

LEGEND

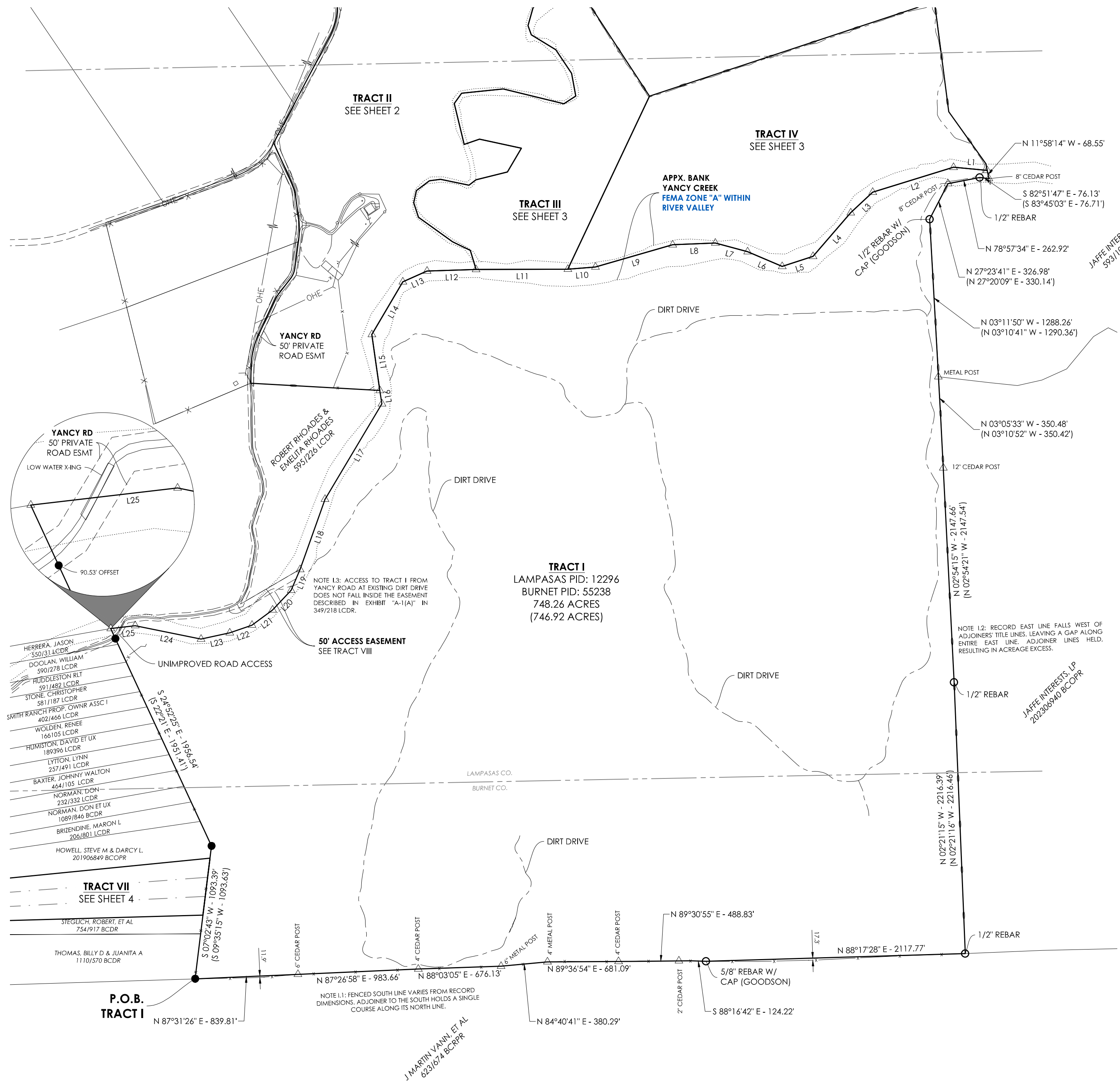
- PROPERTY BOUNDARY
OVERHEAD ELECTRIC
EASEMENT / RIGHT-OF-WAY
LOW FENCE
HIGH FENCE
PIPE FENCE
POWER POLE
MONUMENT FOUND (NOTED)
CALCULATED POINT
SET 5/8" REBAR W/ CAP #6349
(RECORD DIMENSION)



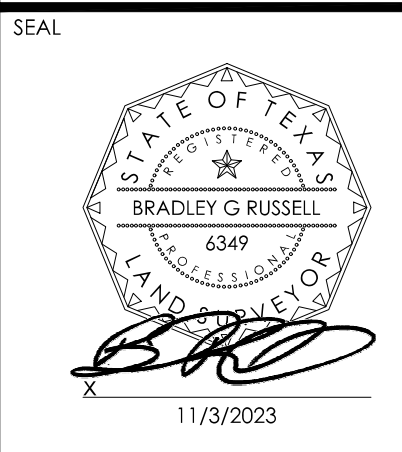
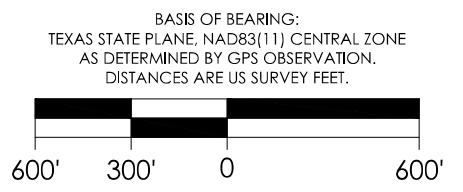
Line Table (RECORD) with columns: NUMBER, BEARING, DISTANCE, BEARING, DISTANCE. Contains 25 rows of survey data (L1-L25).

