
C2	8.91'	15.00'	S34°14'10"E	8.78'	4.59'

LEGAL DESCRIPTION

BEING A 12.18 ACRE TRACT OF LAND, OUT OF THE H.E. & B. RR. COMPANY SURVEY NO. 13, ABSTRACT NO. 1440, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO. 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 35, THE AB & M SURVEY NO. 2, ABSTRACT NO. 40, THE FRANCISCO RAMBO SURVEY NO. 35, ABSTRACT NO. 1018, THE H.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. COLBERTSON SURVEY NO. 4, ABSTRACT NO. 1101, THE L. SCHNEIDER SURVEY NO. 1107, ABSTRACT NO. 1098 AND THE A. BURKE SURVEY, NO. 72, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THE CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.



DATE: 02-10-2025
GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CEISO SURVEYING, FIRM REGISTRATION NO. 10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259
OFFICE (512) 635-4857

FIELD NOTE DESCRIPTION FOR AN 12.18 ACRE TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 12.18 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod found, marking the angle corner of said 2,395.43 acre tract, marking the northwest corner of a 300.00 acre tract of land, conveyed by Warranty Deed With Vendor's Lien to Travistin Ranch LP, as recorded in Document No. 201706300 of the Official Public Records of Burnet County, Texas, for an angle corner of this tract;

THENCE, **South 02°14'52" East**, along the east line of said 12.18 acre tract, being the east line of said 2,395.43 acre tract, common with the west line of said 300.00 acre tract, a distance of **1,227.35 feet**, to a calculated point, lying in the east line of said 2,395.43 acre tract, lying in the west line of said 300.00 acre tract, for an angle corner of this tract; and the POINT OF BEGINNING;

THENCE, **South 02°14'52" East**, along the east line of said 12.18 acre tract, being the east line of said 2,395.43 acre tract, common with the west line of said 300.00 acre tract, a distance of **52.72 feet**, to a calculated point, lying in the east line of said 2,395.43 acre tract, lying in the west line of said 300.00 acre tract, for an angle corner of this tract;

THENCE, along the north, east, south and west lines of this tract, through and across said 2,395.43 acre tract, the following twenty (20) courses and distances:

- 1) **South 69°16'03" West**, a distance of **22.85 feet**, to a calculated point, for an angle corner of this tract;
- 2) **South 39°48'06" West**, a distance of **43.46 feet**, to a calculated point, for an angle corner of this tract;
- 3) **South 42°56'11" West**, a distance of **95.68 feet**, to a calculated point, for an angle corner of this tract;
- 4) **South 75°45'35" West**, a distance of **83.73 feet**, to a calculated point, for an angle corner of this tract;
- 5) **South 60°46'37" West**, a distance of **174.62 feet**, to a calculated point, for an angle corner of this tract;
- 6) **South 77°48'34" West**, a distance of **109.73 feet**, to a calculated point, for an angle corner of this tract;

- 7) **South 52°56'17" East**, a distance of **4.50 feet**, to a calculated point, for an angle corner of this tract;
- 8) **South 37°03'43" West**, a distance of **184.42 feet**, to a calculated point, for an angle corner of this tract;
- 9) **South 10°18'39" West**, a distance of **229.01 feet**, to a calculated point, for an angle corner of this tract;
- 10) **South 58°00'42" West**, a distance of **105.68 feet**, to a calculated point, for an angle corner of this tract;
- 11) **South 05°42'55" West**, a distance of **473.26 feet**, to a calculated point, for an angle corner of this tract;
- 12) **South 57°01'36" West**, a distance of **263.21 feet**, to a calculated point, for an angle corner of this tract;
- 13) **South 32°58'24" East**, a distance of **37.50 feet**, to a calculated point, for an angle corner of this tract;
- 14) **South 02°22'59" East**, a distance of **239.85 feet**, to a calculated point, for an angle corner of this tract;
- 15) **South 53°01'25" East**, a distance of **40.19 feet**, to a calculated point, for an angle corner of this tract;
- 16) **South 70°26'30" East**, a distance of **92.87 feet**, to a calculated point, for an angle corner of this tract;
- 17) **South 81°39'09" East**, a distance of **566.01 feet**, to a calculated point, for an angle corner of this tract;
- 18) **South 80°18'52" East**, a distance of **102.02 feet**, to a calculated point, for an angle corner of this tract;
- 19) **South 49°24'20" East**, a distance of **101.89 feet**, to a calculated point, for an angle corner of this tract;
- 20) **South 34°24'30" East**, a distance of **268.68 feet**, to a calculated point, lying in the east line of said 2,395.43 acre tract, lying in the west line of said 300.00 acre tract, for an angle corner of this tract;

THENCE, **South 02°14'52" East**, along the east line of said 12.18 acre tract, being the east line of said 2,395.43 acre tract, common with the west line of said 300.00 acre tract, a distance of **281.80 feet**, to a calculated point, lying in the east line of said 2,395.43 acre tract, lying in the west line of said 300.00 acre tract, for an angle corner of this tract;

THENCE, along the north, east, south and west lines of this tract, through and across said 2,395.43 acre tract, the following fifteen (15) courses and distances:

- 1) **North 34°24'30" West**, a distance of **487.50 feet**, to a calculated point, for an angle corner of this tract;
- 2) **North 49°24'20" West**, a distance of **40.68 feet**, to a calculated point, for an angle corner of this tract;
- 3) **North 80°18'52" West**, a distance of **58.79 feet**, to a calculated point, for an angle corner of this tract;
- 4) **North 81°39'09" West**, a distance of **578.98 feet**, to a calculated point, for an angle corner of this tract;
- 5) **North 70°26'30" West**, a distance of **130.57 feet**, to a calculated point, for an angle corner of this tract;
- 6) **North 53°01'25" West**, a distance of **92.61 feet**, to a calculated point, at the point-of-curvature of a curve to the right, for an angle corner of this tract;
- 7) Along said curve to the right, an arc length **101.31 feet**, said curve having a radius of **345.00 feet**, a chord which bears **north 10°28'53" west**, for a distance of **100.94 feet**, to a ½" iron rod set, for an angle corner of this tract,
- 8) **North 02°04'08" West**, a distance of **101.71 feet**, to a calculated point, for an angle corner of this tract;
- 9) **North 02°04'08" West**, a distance of **232.74 feet**, to a calculated point, for an angle corner of this tract;
- 10) **North 57°01'36" East**, a distance of **49.42 feet**, to a calculated point, for an angle corner of this tract;
- 11) **North 05°19'41" East**, a distance of **105.92 feet**, to a calculated point, for an angle corner of this tract;
- 12) **North 51°15'05" West**, a distance of **73.54 feet**, to a calculated point, for an angle corner of this tract;
- 13) **North 51°15'05" West**, a distance of **108.05 feet**, to a calculated point, for an angle corner of this tract;
- 14) **North 17°13'15" West**, a distance of **369.15 feet**, to a calculated point, for an angle corner of this tract;

- 15) **South 87°53'41" West**, a distance of **463.96 feet**, to a calculated point, lying in the west line of said 2,395.43 acre tract, lying in the east line of a 1,153.00 acre tract of land, conveyed by Quit Claim Deed to Ebeling Family Trust, as recorded in Volume 718, Page 187 of the Official Public Records of Burnet County, Texas, for an angle corner of this tract; for an angle corner of this tract;

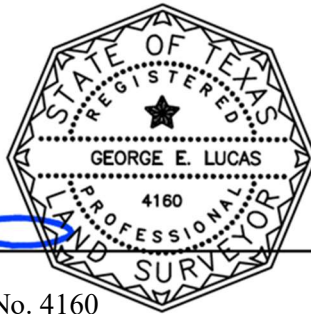
THENCE, **North 01°53'25" West**, along the west line of said 12.18 acre tract, being the west line of said 2,395.43 acre tract, common with the east line of said 1,153.00 acre tract, a distance of **50.00 feet**, to a calculated point, lying in the west line of said 2,395.43 acre tract, lying in the east line of said 1,153.00 acre tract, for an angle corner of this tract;

THENCE, along the north, east, south and west lines of this tract, through and across said 2,395.43 acre tract, the following thirty-four (34) courses and distances:

- 1) **North 87°53'41" East**, a distance of **455.44 feet**, to a calculated point, for an angle corner of this tract;
- 2) **North 17°13'15" West**, a distance of **336.47 feet**, to a calculated point, for an angle corner of this tract;
- 3) **North 29°54'00" East**, a distance of **782.98 feet**, to a calculated point, for an angle corner of this tract;
- 4) **South 05°46'31" West**, a distance of **122.33 feet**, to a calculated point, for an angle corner of this tract;
- 5) **South 29°54'00" West**, a distance of **649.53 feet**, to a calculated point, for an angle corner of this tract;
- 6) **South 17°13'15" East**, a distance of **379.96 feet**, to a calculated point, for an angle corner of this tract;
- 7) **North 87°53'41" East**, a distance of **5.18 feet**, to a calculated point, for an angle corner of this tract;
- 8) **South 17°13'15" East**, a distance of **329.99 feet**, to a calculated point, at the point-of-curvature of a curve to the left, for an angle corner of this tract;
- 9) Along said curve to the left, an arc length **8.91 feet**, said curve having a radius of **15.00 feet**, a chord which bears **south 34°14'10" east**, for a distance of **8.78 feet**, to a calculated point, for an angle corner of this tract,
- 10) **South 51°15'05" East**, a distance of **190.93 feet**, to a calculated point, for an angle corner of this tract;
- 11) **South 05°19'41" West**, a distance of **138.62 feet**, to a calculated point, for an angle corner of this tract;
- 12) **North 57°01'36" East**, a distance of **193.60 feet**, to a calculated point, for an angle corner of this tract;

- 13) **North 05°42'55" East**, a distance of **474.06 feet**, to a calculated point, for an angle corner of this tract;
- 14) **North 58°00'42" East**, a distance of **109.34 feet**, to a calculated point, for an angle corner of this tract;
- 15) **North 10°18'39" East**, a distance of **213.69 feet**, to a calculated point, for an angle corner of this tract;
- 16) **North 37°03'43" East**, a distance of **202.25 feet**, to a calculated point, for an angle corner of this tract;
- 17) **South 52°56'17" East**, a distance of **12.50 feet**, to a calculated point, for an angle corner of this tract;
- 18) **North 37°03'43" East**, a distance of **86.37 feet**, to a calculated point, for an angle corner of this tract;
- 19) **North 12°46'15" East**, a distance of **267.08 feet**, to a calculated point, for an angle corner of this tract;
- 20) **North 10°13'20" West**, a distance of **296.59 feet**, to a calculated point, for an angle corner of this tract;
- 21) **North 04°07'25" West**, a distance of **143.87 feet**, to a calculated point, for an angle corner of this tract;
- 22) **North 09°49'06" East**, a distance of **231.04 feet**, to a calculated point, for an angle corner of this tract;
- 23) **South 80°10'54" East**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 24) **South 09°49'06" West**, a distance of **224.93 feet**, to a calculated point, for an angle corner of this tract;
- 25) **South 04°07'25" East**, a distance of **135.09 feet**, to a calculated point, for an angle corner of this tract;
- 26) **South 10°13'20" East**, a distance of **304.10 feet**, to a calculated point, for an angle corner of this tract;
- 27) **South 12°46'15" West**, a distance of **288.01 feet**, to a calculated point, for an angle corner of this tract;

- 28) **South 37°03'43" West**, a distance of **29.81 feet**, to a calculated point, for an angle corner of this tract;
- 29) **North 77°48'34" East**, a distance of **56.46 feet**, to a calculated point, for an angle corner of this tract;
- 30) **North 60°46'37" East**, a distance of **173.70 feet**, to a calculated point, for an angle corner of this tract;
- 31) **North 75°45'35" East**, a distance of **75.57 feet**, to a calculated point, for an angle corner of this tract;
- 32) **North 42°56'11" East**, a distance of **79.59 feet**, to a calculated point, for an angle corner of this tract;
- 33) **North 39°48'06" East**, a distance of **55.24 feet**, to a calculated point, for an angle corner of this tract;
- 34) **North 69°16'03" East**, a distance of **52.71 feet**, to a calculated point, to the POINT OF BEGINNING containing 12.18 acres of land, more or less.