TITLE NOTES

- TRACT I HAS DIRECT ACCESS TO YANCY ROAD. TRACT II HAS DIRECT ACCESS TO YANCY ROAD AND MAIN ROAD (AKA PR 1377). TRACT III LACKS DIRECT ROAD ACCESS. TRACT IV HAS DIRECT ACCESS TO MAIN ROAD (AKA PR 1377). TRACT VII HAS DIRECT ACCESS TO SOUTH RIVER ROAD. TRACTS I-IV ACCESS IS GRANTED VIA VOLUME 349, PAGE 218, LCDR. AND IS SHOWN AS EASEMENT ESTATE TRACT VIII (SEE SHEET 5). TRACT VII ACCESS IS GRANTED VIA VOLUME 304, PAGE 453, LCDR.
BY GRAPHIC PLOTTING ONLY, THE DEPICTED PARCELS ARE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AND ZONE "A" (SPECIAL FLOOD HAZARD AREA, NO BASE FLOOD ELEVATION DETERMINED) AS SHOWN ON PANEL 4808990200B, EFFECTIVE JANUARY 2, 1991.
TITLE COMMITMENT BY HIGHLAND LAKES TITLE.
GF NUMBER 20231013208-BU, EFFECTIVE OCTOBER 11, 2023.
DATE OF FIELD SURVEY: 10/30/2023
NOTES REGARDING SCHEDULE B (BURNET COUNTY):
10.a (VARIOUS INSTRUMENTS): BLANKET IN NATURE TO TRACTS I AND VII
10.c (284/710):
UTILITY EASEMENT: SEE TRACT VII.
RIGHT-OF-WAY & ROAD MAINTENANCE: SEE ACCESS NOTE.
EASEMENTS ALSO DESCRIBED IN 304/453 LCDR.
SEE ITEMS 10.e, 10.f, 10.g, AND 10.h BELOW.
10.d (VARIOUS INSTRUMENTS): SEE ACCESS NOTE.
10.e (284/710): SEE TRACT VII.
10.f (284/710): SEE TRACT VII.
10.g (284/710): SEE ACCESS NOTE.
10.h (284/710): SEE TRACT VII.
10.j (298/578): SEE ACCESS NOTE.
NOTES REGARDING SCHEDULE B (LAMPASAS COUNTY):
10.c (304/453): SEE ACCESS NOTE.
10.r (304/453): SEE ACCESS NOTE.
10.s (243/806): SEE ITEM 10.c (BURNET COUNTY) ABOVE.
NOTES REGARDING SCHEDULE B (BURNET & LAMPASAS COUNTIES):
10.t: SEE ACCESS NOTE AND DEPICTION OF PRIVATE ROAD EASEMENTS ACROSS TRACTS I, II, IV, AND VII.
10.v: SEE VARIOUS OVERHEAD ELECTRIC LINES ACROSS TRACTS I, II, AND VII.



THIS PLAT IS ACCOMPANIED BY A SEPARATE FIELD NOTES/LEGAL DESCRIPTION.
I, BRADLEY G RUSSELL, RPLS #6349, HEREBY DO CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION ON OR ABOUT OCTOBER 30, 2023 AND MEETS OR EXCEEDS THE REASONABLE TECHNICAL STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE ON THE DATE OF SURVEY.
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR CATEGORY 1A, CONDITION 4, LAND TITLE SURVEY.



TSPS CATEGORY 1-A LAND TITLE SURVEY
PRIVATE ROAD 1377
LAMPASAS, TX
LAMPASAS COUNTY PARCEL IDS: 12296, 12707, 12751, & 12330
BURNET COUNTY PARCEL IDS: 55243 & 55238
GF #: 2023081109B-BU
CLIENT: PAUL RICH

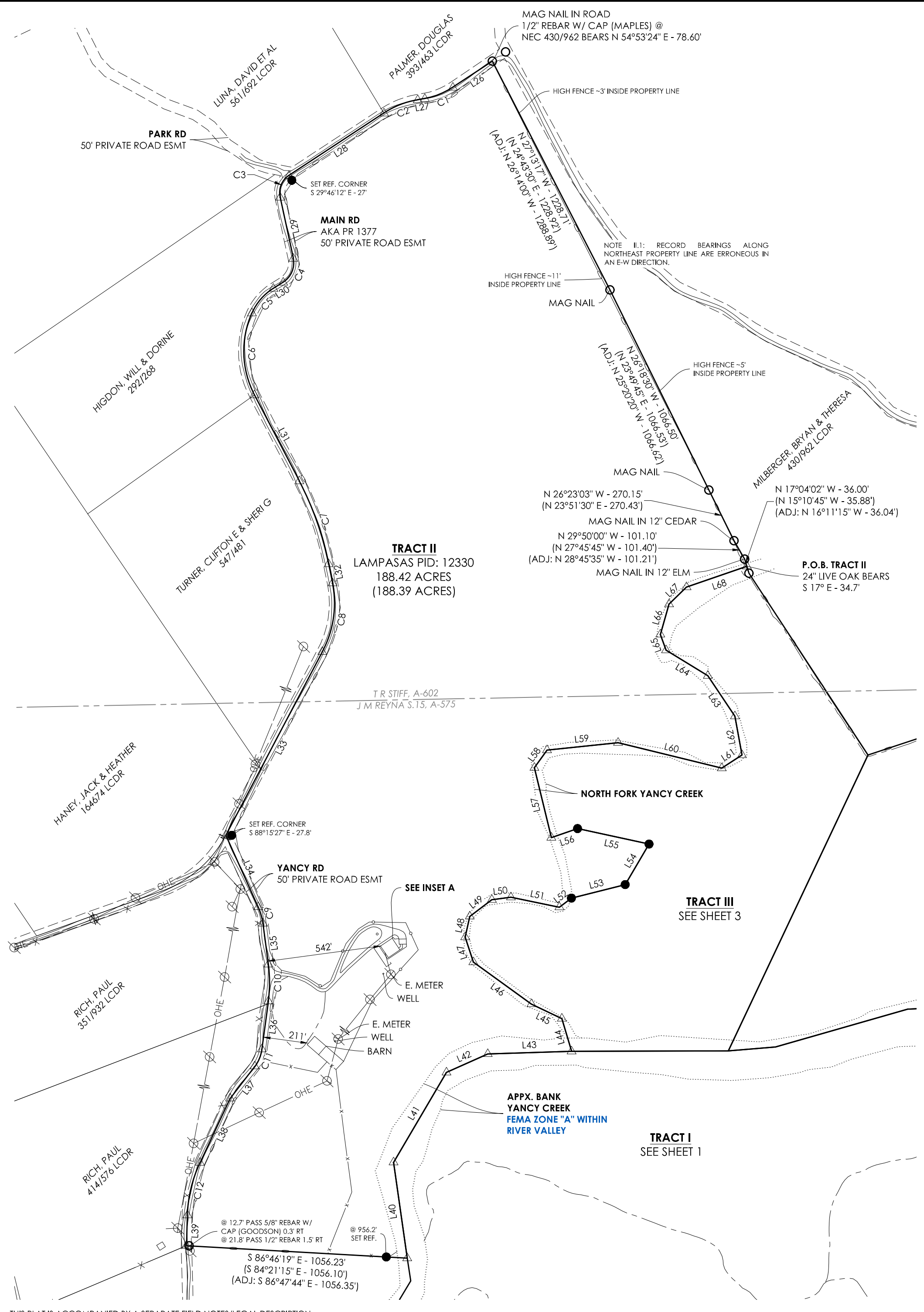
DATE: 11/3/2023
PROJECT NO: 23200360
CONTACT: B.RUSSELL



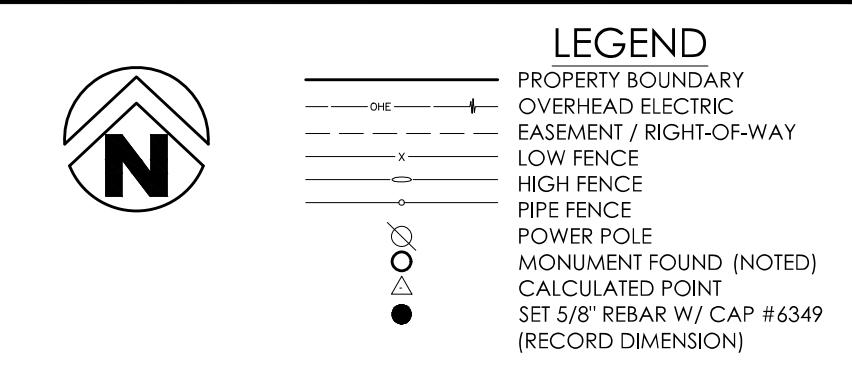
CERTIFICATE OF AUTHORIZATION:
CONTACT INFORMATION:
Bradley G. Russell
Crafton Tull (10193715)
1000 Ledgastown Dr.
Conway, AR 72034

© 2023 Crafton, Tull & Associates, Inc.