George E. Lucas

Registered Professional Land Surveyor No. 4160

Celco Surveying, Firm Registration No. 10193975

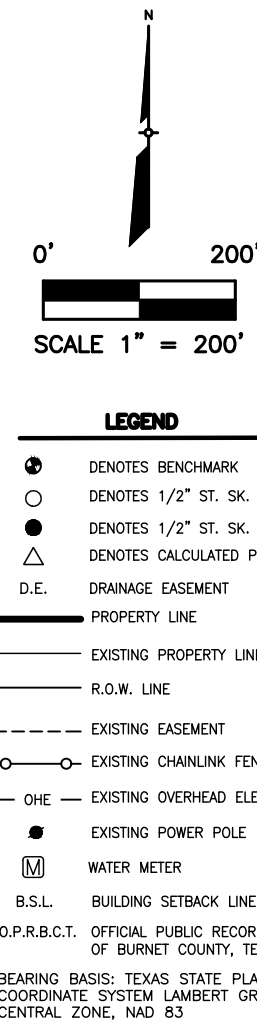
18018 Overlook Loop, Suite 105

San Antonio, Texas

Date: February 10, 2025

Bearing Basis: Texas State Plane Coordinate System, Central Zone, NAD 83

MATCHLINE SHEET 2

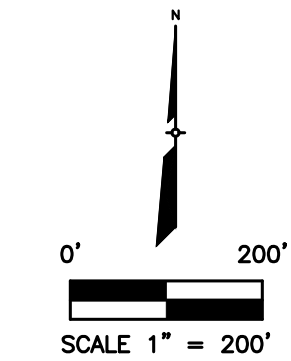


LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	105.49'	N42°36'30"E	L21	166.51'	N52°17'13"E	L41	112.99'	S28°10'26"E	L61	69.25'	S19°51'59"W	L81	93.99'	N10°33'59"W
L2	250.40'	N79°19'01"E	L22	158.09'	N21°36'24"E	L42	262.95'	S63°39'56"E	L62	81.77'	S16°27'21"W	L82	85.48'	N5°55'21"W
L3	635.68'	S78°14'04"E	L23	174.61'	N16°46'32"E	L43	118.28'	N35°58'08"E	L63	72.07'	S24°43'05"W	L83	42.12'	N0°08'20"W
L4	262.58'	N60°35'07"E	L24	153.57'	N15°06'51"E	L44	140.39'	N35°46'36"E	L64	83.71'	S13°45'46"W	L84	53.72'	N8°23'31"W
L5	831.15'	N37°04'03"E	L25	175.73'	N36°25'01"E	L45	114.99'	N38°20'45"E	L65	79.30'	S31°38'26"W	L85	62.88'	N14°19'09"E
L6	541.30'	N62°39'47"E	L26	77.36'	N80°24'59"E	L46	57.05'	N25°30'58"E	L66	59.89'	S25°30'58"W	L86	56.63'	N10°54'28"E
L7	113.21'	S87°36'49"E	L27	24.06'	S21°20'04"W	L47	74.11'	N31°38'26"E	L67	119.49'	S38°20'45"W	L87	45.69'	N16°39'52"E
L8	19.19'	N27°02'46"E	L28	196.87'	S36°25'01"W	L48	80.65'	N13°45'46"E	L68	139.13'	S35°46'36"W	L88	48.42'	N15°27'17"E
L9	149.42'	N24°21'41"E	L29	143.15'	S15°06'51"W	L49	73.25'	N24°43'05"E	L69	109.98'	S35°39'39"W	L89	50.00'	S74°32'43"E
L10	126.98'	N43°28'28"E	L30	178.01'	S16°46'32"W	L50	79.64'	N16°27'21"E	L70	335.33'	S63°39'56"E	L90	48.95'	S15°27'17"W
L11	135.76'	N14°27'52"E	L31	177.08'	S21°36'24"W	L51	70.94'	N19°51'59"E	L71	54.29'	N86°37'58"E	L91	43.70'	S16°39'52"W
L12	65.66'	N11°52'30"E	L32	201.36'	S52°17'13"W	L52	51.01'	N20°18'49"E	L72	77.93'	N63°25'50"E	L92	55.60'	S10°54'28"W
L13	53.72'	N80°24'59"E	L33	69.70'	S86°21'48"W	L53	48.89'	N28°04'41"E	L73	187.49'	N19°43'43"E	L93	54.33'	S14°19'09"W
L14	86.44'	S11°52'30"W	L34	27.96'	S33°27'55"E	L54	41.00'	N30°10'16"E	L74	248.67'	N40°02'13"E	L94	47.28'	S8°23'31"E
L15	149.83'	S14°27'52"W	L35	291.55'	S71°46'58"E	L55	43.53'	N36°24'11"E	L75	144.78'	N72°01'39"E	L95	43.20'	S0°08'20"E
L16	131.49'	S43°28'28"W	L36	341.65'	N80°59'19"E	L56	50.00'	S53°35'49"E	L76	58.17'	S76°38'55"E	L96	80.93'	S5°55'21"E
L17	144.36'	S24°21'41"W	L37	193.83'	N58°19'26"E	L57	40.81'	S36°24'11"W	L77	5.55'	N16°47'23"E	L97	92.55'	S10°33'59"E
L18	216.17'	S65°06'56"E	L38	122.17'	N8°48'18"E	L58	37.37'	S30°10'16"W	L78	81.44'	N16°47'23"E	L98	102.03'	S9°13'14"E
L19	92.42'	S33°27'55"E	L39	255.64'	N65°50'05"E	L59	45.58'	S28°04'41"W	L79	155.15'	N0°46'18"E	L99	166.55'	S0°46'18"W
L20	85.71'	N86°21'48"E	L40	139.35'	S76°31'22"E	L60	47.42'	S20°18'49"W	L80	97.07'	N9°13'14"W	L100	91.02'	S16°47'23"W

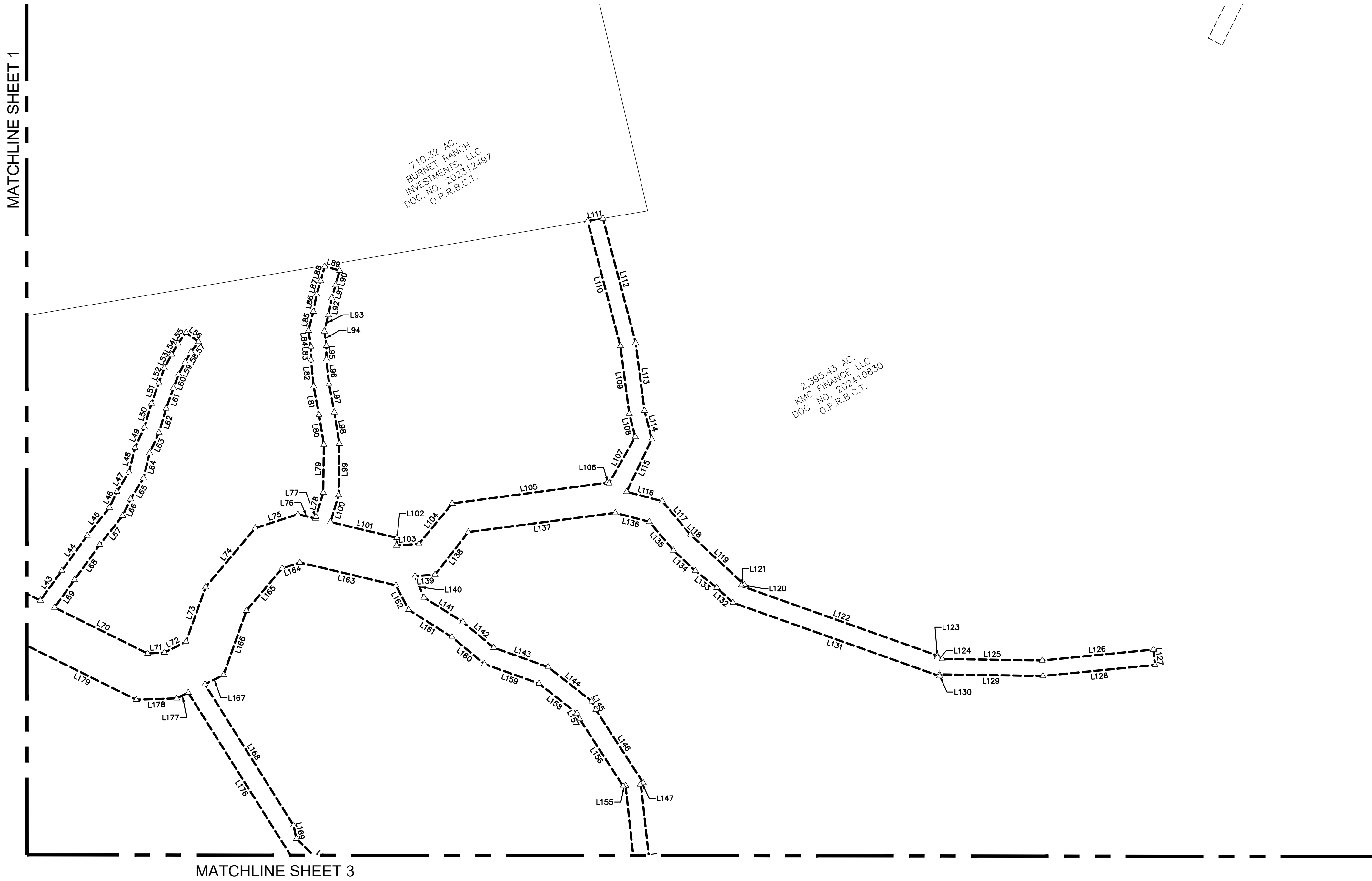
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L101	220.02'	S76°38'55"E	L121	6.33'	S47°02'46"E	L141	148.60'	S57°44'51"E	L161	165.21'	N57°44'51"W	L181	93.67'	N28°10'26"W
L102	25.15'	S1°50'42"W	L122	666.25'	S70°26'05"E	L142	129.64'	S50°19'06"E	L162	88.98'	N27°25'01"W	L182	20.89'	N76°31'22"W
L103	72.60'	N85°36'01"E	L123	5.57'	S6°29'07"E	L143	186.16'	S70°21'44"E	L163	319.00'	N76°38'55"W	L183	123.02'	S65°50'05"W
L104	168.83'	N39°27'09"E	L124	16.06'	S70°26'05"E	L144	179.23'	S51°51'16"E	L164	59.82'	S72°01'39"W	L184	109.85'	S8°48'18"W
L105	504.51'	N82°21'43"E	L125	322.91'	S89°07'21"E	L145	30.49'	S28°00'50"E	L165	179.02'	S40°06'25"W	L185	293.07'	S58°19'26"W
L106	6.76'	S75°18'00"E	L126	360.29'	N84°23'05"E	L146	280.89'	S32°55'01"E	L166	220.45'	S19°36'02"W	L186	408.04'	S80°59'19"W
L107	171.61'	N29°22'53"E	L127	50.01'	S63°34'47"E	L147	8.01'	S80°39'52"W	L167	67.35'	S63°25'50"W	L187	380.00'	N71°46'58"W
L108	77.58'	N14°19'44"W	L128	363.96'	S84°23'05"W	L148	51.61'	S6°18'24"E	L168	538.16'	S32°07'57"E	L188	199.14'	N33°27'55"W
L109	220.52'	N72°18'16"W	L129	333.83'	N89°07'21"W	L149	315.99'	S27°47'56"E	L169	43.94'	S12°04'11"E	L189	155.28'	N65°06'56"W
L110	416.96'	N14°40'27"W	L130	5.61'	S6°29'07"E	L150	432.32'	S10°08'59"E	L170	212.93'	S45°52'57"E	L190	86.10'	N87°38'49"W
L111	50.20'	N80°24'59"E	L131	708.00'	N70°26'05"W	L151	50.00'	S76°18'03"W	L171	1272.71'	S21°26'23"E	L191	467.43'	S62°39'47"W
L112	415.66'	S14°40'27"E	L132	71.30'	N47°02'46"E	L152	431.78'	N10°17'19"W	L172	50.00'	S78°14'53"W	L192	828.30'	S37°04'03"W
L113	220.67'	S72°18'16"E	L133	88.33'	N51°55'01"W	L153	314.20'	N27°58'46"W	L173	1256.17'	N21°29'46"W	L193	292.12'	S60°35'07"W
L114	94.64'	S14°19'44"E	L134	96.27'	N47°02'46"E	L154	520.06'	N6°08'30"W	L174	126.75'	N45°34'28"W	L194	66.41'	S34°23'50"E
L115	188.56'	S25°28'20"W	L135	121.05'	N40°05'43"W	L155	8.02'	S80°39'52"W	L175	42.23'	S12°04'11"E	L195	184.17'	S46°35'57"E
L116	119.16'	S75°18'00"E	L136	113.67'	N75°18'00"W	L156	258.32'	N32°55'01"W	L176	707.09'	N32°09'16"W	L196	202.20'	S32°16'04"E
L117	140.29'	S40°05'43"E	L137	478.35'	S82°33'08"W	L157	20.34'	N26°00'50"W	L177	41.60'	S63°25'50"W	L197	278.24'	S58°02'54"E
L118	4.09'	S47°02'46"E	L138	174.62'	S38°01'38"W	L158	155.69'	N51°51'16"W	L178	130.66'	S88°04'24"W	L198	50.68'	S43°40'45"E
L119	234.75'	S47°02'46"E	L139	64.65'	S85°36'01"W	L159	186.98'	N70°21'44"W	L179	372.58'	N63°39'56"W	L199	64.51'	N75°07'34"E
L120	9.97'	S84°08'59"W	L140	74.44'	S22°42'30"E	L160	136.34'	N50°19'06"W	L180	358.16'	N63°39'56"W	L200	96.72'	N67°19'10"E

LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L201	188.85'	N84°09'45"E	L221	73.28'	S36°32'50"W	L241	264.32'	S51°46'04"E	L261	118.56'	S75°15'53"E	L281	50.28'	S69°38'10"E
L202	148.73'	S88°02'50"E	L222	254.95'	S79°34'16"W	L242	177.35'	S33°11'29"E	L262	55.65'	S66°21'48"E	L282	64.88'	S86°23'14"E
L203	66.17'	N81°10'08"E	L223	187.07'	N89°17'20"W	L243	286.36'	S87°44'28"E	L263	59.63'	N83°32'02"E	L283	67.32'	S73°51'08"E
L204	91.97'	N81°21'39"E	L224	284.62'	N57°57'05"W	L244	142.02'	S19°46'09"E	L264	98.15'	N80°36'31"E	L284	109.47'	S76°26'47"E
L205	197.12'	N81°14'23"E	L225	67.17'	N71°03'33"W	L245	94.07'	N84°24'58"E	L265	30.33'	N83°00'48"E	L285	50.00'	S13°33'13"W
L206	20.49'	N86°33'09"E	L226	179.84'	N80°30'30"W	L246	55.75'	N46°43'21"E	L266	95.77'	N82°29'40"E	L286	110.60'	N76°26'47"W
L207	104.79'	N87°46'12"E	L227	105.60'	N85°27'21"W	L247	56.39'	N41°17'51"E	L267	144.22'	N47°48'17"E	L287	62.96'	N73°51'08"W
L208	144.97'	S89°22'36"E	L228	141.42'	N89°22'36"W	L248	50.22'	N52°11'36"E	L268	83.26'	N46°41'46"E	L288	66.55'	N86°23'14"W
L209	110.25'	S85°27'21"E	L229	102.66'	S87°46'12"W	L249	69.52'	N53°20'08"E	L269	78.28'	N46°12'30"E	L289	54.77'	N69°38'10"W
L210	300.43'	S80°30'30"E	L230	17.07'	S86°33'09"W	L250	155.05'	N69°51'11"E	L270	216.80'	N64°06'39"E	L290	73.26'	N76°13'10"W
L211	132.98'	N75°54'24"E	L231	194.40'	S81°42'23"W	L251	48.63'	N64°00'32"E	L271	66.39'	N58°13'52"E	L291	64.33'	N64°56'35"W
L212	436.59'	N51°28'15"E	L232	91.93'	S81°21'39"W	L252	50.00'	S25°59'28"E	L272	68.01'	N47°57'09"E	L292	38.51'	N75°41'48"W
L213	166.49'	N51°28'15"E	L233	71.73'	S81°10'08"W	L253	51.19'	S64°00'32"W	L273	193.00'	N45°35'55"E	L293	87.34'	S46°41'46"W
L214	50.00'	S38°31'45"E	L234	150.31'	N88°02'50"W	L254	150.35'	S69°51'11"W	L274	50.00'	S44°24'05"E	L294	160.32'	S47°48'17"W
L215	127.26'	S51°28'15"W	L235	134.25'	S84°09'45"W	L255	61.76'	S53°20'08"W	L275	194.03'	S45°35'55"W	L295	111.62'	S82°29'40"W
L216	486.65'	S51°28'15"W	L236	174.13'	S78°49'33"W	L256	44.95'	S52°11'36"W	L276	73.53'	S47°57'09"W	L296	29.51'	S83°00'48"W
L217	144.91'	S75°54'24"W	L237	80.26'	S13°22'31"E	L257	53.99'	S41°17'51"W	L277	73.47'	S58°13'52"W	L297	98.38'	S80°36'31"W
L218	194.78'	S57°57'05"E	L238	390.71'	S56°46'47"E	L258	75.18'	S46°43'21"W	L278	218.61'	S64°08'39"W	L298	74.36'	S83°32'02"W
L219	168.17'	S89°17'20"E	L239	353.07'	S68°15'36"E	L259	98.50'	S84°24'58"W	L279	77.48'	S64°56'35"E	L299	65.20'	N66°21'48"W
L220	303.65'	N79°34'16"E	L240	358.75'	S50°34'36"E	L260	49.57'	S19°46'09"E	L280	71.20'	S76°13'10"E	L300	80.29'	N75°15'53"W

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L301	15.83'	S19°46'09"E	L321	17.75'	S25°52'44"W	L341	113.33'	N48°34'41"E	L361	247.34'	N41°2'46"W
L302	193.23'	S41°2'46"E	L322	151.23'	S89°33'13"W	L342	178.88'	N32°11'48"E	L362	238.59'	N19°46'09"W
L303	79.53'	S72°27'49"E	L323	137.07'	N76°15'43"W	L343	162.04'	N13°28'59"E	L363	270.50'	N87°44'28"W
L304	15.14'	S51°53'51"W	L324	47.14'	S40°59'03"E	L344	143.00'	N11°01'53"E	L364	212.55'	N33°11'29"W
L305	151.89'	S72°27'49"E	L325	5.69'	S50°25'05"W	L345	44.32'	N63°28'00"W	L365	249.00'	N51°46'04"W
L306	78.55'	S49°39'25"E	L326	17.34'	S44°47'56"E	L346	468.27'	N32°36'43"W	L366	344.23'	N50°34'36"W
L307	93.85'	S31°27'28"E	L327	324.84'	S10°03'4"E	L347	128.11'	N5°45'16"W	L367	347.57'	N68°15'36"W
L308	226.17'	S45°57'55"E	L328	175.75'	S29°59'10"E	L348	5.59'	S57°46'20"W	L368	467.66'	N56°46'47"W
L309	214.98'	S76°55'29"E	L329	57.47'	S40°08'05"E	L349	72.73'	N5°45'16"W	L369	109.12'	N43°40'45"W
L310	161.98'	S62°39'15"E	L330	5.67'	S57°46'20"W	L350	180.76'	N29°55'30"W	L370	293.66'	N58°02'54"W
L311	24.27'	S40°59'03"E	L331	127.48'	S40°08'05"E	L351	299.86'	N0°44'06"W	L371	217.67'	N32°16'04"W
L312	214.42'	S76°15'43"E	L332	447.15'	S32°10'47"E	L352	169.99'	N40°59'03"W	L372	311.91'	N43°35'57"W
L313	177.86'	N89°33'15"E	L333	393.68'	S61°05'05"E	L353	138.24'	N62°39'15"W	L373	541.85'	N77°23'25"W
L314	286.05'	S72°36'35"E	L334	50.00'	S28°45'55"E	L354	226.36'	N76°55'29"W	L374	142.82'	S279°30'00"W
L315	292.11'	N831°47'05"E	L335	299.46'	N61°05'05"E	L355	256.49'	N45°57'51"W	L375	145.00'	S41°36'13"W
L316	366.65'	S59°33'55"E	L336	128.75'	N11°51'33"E	L356	91.31'	N31°27'28"W	L376	89.69'	S69°06'37"W
L317	51.23'	S17°52'02"E	L337	171.35'	S12°28'59"W	L357	51.41'	N49°39'25"W	L377	245.43'	N1°55'42"E
L318	367.54'	S59°33'55"W	L338	194.32'	S32°11'48"W	L358	188.04'	N72°27'49"W			
L319	309.79'	S83°10'50"W	L339	120.53'	S48°34'41"W	L359	15.14'	S51°53'51"W			
L320	310.46'	S72°36'35"W	L340	50.00'	N41°25'19"W	L360	78.92'	N72°27'49"W			

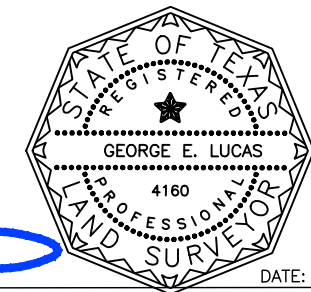


- LEGEND**
- DENOTES BENCHMARK
 - DENOTES 1/2" ST. SK. SET
 - DENOTES 1/2" ST. SK. FND.
 - △ DENOTES CALCULATED POINT
 - D.E. DRAINAGE EASEMENT
 - PROPERTY LINE
 - EXISTING PROPERTY LINE
 - R.O.W. LINE
 - EXISTING EASEMENT
 - EXISTING CHAINLINK FENCE
 - OHE — EXISTING OVERHEAD ELECTRIC
 - EXISTING POWER POLE
 - Ⓜ WATER METER
 - B.S.L. BUILDING SETBACK LINE
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS
 - BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT GRID, CENTRAL ZONE, NAD 83



LEGAL DESCRIPTION

BEGING A 59.10 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO. 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 399, ABSTRACT NO. 1078, THE CONRAD ROARKER SURVEY NO. 111, ABSTRACT NO. 738, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARDO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCHNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY NO. 76, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.



DATE: 02-04-2025
GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259
OFFICE (512) 635-4857

0'

200'

SCALE 1" = 200'

LEGEND

DENOTES BENCHMARK

DENOTES 1/2" ST. SK. SET

DENOTES 1/2" ST. SK. PAD

DENOTES CALCULATED POINT

D.E.

DRAINAGE EASEMENT

—

PROPERTY LINE

EXISTING PROPERTY LINE

R.O.W. LINE

EXISTING EASEMENT

EXISTING CHAINLINK FENCE

OHE

EXISTING OVERHEAD ELECTRIC

EXISTING POWER POLE

WATER METER

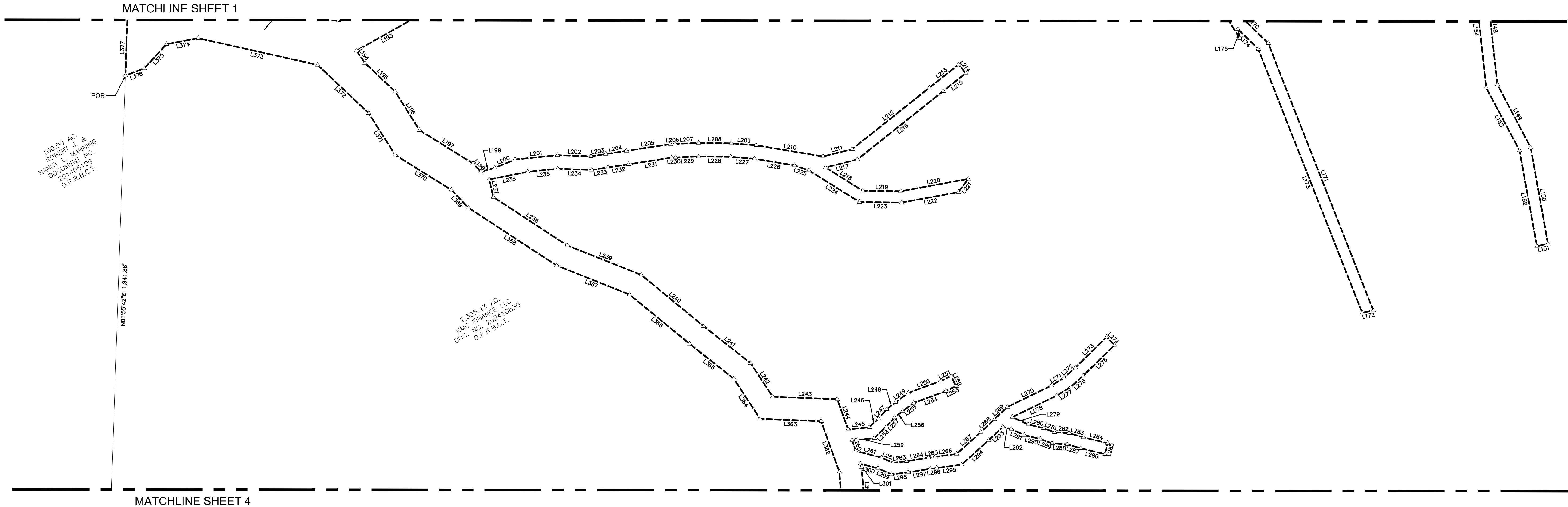
B.S.L.

BUILDING SETBACK LINE

O.P.R.E.C.T.

OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

BEARING BASIS, TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT GRID, CENTRAL ZONE, NAD 83



LEGAL DESCRIPTION
BEING A 23.10 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO. 13, ABSTRACT NO. 448, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROEMER SURVEY NO. 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO BARBERO, SR. SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, S.H. CLEGG SURVEY NO. 4, ABSTRACT NO. 1191, THE L. SCHNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC, AS RECORDED IN DOCUMENT NO. 202410630 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

STATE OF TEXAS

REGISTERED PROFESSIONAL LAND SURVEYOR

GEORGE E. LUCAS

4160

DATE: 02-04-2025

18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259
OFFICE (512) 635-4857

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CELSE SURVEYING, FIRM REGISTRATION NO. 10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259
OFFICE (512) 635-4857

0'

200'

SCALE 1" = 200'

LEGEND

●

DENOTES BENCHMARK

○

DENOTES 1/2" ST. SK. SET

●

DENOTES 1/2" ST. SK. FND.