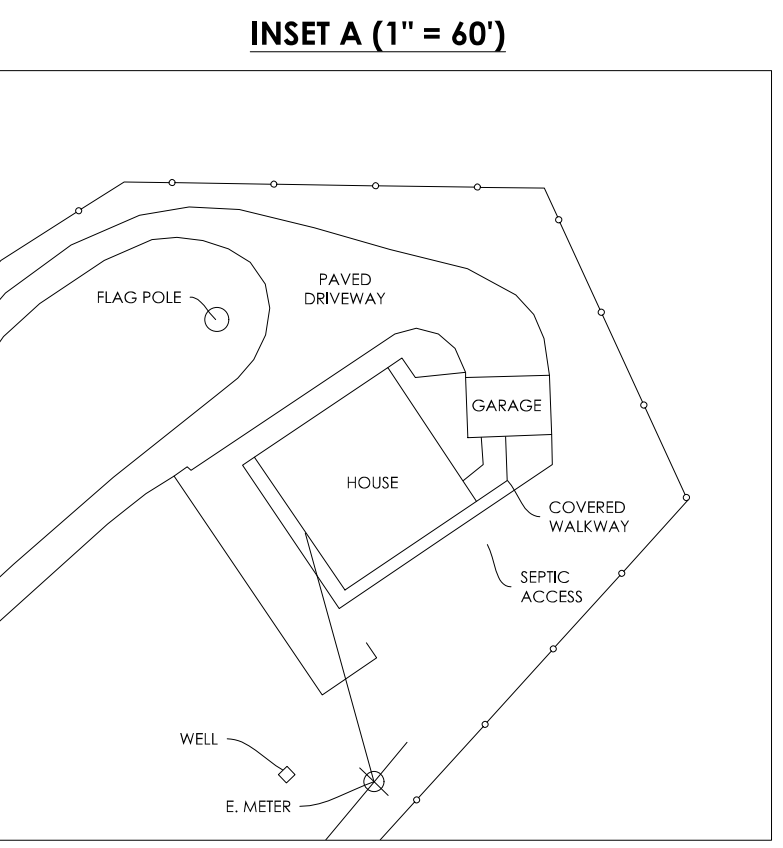
Table with columns: DELTA, DESCRIPTION, DATE. Multiple empty rows for recording changes.



Line Table			(RECORD)	
NUMBER	BEARING	DISTANCE	BEARING	DISTANCE
L26	S 56°42'57" W	224.76'	S 58°23'15" W	229.73'
L27	S 80°12'25" W	34.40'	S 82°42'15" W	34.40'
L28	S 56°42'13" W	543.68'	S 59°12'03" W	543.68'
L29	S 12°11'20" E	298.99'	S 09°41'30" E	298.99'
L30	S 58°00'40" W	55.45'	S 60°30'30" W	55.45'
L31	S 27°34'20" E	463.65'	S 25°04'30" E	463.65'
L32	S 11°23'35" E	93.74'	S 08°53'45" E	93.74'
L33	S 27°45'25" W	990.01'	S 30°15'15" W	990.01'
L34	S 24°16'20" E	376.87'	S 21°46'30" E	376.87'
L35	S 07°38'50" E	197.13'	S 05°09' E	197.13'
L36	S 07°46'40" W	231.57'	S 10°16'30" W	231.57'
L37	S 37°35'55" W	193.30'	S 40°05'45" W	193.30'
L38	S 25°04'55" W	339.84'	S 27°34'45" W	339.84'
L39	S 01°45'10" W	144.41'	S 04°15' W	144.41'
L40	N 08°07'36" W	462.03'	N 05°35' W	462.03'
L41	N 30°29'09" E	498.62'	N 33°01'45" E	498.62'
L42	N 65°56'54" E	216.10'	N 68°29'30" E	216.10'
L43	N 88°10'39" E	400.54'	S 89°16'45" E	400.54'
L44	N 16°28'25" W	162.98'	N 14°11' W	161.95'
L45	N 64°31'30" W	161.23'	N 62°01'30" W	161.23'
L46	N 54°10'45" W	342.28'	N 51°40'45" W	342.28'
L47	N 18°02'15" W	125.61'	N 15°32'15" W	125.61'
L48	N 12°26'15" E	101.35'	N 14°56'15" E	101.35'
L49	N 52°58'30" E	132.36'	N 55°28'30" E	132.36'
L50	N 82°36'30" E	91.89'	N 85°06'30" E	91.89'
L51	S 78°22'15" E	236.28'	S 75°52'15" E	236.28'
L52	N 52°57'00" E	71.90'	N 55°27' E	71.90'
L53	N 75°51'00" E	264.93'	N 78°21' E	264.93'
L54	N 30°30'45" E	224.67'	N 33°00'45" E	224.67'
L55	N 77°47'00" W	349.49'	N 75°17' W	349.49'
L56	S 71°02'15" W	132.45'	S 73°32'15" W	132.45'
L57	N 13°37'15" W	343.63'	N 11°07'15" W	343.63'
L58	N 35°40'30" E	103.32'	N 38°10'30" E	103.32'
L59	N 84°02'30" E	341.31'	N 86°32'30" E	341.31'
L60	S 76°12'00" E	509.95'	S 73°42' E	509.95'
L61	N 57°02'45" E	115.56'	N 59°32'45" E	115.56'
L62	N 10°21'00" W	188.32'	N 07°51' W	188.32'
L63	N 33°49'15" W	232.68'	N 31°19'15" W	232.68'
L64	N 58°32'15" W	234.04'	N 56°02'15" W	234.04'
L65	N 20°00'00" W	79.57'	N 17°30' W	79.57'
L66	N 15°57'45" E	150.94'	N 18°27'45" E	150.94'
L67	N 45°50'00" E	116.40'	N 48°20' E	116.40'
L68	N 70°57'15" E	304.90'	N 73°27'15" E	306.37'