△

DENOTES CALCULATED POINT

DRAINAGE EASEMENT

PROPERTY LINE

EXISTING PROPERTY LINE

R.O.W. LINE

EXISTING EASEMENT

○

EXISTING CHAINLINK FENCE

EXISTING OVERHEAD ELECTRIC

●

EXISTING POWER POLE

Ⓜ

WATER METER

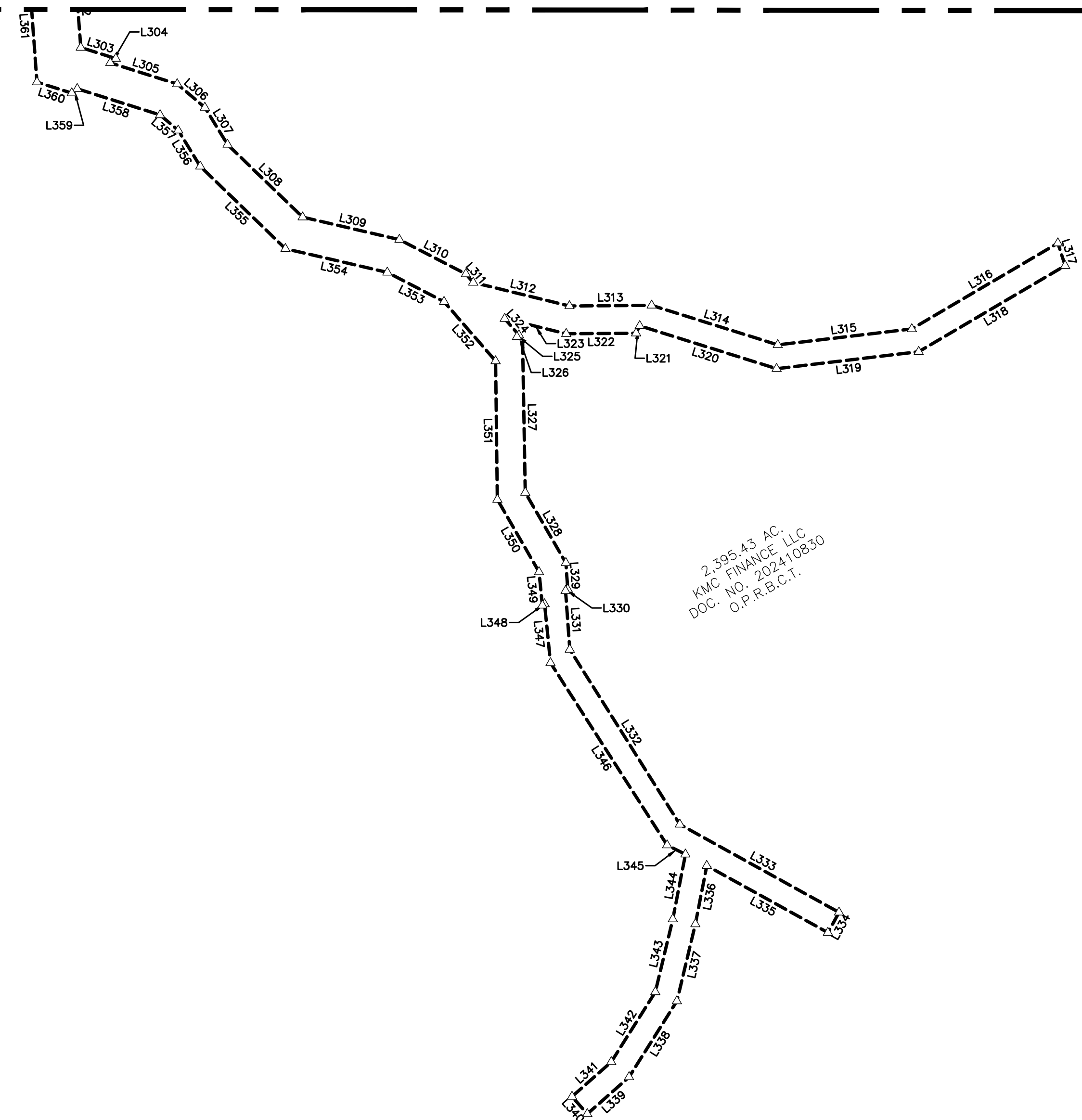
B.S.L. BUILDING SETBACK LINE

O.P.R.B.C.T.

OFFICIAL PUBLIC RECORDS
OF BURNET COUNTY, TEXAS.

BEARING BASIS: TEXAS STATE PLANE
COORDINATE SYSTEM LAMBERT GRID,
CENTRAL ZONE, NAD 83

MATCHLINE SHEET 3



LEGAL DESCRIPTION

BEING A 59.10 ACRE TRACT OF LAND, OUT OF THE H.E. & B. RR. COMPANY SURVEY NO. 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROBERTS SURVEY NO. 111, ABSTRACT NO. 739, THE J.B. & M. SURVEY NO. 1, ABSTRACT NO. 29, THE A.B. & M. SURVEY NO. 1, ABSTRACT NO. 40, THE FRANCISCO BARRIO SR. SURVEY NO. 34, ABSTRACT NO. 1018, THE B.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. COLBERTSON SURVEY NO. 4, ABSTRACT NO. 1191, THE L. SCHNEIDER SURVEY NO. 1197, ABSTRACT NO. 1098 AND THE A. BURKE SURVEY, NO. 72, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THE CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

STATE OF TEXAS

REGISTERED PROFESSIONAL LAND SURVEYOR

GEORGE E. LUCAS

4160

DATE: 02-04-2025

GEORGE E. LUCAS

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160

CEISO SURVEYING, FIRM REGISTRATION NO. 10193975

18018 OVERLOOK LOOP, SUITE 105

SAN ANTONIO, TEXAS 78259

OFFICE (512) 635-4857

FIELD NOTE DESCRIPTION FOR AN 59.10 ACRE TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 59.10 ACRE TRACT OF LAND, OUT OF THE H.T. & B. RR. COMPANY SURVEY NO 13, ABSTRACT NO. 449, THE H.E. GRAVES SURVEY NO. 999, ABSTRACT NO. 1078, THE CONRAD ROARER SURVEY NO 111, ABSTRACT NO. 739, THE AB & M SURVEY NO. 1, ABSTRACT NO. 39, THE AB & M SURVEY NO. 3, ABSTRACT NO. 40, THE FRANCISCO YBARBO, SR., SURVEY NO. 39, ABSTRACT NO. 1018, THE W.T. CLARK SURVEY NO. 1000, ABSTRACT NO. 1029, D.H. CULBERTSON SURVEY NO. 4, ABSTRACT NO. 1161, THE L. SCNEIDER SURVEY NO. 1167, ABSTRACT NO. 1098 AND THE N. BURKE SURVEY, NO. 78, ALL SITUATED IN BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2,395.43 ACRE TRACT, CONVEYED BY WARRANTY DEED TO KMC FINANCE, LLC AS RECORDED IN DOCUMENT NO. 202410830 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod found, lying in the north line of a 40.49 acre tract of land conveyed by Warranty Deed with Vendor's Lien to Steve B. and Julie Ebeling, as recorded in Volume 534, Page 276 of the Official Public Records of Burnet County, Texas, marking the southeast corner of a 100.00 acre tract of land, conveyed by General Warranty Deed to Robert J. and Nancy L. Manning, as recorded in Document No. 201405109 of the Official Public Records of Burnet County, Texas, for an angle corner of this tract;

THENCE, **North 01°55'42" East**, along the west line of said 59.10 acre tract, being the west line of said 2,395.43 acre tract, common with the east line of said 100.00 acre tract, a distance of **1,941.86 feet**, to a calculated point, lying in the east line of said 2,395.43 acre tract, for an angle corner of this tract; and the POINT OF BEGINNING;

THENCE, **North 01°55'42" East**, along the west line of said 59.10 acre tract, being the west line of said 2,395.43 acre tract, common with the east line of said 100.00 acre tract, a distance of **245.43 feet**, to a calculated point, lying in the east line of said 2,395.43 acre tract, for an angle corner of this tract;

THENCE, along the north, east, south and west lines of this tract, through and across said 2,395.43 acre tract, the following twelve (12) courses and distances:

- 1) **North 42°36'30" East**, a distance of **105.49 feet**, to a calculated point, for an angle corner of this tract;
- 2) **North 79°19'01" East**, a distance of **250.40 feet**, to a calculated point, for an angle corner of this tract;
- 3) **South 78°14'04" East**, a distance of **635.68 feet**, to a calculated point, for an angle corner of this tract;
- 4) **North 60°35'07" East**, a distance of **262.58 feet**, to a calculated point, for an angle corner of this tract;
- 5) **North 37°04'03" East**, a distance of **831.15 feet**, to a calculated point, for an angle corner of this tract;
- 6) **North 62°39'47" East**, a distance of **541.30 feet**, to a calculated point, for an angle corner of this tract;
- 7) **South 87°36'49" East**, a distance of **113.21 feet**, to a calculated point, for an angle corner of this tract;

- 8) **North 27°02'46" East**, a distance of **19.19 feet**, to a calculated point, for an angle corner of this tract;
- 9) **North 24°21'41" East**, a distance of **149.42 feet**, to a calculated point, for an angle corner of this tract;
- 10) **North 43°28'28" East**, a distance of **126.98 feet**, to a calculated point, for an angle corner of this tract;
- 11) **North 14°27'52" East**, a distance of **135.76 feet**, to a calculated point, for an angle corner of this tract;
- 12) **North 11°52'30" East**, a distance of **65.66 feet**, to a calculated point, lying in the south line of a 710.32 acre tract of land, conveyed by General Warranty Deed to Burnet Ranch Investments, LLC, as recorded in Document No. 202312497 of the Official Public Records of Burnet County, Texas, lying in the north line of said 2,395.43 acre tract, for an angle corner of this tract;

THENCE, **North 80°24'59" East**, along the north line of said 59.10 acre tract, being the north line of said 2,395.43 acre tract, common with the south line of said 710.32 acre tract, a distance of **53.72 feet**, to a calculated point, lying in the north line of said 2,395.43 acre tract, lying in the south line of said 710.32 acre tract, for an angle corner of this tract;

THENCE, along the north, east, south and west lines of this tract, through and across said 2,395.43 acre tract, the following twelve (12) courses and distances:

- 1) **South 11°52'30" West**, a distance of **86.44 feet**, to a calculated point, for an angle corner of this tract;
- 2) **South 14°27'52" West**, a distance of **149.83 feet**, to a calculated point, for an angle corner of this tract;
- 3) **South 43°28'28" West**, a distance of **131.49 feet**, to a calculated point, for an angle corner of this tract;
- 4) **South 24°21'41" West**, a distance of **144.36 feet**, to a calculated point, for an angle corner of this tract;
- 5) **South 65°06'56" East**, a distance of **216.17 feet**, to a calculated point, for an angle corner of this tract;
- 6) **South 33°27'55" East**, a distance of **92.42 feet**, to a calculated point, for an angle corner of this tract;
- 7) **North 86°21'48" East**, a distance of **85.71 feet**, to a calculated point, for an angle corner of this tract;
- 8) **North 52°17'13" East**, a distance of **166.51 feet**, to a calculated point, for an angle corner of this tract;
- 9) **North 21°36'24" East**, a distance of **158.09 feet**, to a calculated point, for an angle corner of this tract;

- 10) **North 16°46'32" East**, a distance of **174.61 feet**, to a calculated point, for an angle corner of this tract;
- 11) **North 15°06'51" East**, a distance of **153.57 feet**, to a calculated point, for an angle corner of this tract;
- 12) **North 36°25'01" East**, a distance of **175.73 feet**, to a calculated point, lying in the north line of said 2,395.43 acre tract, lying in the south line of said 710.32 acre tract, for an angle corner of this tract; for an angle corner of this tract;

THENCE, **North 80°24'59" East**, along the north line of said 59.10 acre tract, being the north line of said 2,395.43 acre tract, common with the south line of said 710.32 acre tract, a distance of **77.36 feet**, to a calculated point, lying in the north line of said 2,395.43 acre tract, lying in the south line of said 710.32 acre tract, for an angle corner of this tract;

THENCE, along the north, east, south and west lines of this tract, through and across said 2,395.43 acre tract, the following eighty-four (84) courses and distances:

- 1) **South 21°20'04" West**, a distance of **24.06 feet**, to a calculated point, for an angle corner of this tract;
- 2) **South 36°25'01" West**, a distance of **196.87 feet**, to a calculated point, for an angle corner of this tract;
- 3) **South 15°06'51" West**, a distance of **143.15 feet**, to a calculated point, for an angle corner of this tract;
- 4) **South 16°46'32" West**, a distance of **178.01 feet**, to a calculated point, for an angle corner of this tract;
- 5) **South 21°36'24" West**, a distance of **177.08 feet**, to a calculated point, for an angle corner of this tract;
- 6) **South 52°17'13" West**, a distance of **201.36 feet**, to a calculated point, for an angle corner of this tract;
- 7) **South 86°21'48" West**, a distance of **69.70 feet**, to a calculated point, for an angle corner of this tract;
- 8) **South 33°27'55" East**, a distance of **27.96 feet**, to a calculated point, for an angle corner of this tract;
- 9) **South 71°46'58" East**, a distance of **291.55 feet**, to a calculated point, for an angle corner of this tract;
- 10) **North 80°59'19" East**, a distance of **341.65 feet**, to a calculated point, for an angle corner of this tract;
- 11) **North 58°19'26" East**, a distance of **193.83 feet**, to a calculated point, for an angle corner of this tract;

- 12) **North 08°48'18" East**, a distance of **122.17 feet**, to a calculated point, for an angle corner of this tract;
- 13) **North 65°50'05" East**, a distance of **255.64 feet**, to a calculated point, for an angle corner of this tract;
- 14) **South 76°31'22" East**, a distance of **139.35 feet**, to a calculated point, for an angle corner of this tract;
- 15) **South 28°10'26" East**, a distance of **112.99 feet**, to a calculated point, for an angle corner of this tract;
- 16) **South 63°39'56" East**, a distance of **262.95 feet**, to a calculated point, for an angle corner of this tract;
- 17) **North 35°58'08" East**, a distance of **118.26 feet**, to a calculated point, for an angle corner of this tract;
- 18) **North 35°46'36" East**, a distance of **140.39 feet**, to a calculated point, for an angle corner of this tract;
- 19) **North 38°20'45" East**, a distance of **114.99 feet**, to a calculated point, for an angle corner of this tract;
- 20) **North 25°30'58" East**, a distance of **57.05 feet**, to a calculated point, for an angle corner of this tract;
- 21) **North 31°38'26" East**, a distance of **74.11 feet**, to a calculated point, for an angle corner of this tract;
- 22) **North 13°45'46" East**, a distance of **80.65 feet**, to a calculated point, for an angle corner of this tract;
- 23) **North 24°43'05" East**, a distance of **73.25 feet**, to a calculated point, for an angle corner of this tract;
- 24) **North 16°27'21" East**, a distance of **79.64 feet**, to a calculated point, for an angle corner of this tract;
- 25) **North 19°51'59" East**, a distance of **70.94 feet**, to a calculated point, for an angle corner of this tract;
- 26) **North 20°18'49" East**, a distance of **51.01 feet**, to a calculated point, for an angle corner of this tract;
- 27) **North 28°04'41" East**, a distance of **49.89 feet**, to a calculated point, for an angle corner of this tract;
- 28) **North 30°10'16" East**, a distance of **41.00 feet**, to a calculated point, for an angle corner of this tract;

- 29) **North 36°24'11" East**, a distance of **43.53 feet**, to a calculated point, for an angle corner of this tract;
- 30) **South 53°35'49" East**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 31) **South 36°24'11" West**, a distance of **40.81 feet**, to a calculated point, for an angle corner of this tract;
- 32) **South 30°10'16" West**, a distance of **37.37 feet**, to a calculated point, for an angle corner of this tract;
- 33) **South 28°04'41" West**, a distance of **45.58 feet**, to a calculated point, for an angle corner of this tract;
- 34) **South 20°18'49" West**, a distance of **47.42 feet**, to a calculated point, for an angle corner of this tract;
- 35) **South 19°51'59" West**, a distance of **69.25 feet**, to a calculated point, for an angle corner of this tract;
- 36) **South 16°27'21" West**, a distance of **81.77 feet**, to a calculated point, for an angle corner of this tract;
- 37) **South 24°43'05" West**, a distance of **72.07 feet**, to a calculated point, for an angle corner of this tract;
- 38) **South 13°45'46" West**, a distance of **83.71 feet**, to a calculated point, for an angle corner of this tract;
- 39) **South 31°38'26" West**, a distance of **79.30 feet**, to a calculated point, for an angle corner of this tract;
- 40) **South 25°30'58" West**, a distance of **59.99 feet**, to a calculated point, for an angle corner of this tract;
- 41) **South 38°20'45" West**, a distance of **119.49 feet**, to a calculated point, for an angle corner of this tract;
- 42) **South 35°46'36" West**, a distance of **139.13 feet**, to a calculated point, for an angle corner of this tract;
- 43) **South 35°39'39" West**, a distance of **109.98 feet**, to a calculated point, for an angle corner of this tract;
- 44) **South 63°39'56" East**, a distance of **335.33 feet**, to a calculated point, for an angle corner of this tract;
- 45) **North 86°37'58" East**, a distance of **54.29 feet**, to a calculated point, for an angle corner of this tract;

- 46) **North 63°25'50" East**, a distance of **77.93 feet**, to a calculated point, for an angle corner of this tract;
- 47) **North 19°43'43" East**, a distance of **187.49 feet**, to a calculated point, for an angle corner of this tract;
- 48) **North 40°02'13" East**, a distance of **248.67 feet**, to a calculated point, for an angle corner of this tract;
- 49) **North 72°01'39" East**, a distance of **144.78 feet**, to a calculated point, for an angle corner of this tract;
- 50) **South 76°38'55" East**, a distance of **58.17 feet**, to a calculated point, for an angle corner of this tract;
- 51) **North 16°47'23" East**, a distance of **5.55 feet**, to a calculated point, for an angle corner of this tract;
- 52) **North 16°47'23" East**, a distance of **81.44 feet**, to a calculated point, for an angle corner of this tract;
- 53) **North 00°46'18" East**, a distance of **155.15 feet**, to a calculated point, for an angle corner of this tract;
- 54) **North 09°13'14" West**, a distance of **97.07 feet**, to a calculated point, for an angle corner of this tract;
- 55) **North 10°33'59" West**, a distance of **93.99 feet**, to a calculated point, for an angle corner of this tract;
- 56) **North 05°55'21" West**, a distance of **85.48 feet**, to a calculated point, for an angle corner of this tract;
- 57) **North 00°08'20" West**, a distance of **42.12 feet**, to a calculated point, for an angle corner of this tract;
- 58) **North 08°23'31" West**, a distance of **53.72 feet**, to a calculated point, for an angle corner of this tract;
- 59) **North 14°19'09" East**, a distance of **62.88 feet**, to a calculated point, for an angle corner of this tract;
- 60) **North 10°54'28" East**, a distance of **56.63 feet**, to a calculated point, for an angle corner of this tract;
- 61) **North 16°39'52" East**, a distance of **45.69 feet**, to a calculated point, for an angle corner of this tract;
- 62) **North 15°27'17" East**, a distance of **48.42 feet**, to a calculated point, for an angle corner of this tract;

- 63) **South 74°32'43" East**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 64) **South 15°27'17" West**, a distance of **48.95 feet**, to a calculated point, for an angle corner of this tract;
- 65) **South 16°39'52" West**, a distance of **43.70 feet**, to a calculated point, for an angle corner of this tract;
- 66) **South 10°54'28" West**, a distance of **55.60 feet**, to a calculated point, for an angle corner of this tract;
- 67) **South 14°19'09" West**, a distance of **54.33 feet**, to a calculated point, for an angle corner of this tract;
- 68) **South 08°23'31" East**, a distance of **47.28 feet**, to a calculated point, for an angle corner of this tract;
- 69) **South 00°08'20" East**, a distance of **43.20 feet**, to a calculated point, for an angle corner of this tract;
- 70) **South 05°55'21" East**, a distance of **80.93 feet**, to a calculated point, for an angle corner of this tract;
- 71) **South 10°33'59" East**, a distance of **92.55 feet**, to a calculated point, for an angle corner of this tract;
- 72) **South 09°13'14" East**, a distance of **102.03 feet**, to a calculated point, for an angle corner of this tract;
- 73) **South 00°46'18" West**, a distance of **166.55 feet**, to a calculated point, for an angle corner of this tract;
- 74) **South 16°47'23" West**, a distance of **91.02 feet**, to a calculated point, for an angle corner of this tract;
- 75) **South 76°38'55" East**, a distance of **220.02 feet**, to a calculated point, for an angle corner of this tract;
- 76) **South 01°50'42" West**, a distance of **25.15 feet**, to a calculated point, for an angle corner of this tract;
- 77) **North 85°36'01" East**, a distance of **72.60 feet**, to a calculated point, for an angle corner of this tract;
- 78) **North 39°27'09" East**, a distance of **168.83 feet**, to a calculated point, for an angle corner of this tract;
- 79) **North 82°21'43" East**, a distance of **504.51 feet**, to a calculated point, for an angle corner of this tract;

- 80) **South 75°18'00" East**, a distance of **6.76 feet**, to a calculated point, for an angle corner of this tract;
- 81) **North 29°22'53" East**, a distance of **171.61 feet**, to a calculated point, for an angle corner of this tract;
- 82) **North 14°19'44" West**, a distance of **77.58 feet**, to a calculated point, for an angle corner of this tract;
- 83) **North 07°28'16" West**, a distance of **220.52 feet**, to a calculated point, for an angle corner of this tract;
- 84) **North 14°40'27" West**, a distance of **416.96 feet**, to a calculated point, lying in the north line of said 2,395.43 acre tract, lying in the south line of said 710.32 acre tract, for an angle corner of this tract;

THENCE, **North 80°24'59" East**, along the north line of said 59.10 acre tract, being the north line of said 2,395.43 acre tract, common with the south line of said 710.32 acre tract, a distance of **50.20 feet**, to a calculated point, lying in the north line of said 2,395.43 acre tract, lying in the south line of said 710.32 acre tract, for an angle corner of this tract;

THENCE, along the north, east, south and west lines of this tract, through and across said 2,395.43 acre tract, the following two hundred sixty-six (266) courses and distances:

- 1) **South 14°40'27" East**, a distance of **415.66 feet**, to a calculated point, for an angle corner of this tract;
- 2) **South 07°28'16" East**, a distance of **220.67 feet**, to a calculated point, for an angle corner of this tract;
- 3) **South 14°19'44" East**, a distance of **94.64 feet**, to a calculated point, for an angle corner of this tract;
- 4) **South 25°28'20" West**, a distance of **188.56 feet**, to a calculated point, for an angle corner of this tract;
- 5) **South 75°18'00" East**, a distance of **119.16 feet**, to a calculated point, for an angle corner of this tract;
- 6) **South 40°05'43" East**, a distance of **140.29 feet**, to a calculated point, for an angle corner of this tract;
- 7) **South 47°02'46" East**, a distance of **4.09 feet**, to a calculated point, for an angle corner of this tract;
- 8) **South 47°02'46" East**, a distance of **234.75 feet**, to a calculated point, for an angle corner of this tract;
- 9) **South 84°09'59" West**, a distance of **9.97 feet**, to a calculated point, for an angle corner of this tract;
- 10) **South 47°02'46" East**, a distance of **6.33 feet**, to a calculated point, for an angle corner of this tract;
- 11) **South 70°26'05" East**, a distance of **666.25 feet**, to a calculated point, for an angle corner of this tract;

- 12) **South 06°29'07" East**, a distance of **5.57 feet**, to a calculated point, for an angle corner of this tract;
- 13) **South 70°26'05" East**, a distance of **16.06 feet**, to a calculated point, for an angle corner of this tract;
- 14) **South 89°07'21" East**, a distance of **322.91 feet**, to a calculated point, for an angle corner of this tract;
- 15) **North 84°23'05" East**, a distance of **360.29 feet**, to a calculated point, for an angle corner of this tract;
- 16) **South 06°33'47" East**, a distance of **50.01 feet**, to a calculated point, for an angle corner of this tract;
- 17) **South 84°23'05" West**, a distance of **363.96 feet**, to a calculated point, for an angle corner of this tract;
- 18) **North 89°07'21" West**, a distance of **333.83 feet**, to a calculated point, for an angle corner of this tract;
- 19) **South 06°29'07" East**, a distance of **5.61 feet**, to a calculated point, for an angle corner of this tract;
- 20) **North 70°26'05" West**, a distance of **708.00 feet**, to a calculated point, for an angle corner of this tract;
- 21) **North 47°02'46" West**, a distance of **71.30 feet**, to a calculated point, for an angle corner of this tract;
- 22) **North 51°55'01" West**, a distance of **88.33 feet**, to a calculated point, for an angle corner of this tract;
- 23) **North 47°02'46" West**, a distance of **96.27 feet**, to a calculated point, for an angle corner of this tract;
- 24) **North 40°05'43" West**, a distance of **121.05 feet**, to a calculated point, for an angle corner of this tract;
- 25) **North 75°18'00" West**, a distance of **113.67 feet**, to a calculated point, for an angle corner of this tract;
- 26) **South 82°33'08" West**, a distance of **478.35 feet**, to a calculated point, for an angle corner of this tract;
- 27) **South 38°01'38" West**, a distance of **174.62 feet**, to a calculated point, for an angle corner of this tract;
- 28) **South 85°36'01" West**, a distance of **64.65 feet**, to a calculated point, for an angle corner of this tract;
- 29) **South 22°42'30" East**, a distance of **74.44 feet**, to a calculated point, for an angle corner of this tract;

- 30) **South 57°44'51" East**, a distance of **148.60 feet**, to a calculated point, for an angle corner of this tract;
- 31) **South 50°19'06" East**, a distance of **129.64 feet**, to a calculated point, for an angle corner of this tract;
- 32) **South 70°21'44" East**, a distance of **186.16 feet**, to a calculated point, for an angle corner of this tract;
- 33) **South 51°51'16" East**, a distance of **179.23 feet**, to a calculated point, for an angle corner of this tract;
- 34) **South 26°00'50" East**, a distance of **30.49 feet**, to a calculated point, for an angle corner of this tract;
- 35) **South 32°55'01" East**, a distance of **280.89 feet**, to a calculated point, for an angle corner of this tract;
- 36) **South 80°39'52" West**, a distance of **8.01 feet**, to a calculated point, for an angle corner of this tract;
- 37) **South 06°18'24" East**, a distance of **513.61 feet**, to a calculated point, for an angle corner of this tract;
- 38) **South 27°47'56" East**, a distance of **315.99 feet**, to a calculated point, for an angle corner of this tract;
- 39) **South 10°08'59" East**, a distance of **432.32 feet**, to a calculated point, for an angle corner of this tract;
- 40) **South 76°18'03" West**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 41) **North 10°17'19" West**, a distance of **431.78 feet**, to a calculated point, for an angle corner of this tract;
- 42) **North 27°58'46" West**, a distance of **314.20 feet**, to a calculated point, for an angle corner of this tract;
- 43) **North 06°08'30" West**, a distance of **520.06 feet**, to a calculated point, for an angle corner of this tract;
- 44) **South 80°39'52" West**, a distance of **8.02 feet**, to a calculated point, for an angle corner of this tract;
- 45) **North 32°55'01" West**, a distance of **258.32 feet**, to a calculated point, for an angle corner of this tract;
- 46) **North 26°00'50" West**, a distance of **20.34 feet**, to a calculated point, for an angle corner of this tract;