Curve Table				
Curve #	Length	Radius	Delta	CHORD
C1	147.97'	348.65'	024°19'00"	S 68°02'55" W - 146.86'
(RECORD)	147.97'	348.65'	024°19'00"	N/A
C2	172.50'	420.65'	023°29'45"	S 68°27'33" W - 171.29'
(RECORD)	172.50'	420.65'	023°29'45"	N/A
C3	118.74'	98.74'	068°54'00"	S 22°15'13" W - 111.71'
(RECORD)	118.74'	98.74'	068°54'00"	N/A
C4	132.30'	107.98'	070°12'00"	S 22°54'40" W - 124.18'
(RECORD)	132.30'	107.98'	070°12'00"	N/A
C5	157.88'	267.17'	033°51'30"	S 41°04'55" W - 155.59'
(RECORD)	157.90'	267.17'	033°51'30"	N/A
C6	405.54'	449.22'	051°43'30"	S 01°42'35" E - 391.91'
(RECORD)	405.54'	449.22'	051°43'30"	N/A
C7	421.43'	1492.43'	016°10'45"	S 19°28'57" E - 420.03'
(RECORD)	421.43'	1492.43'	016°10'45"	N/A
C8	338.44'	489.06'	039°39'00"	S 08°25'55" W - 331.73'
(RECORD)	334.18'	489.06'	039°39'00"	N/A
C9	81.97'	282.51'	016°37'30"	S 15°57'35" E - 81.69'
(RECORD)	81.99'	282.51'	016°37'30"	N/A
C10	176.95'	657.27'	015°25'30"	S 00°03'55" W - 176.41'
(RECORD)	176.95'	657.27'	015°25'30"	N/A
C11	89.63'	172.20'	029°49'15"	S 22°41'18" W - 88.62'
(RECORD)	89.62'	172.20'	029°49'15"	N/A
C12	259.24'	636.68'	023°19'45"	S 13°25'03" W - 257.45'
(RECORD)	259.24'	636.68'	023°19'45"	N/A



THIS PLAT IS ACCOMPANIED BY A SEPARATE FIELD NOTES/LEGAL DESCRIPTION.

I, BRADLEY G RUSSELL, RPLS #6349, HEREBY DO CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION ON OR ABOUT OCTOBER 30, 2023 AND MEETS OR EXCEEDS THE REASONABLE TECHNICAL STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE ON THE DATE OF SURVEY.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR CATEGORY 1A, CONDITION 4, LAND TITLE SURVEY.

BASIS OF BEARING:
TEXAS STATE PLANE, NAD83(11) CENTRAL ZONE
AS DETERMINED BY GPS OBSERVATION.
DISTANCES ARE US SURVEY FEET.