- 47) **North 51°51'16" West**, a distance of **155.69 feet**, to a calculated point, for an angle corner of this tract;
- 48) **North 70°21'44" West**, a distance of **186.98 feet**, to a calculated point, for an angle corner of this tract;
- 49) **North 50°19'06" West**, a distance of **136.34 feet**, to a calculated point, for an angle corner of this tract;
- 50) **North 57°44'51" West**, a distance of **165.21 feet**, to a calculated point, for an angle corner of this tract;
- 51) **North 27°25'01" West**, a distance of **88.98 feet**, to a calculated point, for an angle corner of this tract;
- 52) **North 76°38'55" West**, a distance of **319.00 feet**, to a calculated point, for an angle corner of this tract;
- 53) **South 72°01'39" West**, a distance of **59.82 feet**, to a calculated point, for an angle corner of this tract;
- 54) **South 40°06'25" West**, a distance of **179.02 feet**, to a calculated point, for an angle corner of this tract;
- 55) **South 19°36'02" West**, a distance of **220.45 feet**, to a calculated point, for an angle corner of this tract;
- 56) **South 63°25'50" West**, a distance of **67.35 feet**, to a calculated point, for an angle corner of this tract;
- 57) **South 32°07'57" East**, a distance of **538.16 feet**, to a calculated point, for an angle corner of this tract;
- 58) **South 12°04'11" East**, a distance of **43.94 feet**, to a calculated point, for an angle corner of this tract;
- 59) **South 45°52'57" East**, a distance of **212.93 feet**, to a calculated point, for an angle corner of this tract;
- 60) **South 21°26'23" East**, a distance of **1,272.71 feet**, to a calculated point, for an angle corner of this tract;
- 61) **South 78°14'53" West**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 62) **North 21°29'46" West**, a distance of **1,256.17 feet**, to a calculated point, for an angle corner of this tract;
- 63) **North 45°34'28" West**, a distance of **126.75 feet**, to a calculated point, for an angle corner of this tract;

- 64) **South 12°04'11" East**, a distance of **42.23 feet**, to a calculated point, for an angle corner of this tract;
- 65) **North 32°09'16" West**, a distance of **707.09 feet**, to a calculated point, for an angle corner of this tract;
- 66) **South 63°25'50" West**, a distance of **41.60 feet**, to a calculated point, for an angle corner of this tract;
- 67) **South 88°04'24" West**, a distance of **130.66 feet**, to a calculated point, for an angle corner of this tract;
- 68) **North 63°39'56" West**, a distance of **372.58 feet**, to a calculated point, for an angle corner of this tract;
- 69) **North 63°39'56" West**, a distance of **358.16 feet**, to a calculated point, for an angle corner of this tract;
- 70) **North 28°10'26" West**, a distance of **93.67 feet**, to a calculated point, for an angle corner of this tract;
- 71) **North 76°31'22" West**, a distance of **20.89 feet**, to a calculated point, for an angle corner of this tract;
- 72) **South 65°50'05" West**, a distance of **123.02 feet**, to a calculated point, for an angle corner of this tract;
- 73) **South 08°48'18" West**, a distance of **109.85 feet**, to a calculated point, for an angle corner of this tract;
- 74) **South 58°19'26" West**, a distance of **293.07 feet**, to a calculated point, for an angle corner of this tract;
- 75) **South 80°59'19" West**, a distance of **408.04 feet**, to a calculated point, for an angle corner of this tract;
- 76) **North 71°46'58" West**, a distance of **380.00 feet**, to a calculated point, for an angle corner of this tract;
- 77) **North 33°27'55" West**, a distance of **199.14 feet**, to a calculated point, for an angle corner of this tract;
- 78) **North 65°06'56" West**, a distance of **155.28 feet**, to a calculated point, for an angle corner of this tract;
- 79) **North 87°36'49" West**, a distance of **86.10 feet**, to a calculated point, for an angle corner of this tract;
- 80) **South 62°39'47" West**, a distance of **467.43 feet**, to a calculated point, for an angle corner of this tract;

- 81) **South 37°04'03" West**, a distance of **828.30 feet**, to a calculated point, for an angle corner of this tract;
- 82) **South 60°35'07" West**, a distance of **292.12 feet**, to a calculated point, for an angle corner of this tract;
- 83) **South 34°23'50" East**, a distance of **66.41 feet**, to a calculated point, for an angle corner of this tract;
- 84) **South 46°35'57" East**, a distance of **184.17 feet**, to a calculated point, for an angle corner of this tract;
- 85) **South 32°16'04" East**, a distance of **202.20 feet**, to a calculated point, for an angle corner of this tract;
- 86) **South 58°02'54" East**, a distance of **278.24 feet**, to a calculated point, for an angle corner of this tract;
- 87) **South 43°40'45" East**, a distance of **50.68 feet**, to a calculated point, for an angle corner of this tract;
- 88) **North 75°07'34" East**, a distance of **64.51 feet**, to a calculated point, for an angle corner of this tract;
- 89) **North 67°19'10" East**, a distance of **96.72 feet**, to a calculated point, for an angle corner of this tract;
- 90) **North 84°09'45" East**, a distance of **188.85 feet**, to a calculated point, for an angle corner of this tract;
- 91) **South 88°02'50" East**, a distance of **148.73 feet**, to a calculated point, for an angle corner of this tract;
- 92) **North 81°10'08" East**, a distance of **66.17 feet**, to a calculated point, for an angle corner of this tract;
- 93) **North 81°21'39" East**, a distance of **91.97 feet**, to a calculated point, for an angle corner of this tract;
- 94) **North 81°14'23" East**, a distance of **197.12 feet**, to a calculated point, for an angle corner of this tract;
- 95) **North 86°33'09" East**, a distance of **20.49 feet**, to a calculated point, for an angle corner of this tract;
- 96) **North 87°46'12" East**, a distance of **104.79 feet**, to a calculated point, for an angle corner of this tract;
- 97) **South 89°22'36" East**, a distance of **144.97 feet**, to a calculated point, for an angle corner of this tract;

- 98) **South 85°27'21" East**, a distance of **110.25 feet**, to a calculated point, for an angle corner of this tract;
- 99) **South 80°30'30" East**, a distance of **300.43 feet**, to a calculated point, for an angle corner of this tract;
- 100) **North 75°54'24" East**, a distance of **132.98 feet**, to a calculated point, for an angle corner of this tract;
- 101) **North 51°28'15" East**, a distance of **436.59 feet**, to a calculated point, for an angle corner of this tract;
- 102) **North 51°28'15" East**, a distance of **166.49 feet**, to a calculated point, for an angle corner of this tract;
- 103) **South 38°31'45" East**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 104) **South 51°28'15" West**, a distance of **127.26 feet**, to a calculated point, for an angle corner of this tract;
- 105) **South 51°28'15" West**, a distance of **486.65 feet**, to a calculated point, for an angle corner of this tract;
- 106) **South 75°54'24" West**, a distance of **144.91 feet**, to a calculated point, for an angle corner of this tract;
- 107) **South 57°57'05" East**, a distance of **194.78 feet**, to a calculated point, for an angle corner of this tract;
- 108) **South 89°17'20" East**, a distance of **168.17 feet**, to a calculated point, for an angle corner of this tract;
- 109) **North 79°34'16" East**, a distance of **303.65 feet**, to a calculated point, for an angle corner of this tract;
- 110) **South 36°32'50" West**, a distance of **73.28 feet**, to a calculated point, for an angle corner of this tract;
- 111) **South 79°34'16" West**, a distance of **254.95 feet**, to a calculated point, for an angle corner of this tract;
- 112) **North 89°17'20" West**, a distance of **187.07 feet**, to a calculated point, for an angle corner of this tract;
- 113) **North 57°57'05" West**, a distance of **264.62 feet**, to a calculated point, for an angle corner of this tract;
- 114) **North 71°03'33" West**, a distance of **67.17 feet**, to a calculated point, for an angle corner of this tract;

- 115) **North 80°30'30" West**, a distance of **179.84 feet**, to a calculated point, for an angle corner of this tract;
- 116) **North 85°27'21" West**, a distance of **105.60 feet**, to a calculated point, for an angle corner of this tract;
- 117) **North 89°22'36" West**, a distance of **141.42 feet**, to a calculated point, for an angle corner of this tract;
- 118) **South 87°46'12" West**, a distance of **102.66 feet**, to a calculated point, for an angle corner of this tract;
- 119) **South 86°33'09" West**, a distance of **17.07 feet**, to a calculated point, for an angle corner of this tract;
- 120) **South 81°14'23" West**, a distance of **194.40 feet**, to a calculated point, for an angle corner of this tract;
- 121) **South 81°21'39" West**, a distance of **91.93 feet**, to a calculated point, for an angle corner of this tract;
- 122) **South 81°10'08" West**, a distance of **71.73 feet**, to a calculated point, for an angle corner of this tract;
- 123) **North 88°02'50" West**, a distance of **150.31 feet**, to a calculated point, for an angle corner of this tract;
- 124) **South 84°09'45" West**, a distance of **134.25 feet**, to a calculated point, for an angle corner of this tract;
- 125) **South 78°49'33" West**, a distance of **174.13 feet**, to a calculated point, for an angle corner of this tract;
- 126) **South 13°22'31" East**, a distance of **80.26 feet**, to a calculated point, for an angle corner of this tract;
- 127) **South 56°46'47" East**, a distance of **390.71 feet**, to a calculated point, for an angle corner of this tract;
- 128) **South 68°15'36" East**, a distance of **353.07 feet**, to a calculated point, for an angle corner of this tract;
- 129) **South 50°34'36" East**, a distance of **358.75 feet**, to a calculated point, for an angle corner of this tract;
- 130) **South 51°46'04" East**, a distance of **264.32 feet**, to a calculated point, for an angle corner of this tract;
- 131) **South 33°11'29" East**, a distance of **177.35 feet**, to a calculated point, for an angle corner of this tract;

- 132) **South 87°44'28" East**, a distance of **286.36 feet**, to a calculated point, for an angle corner of this tract;
- 133) **South 19°46'09" East**, a distance of **142.02 feet**, to a calculated point, for an angle corner of this tract;
- 134) **North 84°24'58" East**, a distance of **94.07 feet**, to a calculated point, for an angle corner of this tract;
- 135) **North 46°43'21" East**, a distance of **55.75 feet**, to a calculated point, for an angle corner of this tract;
- 136) **North 41°17'51" East**, a distance of **56.39 feet**, to a calculated point, for an angle corner of this tract;
- 137) **North 52°11'36" East**, a distance of **50.22 feet**, to a calculated point, for an angle corner of this tract;
- 138) **North 53°20'08" East**, a distance of **69.52 feet**, to a calculated point, for an angle corner of this tract;
- 139) **North 69°51'11" East**, a distance of **155.05 feet**, to a calculated point, for an angle corner of this tract;
- 140) **North 64°00'32" East**, a distance of **48.63 feet**, to a calculated point, for an angle corner of this tract;
- 141) **South 25°59'28" East**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 142) **South 64°00'32" West**, a distance of **51.19 feet**, to a calculated point, for an angle corner of this tract;
- 143) **South 69°51'11" West**, a distance of **150.35 feet**, to a calculated point, for an angle corner of this tract;
- 144) **South 53°20'08" West**, a distance of **61.76 feet**, to a calculated point, for an angle corner of this tract;
- 145) **South 52°11'36" West**, a distance of **44.95 feet**, to a calculated point, for an angle corner of this tract;
- 146) **South 41°17'51" West**, a distance of **53.99 feet**, to a calculated point, for an angle corner of this tract;
- 147) **South 46°43'21" West**, a distance of **75.18 feet**, to a calculated point, for an angle corner of this tract;
- 148) **South 84°24'58" West**, a distance of **98.50 feet**, to a calculated point, for an angle corner of this tract;

- 149) **South 19°46'09" East**, a distance of **49.57 feet**, to a calculated point, for an angle corner of this tract;
- 150) **South 75°15'53" East**, a distance of **118.56 feet**, to a calculated point, for an angle corner of this tract;
- 151) **South 66°21'48" East**, a distance of **55.65 feet**, to a calculated point, for an angle corner of this tract;
- 152) **North 83°32'02" East**, a distance of **59.63 feet**, to a calculated point, for an angle corner of this tract;
- 153) **North 80°36'31" East**, a distance of **98.15 feet**, to a calculated point, for an angle corner of this tract;
- 154) **North 83°00'48" East**, a distance of **30.33 feet**, to a calculated point, for an angle corner of this tract;
- 155) **North 82°29'40" East**, a distance of **95.77 feet**, to a calculated point, for an angle corner of this tract;
- 156) **North 47°48'17" East**, a distance of **144.22 feet**, to a calculated point, for an angle corner of this tract;
- 157) **North 46°41'46" East**, a distance of **83.26 feet**, to a calculated point, for an angle corner of this tract;
- 158) **North 46°12'30" East**, a distance of **78.28 feet**, to a calculated point, for an angle corner of this tract;
- 159) **North 64°08'39" East**, a distance of **216.80 feet**, to a calculated point, for an angle corner of this tract;
- 160) **North 58°13'52" East**, a distance of **66.39 feet**, to a calculated point, for an angle corner of this tract;
- 161) **North 47°57'09" East**, a distance of **68.01 feet**, to a calculated point, for an angle corner of this tract;
- 162) **North 45°35'55" East**, a distance of **193.00 feet**, to a calculated point, for an angle corner of this tract;
- 163) **South 44°24'05" East**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 164) **South 45°35'55" West**, a distance of **194.03 feet**, to a calculated point, for an angle corner of this tract;
- 165) **South 47°57'09" West**, a distance of **73.53 feet**, to a calculated point, for an angle corner of this tract;