RECORD INFORMATION

SEAL

11/3/2023

TSPS CATEGORY 1-A LAND TITLE SURVEY
PRIVATE ROAD 1377
LAMPASAS, TX

LAMPASAS COUNTY PARCEL IDS:
12296, 12707, 12751, & 12330
BURNET COUNTY PARCEL IDS: 55243 & 55238
GF #: 2023081109B-BU

CLIENT:
PAUL RICH

DATE: 11/3/2023
PROJECT NO: 23200360
CONTACT: B.RUSSELL

1000 Ledgetown Dr.
Conway, Arkansas 72034

engineering | surveying
501.328.3316 | 501.328.3325 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

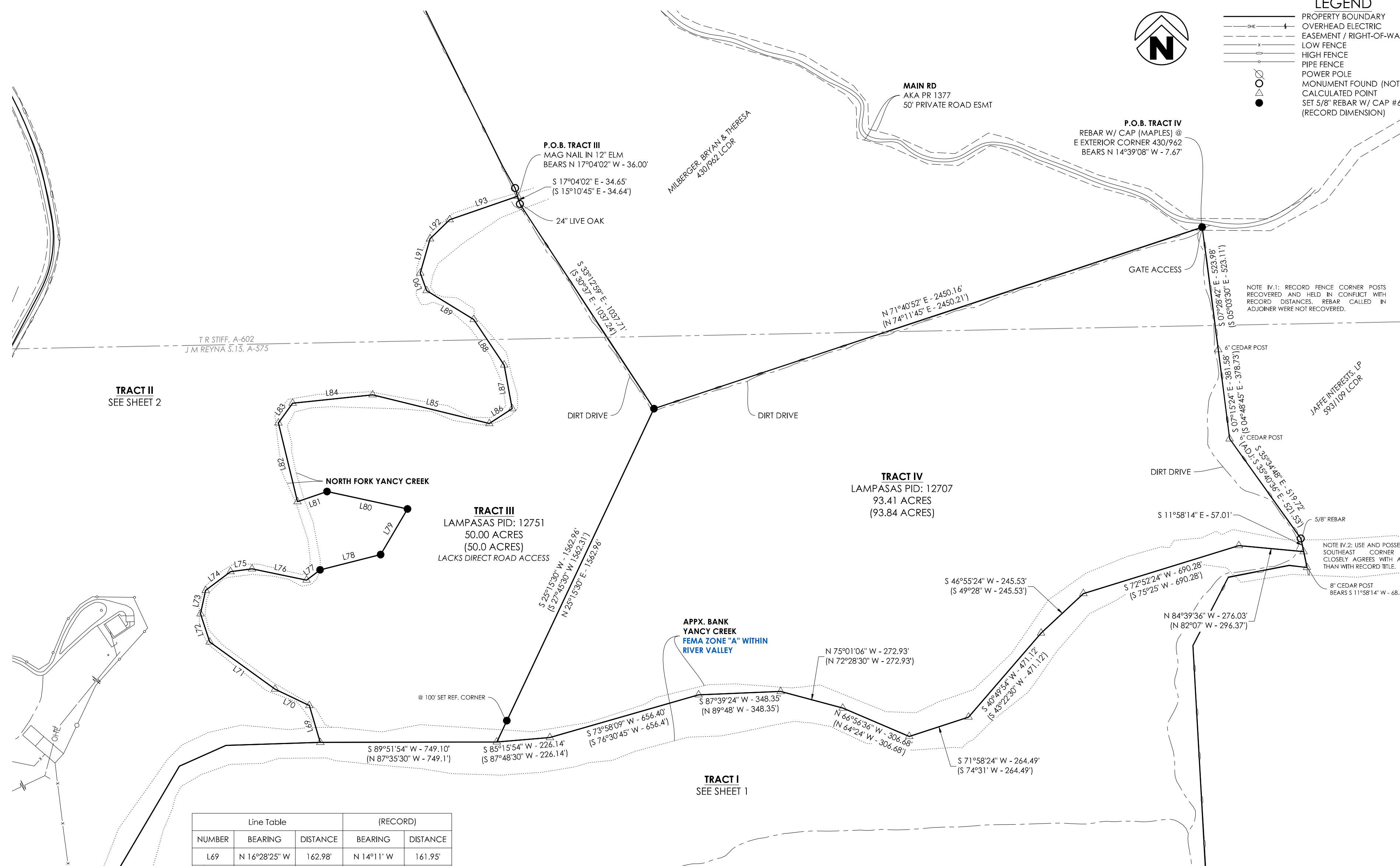
CONTACT INFORMATION:
Bradley G. Russell
Crafton Tull (10193715)
1000 Ledgetown Dr.
Conway, AR 72034

DELTA	DESCRIPTION	DATE

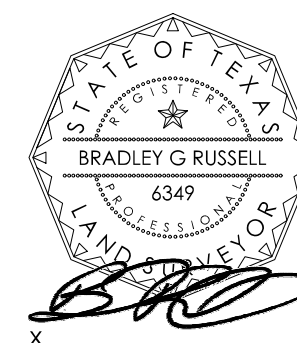
I:\Projects\2023\11\3\2023_11_03_12:58:11 PM
 LAYOUT: TRACT I
 LAST SAVED: BR 169 11/3/2023 12:58:11 PM
 LAST PLOTTED BY: BRAD RUSSELL 11/3/2023 12:58:27 PM [PLOTTED BY: VALID ON HARD COPY ONLY]