- 166) **South 58°13'52" West**, a distance of **73.47 feet**, to a calculated point, for an angle corner of this tract;
- 167) **South 64°08'39" West**, a distance of **218.61 feet**, to a calculated point, for an angle corner of this tract;
- 168) **South 64°56'35" East**, a distance of **77.48 feet**, to a calculated point, for an angle corner of this tract;
- 169) **South 76°13'10" East**, a distance of **71.20 feet**, to a calculated point, for an angle corner of this tract;
- 170) **South 69°38'10" East**, a distance of **50.28 feet**, to a calculated point, for an angle corner of this tract;
- 171) **South 86°23'14" East**, a distance of **64.68 feet**, to a calculated point, for an angle corner of this tract;
- 172) **South 73°51'08" East**, a distance of **67.32 feet**, to a calculated point, for an angle corner of this tract;
- 173) **South 76°26'47" East**, a distance of **109.47 feet**, to a calculated point, for an angle corner of this tract;
- 174) **South 13°33'13" West**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 175) **North 76°26'47" West**, a distance of **110.60 feet**, to a calculated point, for an angle corner of this tract;
- 176) **North 73°51'08" West**, a distance of **62.96 feet**, to a calculated point, for an angle corner of this tract;
- 177) **North 86°23'14" West**, a distance of **66.55 feet**, to a calculated point, for an angle corner of this tract;
- 178) **North 69°38'10" West**, a distance of **54.77 feet**, to a calculated point, for an angle corner of this tract;
- 179) **North 76°13'10" West**, a distance of **73.26 feet**, to a calculated point, for an angle corner of this tract;
- 180) **North 64°56'35" West**, a distance of **64.33 feet**, to a calculated point, for an angle corner of this tract;
- 181) **North 75°41'48" West**, a distance of **38.51 feet**, to a calculated point, for an angle corner of this tract;
- 182) **South 46°41'46" West**, a distance of **87.34 feet**, to a calculated point, for an angle corner of this tract;

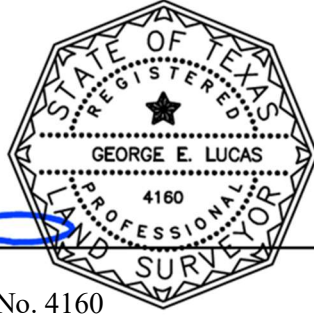
- 183) **South 47°48'17" West**, a distance of **160.32 feet**, to a calculated point, for an angle corner of this tract;
- 184) **South 82°29'40" West**, a distance of **111.62 feet**, to a calculated point, for an angle corner of this tract;
- 185) **South 83°00'48" West**, a distance of **29.51 feet**, to a calculated point, for an angle corner of this tract;
- 186) **South 80°36'31" West**, a distance of **98.38 feet**, to a calculated point, for an angle corner of this tract;
- 187) **South 83°32'02" West**, a distance of **74.36 feet**, to a calculated point, for an angle corner of this tract;
- 188) **North 66°21'48" West**, a distance of **65.20 feet**, to a calculated point, for an angle corner of this tract;
- 189) **North 75°15'53" West**, a distance of **80.29 feet**, to a calculated point, for an angle corner of this tract;
- 190) **South 19°46'09" East**, a distance of **15.83 feet**, to a calculated point, for an angle corner of this tract;
- 191) **South 04°12'46" East**, a distance of **193.23 feet**, to a calculated point, for an angle corner of this tract;
- 192) **South 72°27'49" East**, a distance of **79.53 feet**, to a calculated point, for an angle corner of this tract;
- 193) **South 51°53'51" West**, a distance of **15.14 feet**, to a calculated point, for an angle corner of this tract;
- 194) **South 72°27'49" East**, a distance of **151.89 feet**, to a calculated point, for an angle corner of this tract;
- 195) **South 49°39'25" East**, a distance of **78.55 feet**, to a calculated point, for an angle corner of this tract;
- 196) **South 31°27'28" East**, a distance of **93.85 feet**, to a calculated point, for an angle corner of this tract;
- 197) **South 45°57'55" East**, a distance of **226.17 feet**, to a calculated point, for an angle corner of this tract;
- 198) **South 76°55'29" East**, a distance of **214.98 feet**, to a calculated point, for an angle corner of this tract;
- 199) **South 62°39'15" East**, a distance of **161.98 feet**, to a calculated point, for an angle corner of this tract;

- 200) **South 40°59'03" East**, a distance of **24.27 feet**, to a calculated point, for an angle corner of this tract;
- 201) **South 76°15'43" East**, a distance of **214.42 feet**, to a calculated point, for an angle corner of this tract;
- 202) **North 89°33'13" East**, a distance of **177.86 feet**, to a calculated point, for an angle corner of this tract;
- 203) **South 72°36'35" East**, a distance of **286.05 feet**, to a calculated point, for an angle corner of this tract;
- 204) **North 83°14'07" East**, a distance of **292.11 feet**, to a calculated point, for an angle corner of this tract;
- 205) **North 59°33'55" East**, a distance of **366.65 feet**, to a calculated point, for an angle corner of this tract;
- 206) **South 17°52'02" East**, a distance of **51.23 feet**, to a calculated point, for an angle corner of this tract;
- 207) **South 59°33'55" West**, a distance of **367.54 feet**, to a calculated point, for an angle corner of this tract;
- 208) **South 83°10'50" West**, a distance of **309.79 feet**, to a calculated point, for an angle corner of this tract;
- 209) **North 72°36'35" West**, a distance of **310.46 feet**, to a calculated point, for an angle corner of this tract;
- 210) **South 25°52'44" West**, a distance of **17.75 feet**, to a calculated point, for an angle corner of this tract;
- 211) **South 89°33'13" West**, a distance of **151.23 feet**, to a calculated point, for an angle corner of this tract;
- 212) **North 76°15'43" West**, a distance of **137.07 feet**, to a calculated point, for an angle corner of this tract;
- 213) **South 40°59'03" East**, a distance of **47.14 feet**, to a calculated point, for an angle corner of this tract;
- 214) **South 50°25'05" West**, a distance of **5.69 feet**, to a calculated point, for an angle corner of this tract;
- 215) **South 44°47'56" East**, a distance of **17.34 feet**, to a calculated point, for an angle corner of this tract;
- 216) **South 01°00'34" East**, a distance of **324.84 feet**, to a calculated point, for an angle corner of this tract;

- 217) **South 29°59'10" East**, a distance of **175.75 feet**, to a calculated point, for an angle corner of this tract;
- 218) **South 04°08'05" East**, a distance of **57.47 feet**, to a calculated point, for an angle corner of this tract;
- 219) **South 57°46'20" West**, a distance of **5.67 feet**, to a calculated point, for an angle corner of this tract;
- 220) **South 04°08'05" East**, a distance of **127.48 feet**, to a calculated point, for an angle corner of this tract;
- 221) **South 32°10'47" East**, a distance of **447.15 feet**, to a calculated point, for an angle corner of this tract;
- 222) **South 61°05'05" East**, a distance of **393.68 feet**, to a calculated point, for an angle corner of this tract;
- 223) **South 28°54'55" West**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 224) **North 61°05'05" West**, a distance of **299.46 feet**, to a calculated point, for an angle corner of this tract;
- 225) **South 11°01'53" West**, a distance of **128.75 feet**, to a calculated point, for an angle corner of this tract;
- 226) **South 13°28'59" West**, a distance of **171.35 feet**, to a calculated point, for an angle corner of this tract;
- 227) **South 32°11'48" West**, a distance of **194.32 feet**, to a calculated point, for an angle corner of this tract;
- 228) **South 48°34'41" West**, a distance of **120.53 feet**, to a calculated point, for an angle corner of this tract;
- 229) **North 41°25'19" West**, a distance of **50.00 feet**, to a calculated point, for an angle corner of this tract;
- 230) **North 48°34'41" East**, a distance of **113.33 feet**, to a calculated point, for an angle corner of this tract;
- 231) **North 32°11'48" East**, a distance of **178.88 feet**, to a calculated point, for an angle corner of this tract;
- 232) **North 13°28'59" East**, a distance of **162.04 feet**, to a calculated point, for an angle corner of this tract;
- 233) **North 11°01'53" East**, a distance of **143.00 feet**, to a calculated point, for an angle corner of this tract;

- 234) **North 63°28'00" West**, a distance of **44.32 feet**, to a calculated point, for an angle corner of this tract;
- 235) **North 32°36'43" West**, a distance of **468.27 feet**, to a calculated point, for an angle corner of this tract;
- 236) **North 05°45'16" West**, a distance of **128.11 feet**, to a calculated point, for an angle corner of this tract;
- 237) **South 57°46'20" West**, a distance of **5.59 feet**, to a calculated point, for an angle corner of this tract;
- 238) **North 05°45'16" West**, a distance of **72.73 feet**, to a calculated point, for an angle corner of this tract;
- 239) **North 29°55'30" West**, a distance of **180.76 feet**, to a calculated point, for an angle corner of this tract;
- 240) **North 00°44'06" West**, a distance of **299.86 feet**, to a calculated point, for an angle corner of this tract;
- 241) **North 40°59'03" West**, a distance of **169.99 feet**, to a calculated point, for an angle corner of this tract;
- 242) **North 62°39'15" West**, a distance of **138.24 feet**, to a calculated point, for an angle corner of this tract;
- 243) **North 76°55'29" West**, a distance of **226.36 feet**, to a calculated point, for an angle corner of this tract;
- 244) **North 45°57'55" West**, a distance of **256.49 feet**, to a calculated point, for an angle corner of this tract;
- 245) **North 31°27'28" West**, a distance of **91.38 feet**, to a calculated point, for an angle corner of this tract;
- 246) **North 49°39'25" West**, a distance of **51.41 feet**, to a calculated point, for an angle corner of this tract;
- 247) **North 72°27'49" West**, a distance of **188.04 feet**, to a calculated point, for an angle corner of this tract;
- 248) **South 51°53'51" West**, a distance of **15.14 feet**, to a calculated point, for an angle corner of this tract;
- 249) **North 72°27'49" West**, a distance of **78.92 feet**, to a calculated point, for an angle corner of this tract;
- 250) **North 04°12'46" West**, a distance of **247.34 feet**, to a calculated point, for an angle corner of this tract;

- 251) **North 19°46'09" West**, a distance of **238.59 feet**, to a calculated point, for an angle corner of this tract;
- 252) **North 87°44'28" West**, a distance of **270.50 feet**, to a calculated point, for an angle corner of this tract;
- 253) **North 33°11'29" West**, a distance of **212.55 feet**, to a calculated point, for an angle corner of this tract;
- 254) **North 51°46'04" West**, a distance of **249.00 feet**, to a calculated point, for an angle corner of this tract;
- 255) **North 50°34'36" West**, a distance of **344.23 feet**, to a calculated point, for an angle corner of this tract;
- 256) **North 68°15'36" West**, a distance of **347.57 feet**, to a calculated point, for an angle corner of this tract;
- 257) **North 56°46'47" West**, a distance of **467.66 feet**, to a calculated point, for an angle corner of this tract;
- 258) **North 43°40'45" West**, a distance of **109.12 feet**, to a calculated point, for an angle corner of this tract;
- 259) **North 58°02'54" West**, a distance of **293.66 feet**, to a calculated point, for an angle corner of this tract;
- 260) **North 32°16'04" West**, a distance of **217.67 feet**, to a calculated point, for an angle corner of this tract;
- 261) **North 46°35'57" West**, a distance of **311.97 feet**, to a calculated point, for an angle corner of this tract;
- 262) **North 77°23'25" West**, a distance of **541.85 feet**, to a calculated point, for an angle corner of this tract;
- 263) **South 79°19'01" West**, a distance of **142.82 feet**, to a calculated point, for an angle corner of this tract;
- 264) **South 42°36'30" West**, a distance of **145.00 feet**, to a calculated point, for an angle corner of this tract;
- 265) **South 69°06'37" West**, a distance of **89.69 feet**, to a calculated point, to the POINT OF BEGINNING containing 59.10 acres of land, more or less.




George E. Lucas

Registered Professional Land Surveyor No. 4160

Celco Surveying, Firm Registration No. 10193975

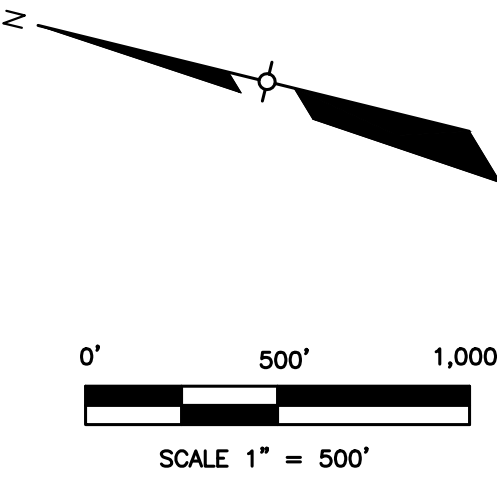
18018 Overlook Loop, Suite 105

San Antonio, Texas

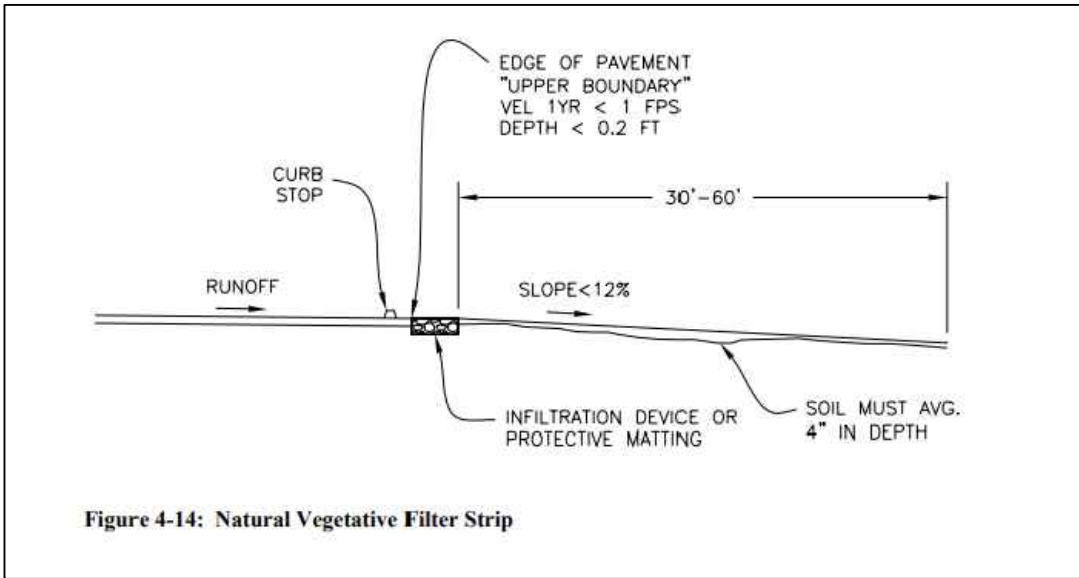
Date: February 04, 2025

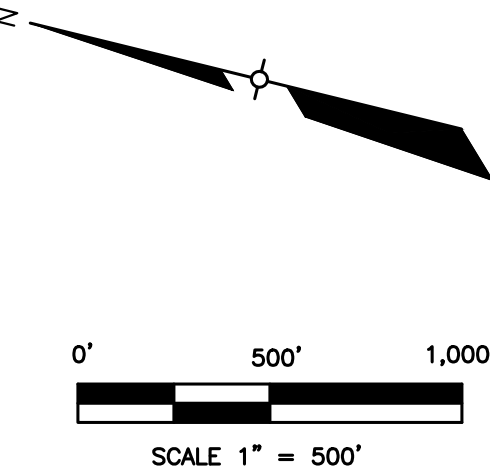
Bearing Basis: Texas State Plane Coordinate System, Central Zone, NAD 83

Exhibit "D": VFS Easement



- LCRA NOTES:**
1. IF ANY NVFS AREAS ARE DISTURBED, THE CONTRACTOR IS REQUIRED TO REVEGETATE AND CONVERT THE FILTER STRIP AREAS TO ENGINEERED VEGETATIVE FILTER STRIP PER SECTION 4.2.7.B OF THE HLWO TECHNICAL MANUAL.





LCRA NOTES:

1. IF ANY NVFS AREAS ARE DISTURBED, THE CONTRACTOR IS REQUIRED TO REVEGETATE AND CONVERT THE FILTER STRIP AREAS TO ENGINEERED VEGETATIVE FILTER STRIP PER SECTION 4.2.7.B OF THE HLWO TECHNICAL MANUAL.

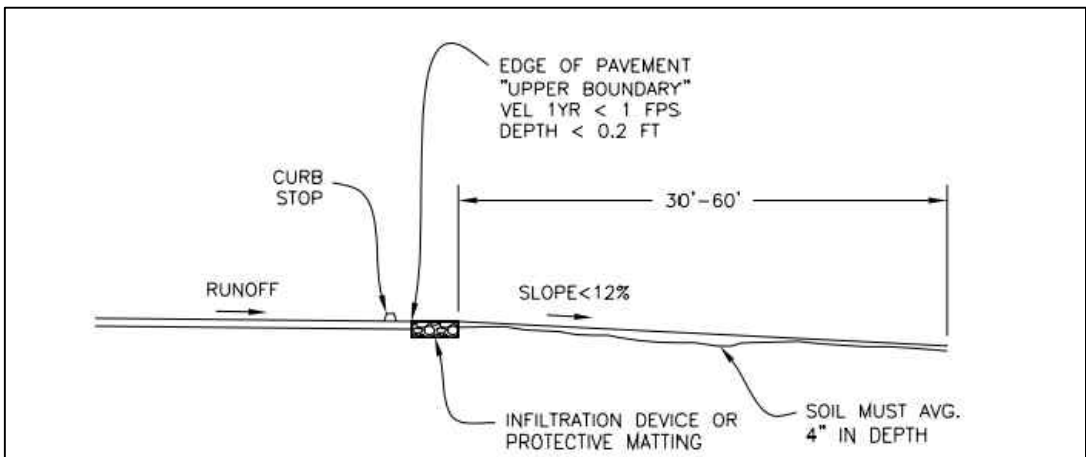
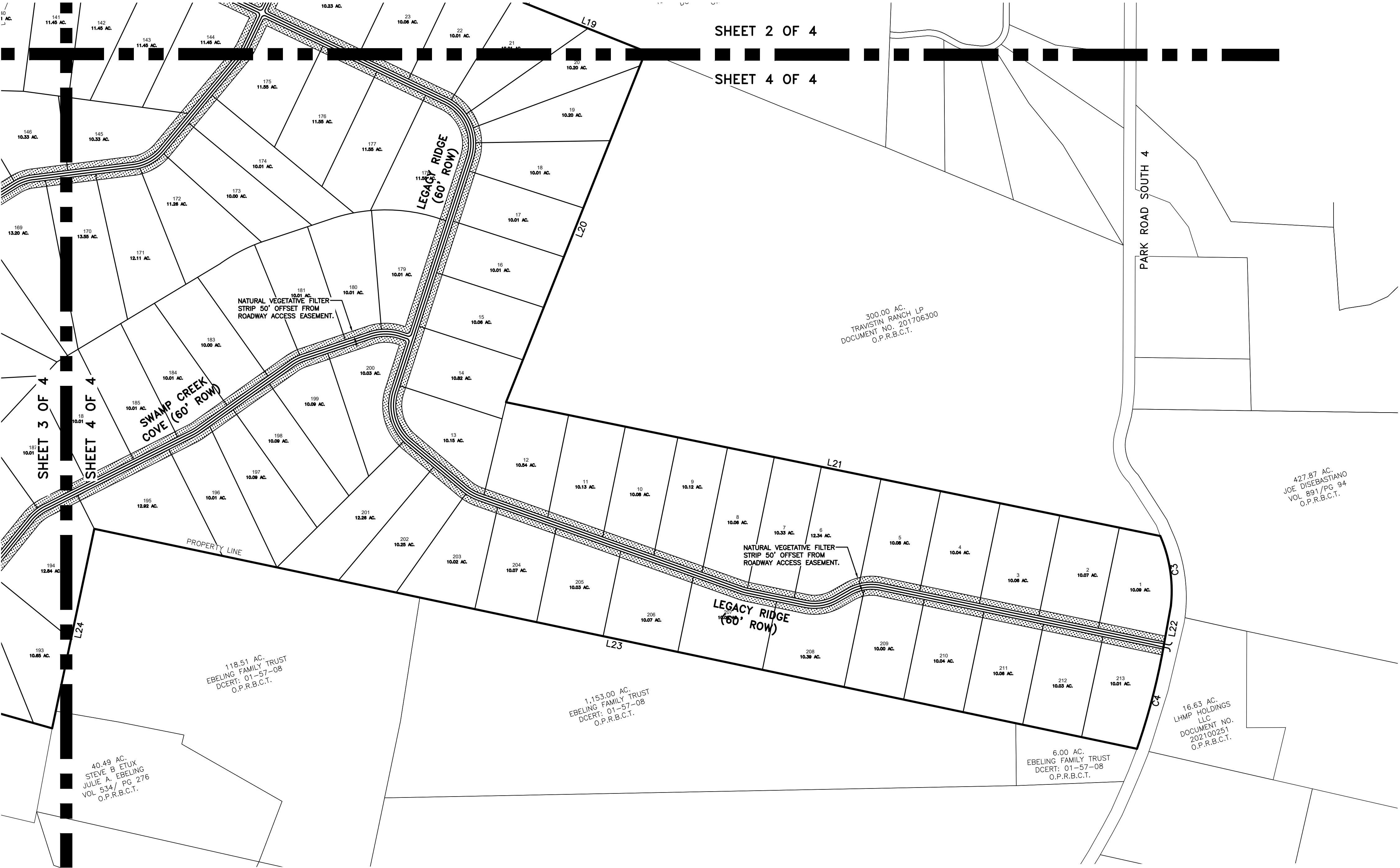
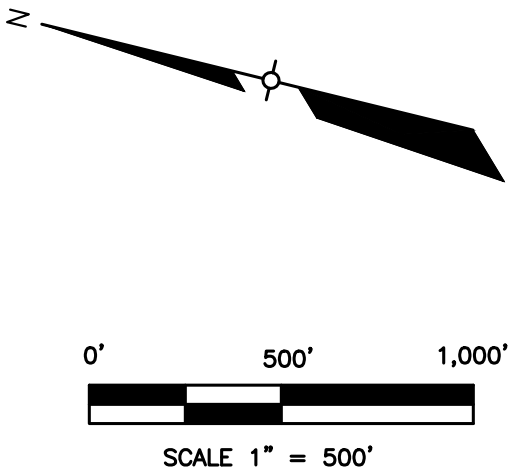


Figure 4-14: Natural Vegetative Filter Strip



1. IF ANY NVFS AREAS ARE DISTURBED, THE CONTRACTOR IS REQUIRED TO REVEGETATE AND CONVERT THE FILTER STRIP AREAS TO ENGINEERED VEGETATIVE FILTER STRIP PER SECTION 4.2.7.B OF THE HLWO TECHNICAL MANUAL.





LCRA NOTES:

1. IF ANY NVFS AREAS ARE DISTURBED, THE CONTRACTOR IS REQUIRED TO REVEGETATE AND CONVERT THE FILTER STRIP AREAS TO ENGINEERED VEGETATIVE FILTER STRIP PER SECTION 4.2.7.B OF THE HLWO TECHNICAL MANUAL.

IMPERVIOUS COVER NOTE:

1. FOR IMPERVIOUS COVER RESTRICTIONS PER LOT, SEE EXHIBIT B OF THE COVENANTS AND RESTRICTIONS FOR THIS DEVELOPMENT.

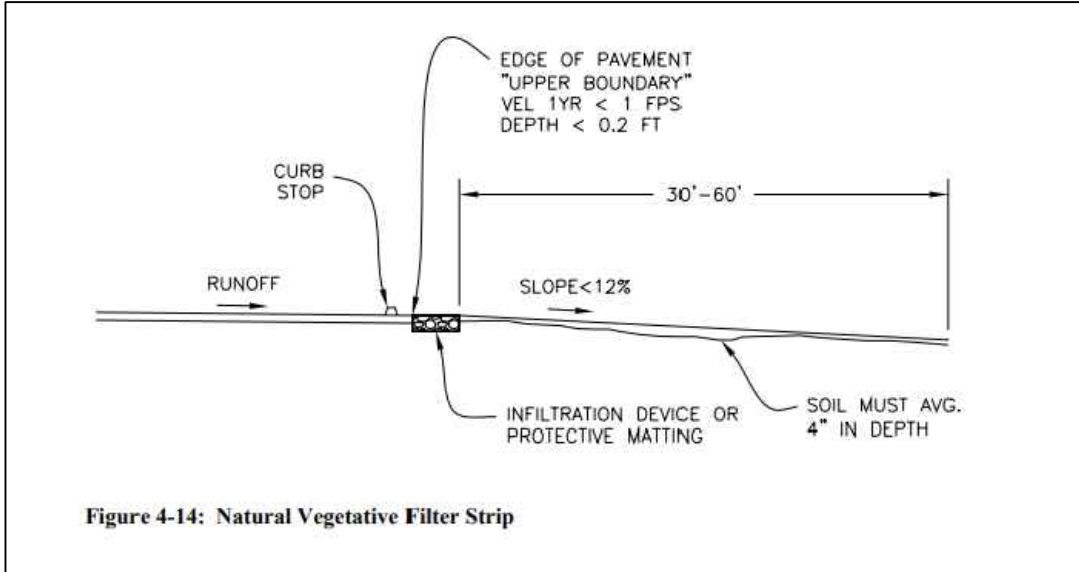


Figure 4-14: Natural Vegetative Filter Strip