LEGEND

- PROPERTY BOUNDARY
- OVERHEAD ELECTRIC
- EASEMENT / RIGHT-OF-WAY
- LOW FENCE
- HIGH FENCE
- PIPE FENCE
- POWER POLE
- MONUMENT FOUND (NOTED)
- CALCULATED POINT
- SET 5/8" REBAR W/ CAP #6349 (RECORD DIMENSION)



SEAL



11/3/2023

TSPS CATEGORY 1-A LAND TITLE SURVEY

PRIVATE ROAD 1377
LAMPASAS, TX

LAMPASAS COUNTY PARCEL IDS:
12296, 12707, 12751, & 12330
BURNET COUNTY PARCEL IDS: 55243 & 55238
GF #: 2023081109B-BU

CLIENT:
PAUL RICH

DATE: 11/3/2023
PROJECT NO: 23200360
CONTACT: B.RUSSELL

1000 LedgeTown Dr.
Conway, Arkansas 72034

engineering | surveying
501.328.3316 | 501.328.3325 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CONTACT INFORMATION:
Bradley G. Russell
Crafton Tull (10193715)
1000 LedgeTown Dr.
Conway, AR 72034

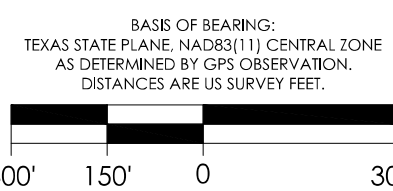
© 2023 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:

Line Table			(RECORD)	
NUMBER	BEARING	DISTANCE	BEARING	DISTANCE
L69	N 16°28'25" W	162.98'	N 14°11' W	161.95'
L70	N 64°31'30" W	161.23'	N 62°01'30" W	161.23'
L71	N 54°10'45" W	342.28'	N 51°40'45" W	342.28'
L72	N 18°02'15" W	125.61'	N 15°32'15" W	125.61'
L73	N 12°26'15" E	101.35'	N 14°56'15" E	101.35'
L74	N 52°58'30" E	132.36'	N 55°28'30" E	132.36'
L75	N 82°36'30" E	91.89'	N 85°06'30" E	91.89'
L76	S 78°22'15" E	236.28'	S 75°52'15" E	236.28'
L77	N 52°57'00" E	71.90'	N 55°27' E	71.90'
L78	N 75°51'00" E	264.93'	N 78°21' E	264.93'
L79	N 30°30'45" E	224.67'	N 33°00'45" E	224.67'
L80	N 77°47'00" W	349.49'	N 75°17' W	349.49'
L81	S 71°02'15" W	132.45'	S 73°32'15" W	132.45'

Line Table			(RECORD)	
NUMBER	BEARING	DISTANCE	BEARING	DISTANCE
L82	N 13°37'15" W	343.63'	N 11°07'15" W	343.63'
L83	N 35°40'30" E	103.32'	N 38°10'30" E	103.32'
L84	N 84°02'30" E	341.31'	N 86°32'30" E	341.31'
L85	S 76°12'00" E	509.95'	S 73°42' E	509.95'
L86	N 57°02'45" E	115.56'	N 59°32'45" E	115.56'
L87	N 10°21'00" W	188.32'	N 07°51' W	188.32'
L88	N 33°49'15" W	232.68'	N 31°19'15" W	232.68'
L89	N 58°32'15" W	234.04'	N 56°02'15" W	234.04'
L90	N 20°00'00" W	79.57'	N 17°30' W	79.57'
L91	N 15°57'45" E	150.94'	N 18°27'45" E	150.94'
L92	N 45°50'00" E	116.40'	N 48°20' E	116.40'
L93	N 70°57'15" E	304.90'	N 73°27'15" E	306.37'

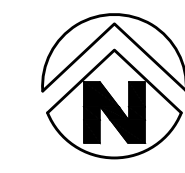
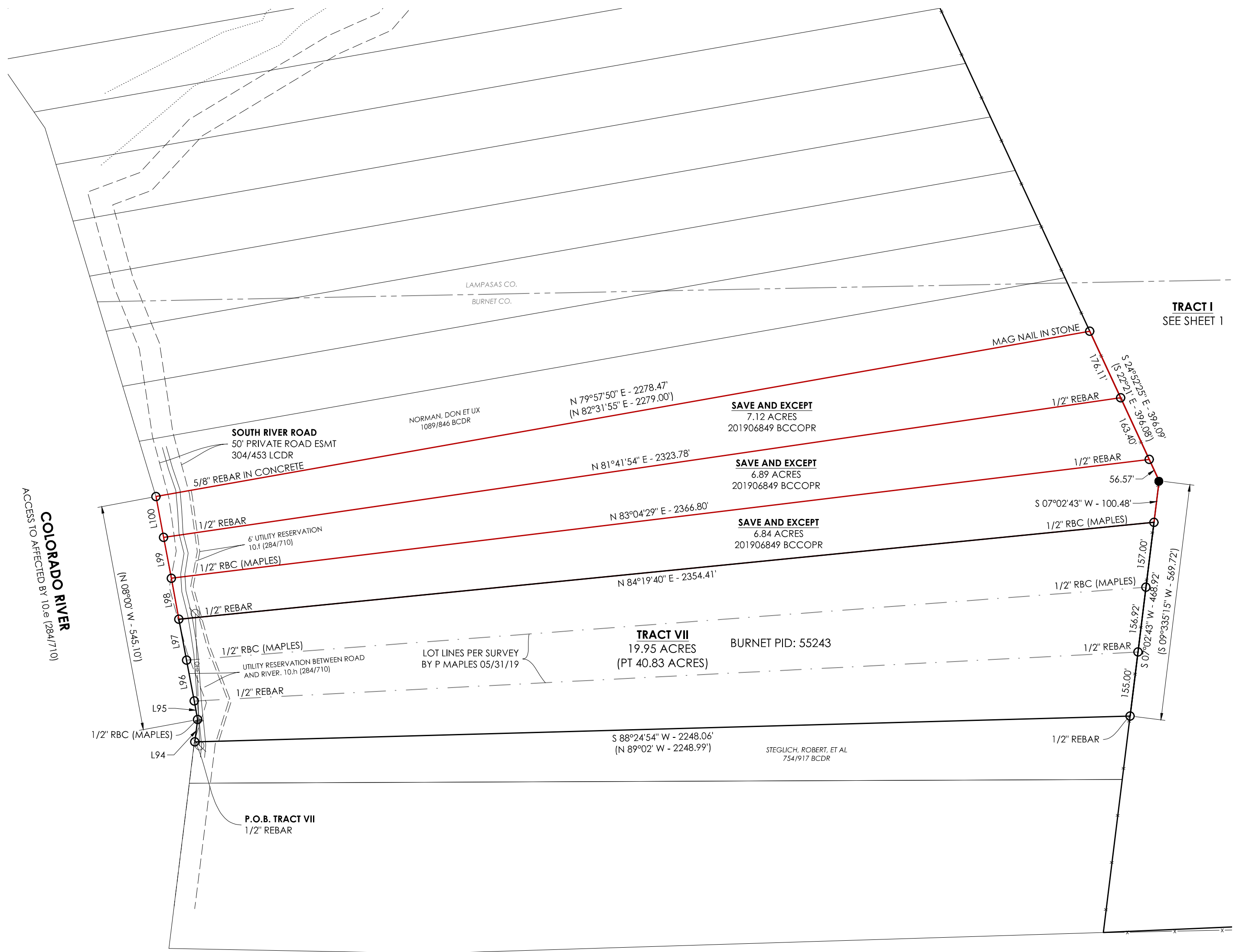


THIS PLAT IS ACCOMPANIED BY A SEPARATE FIELD NOTES/LEGAL DESCRIPTION.

I, BRADLEY G. RUSSELL, RPLS #6349, HEREBY DO CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION ON OR ABOUT OCTOBER 30, 2023 AND MEETS OR EXCEEDS THE REASONABLE TECHNICAL STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE ON THE DATE OF SURVEY.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR CATEGORY 1A, CONDITION 4, LAND TITLE SURVEY.

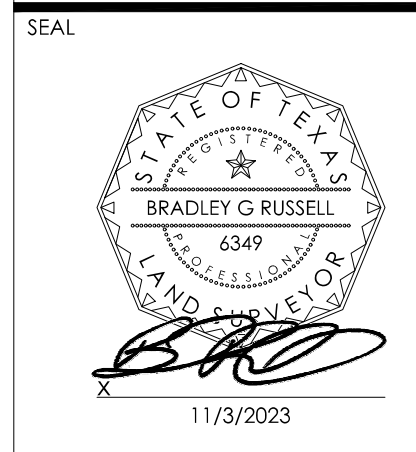
LAYOUT: TRACT III & IV, LAST SAVED: BR1169, 11/3/2023 12:56:11 PM
 LAST PLOTTED BY: BRAD RUSSELL, 11/3/2023 12:58:38 PM (PLOTTED BY: VALID ON HARD COPY ONLY)



LEGEND

- +—+—+— PROPERTY BOUNDARY
- +—+—+— OVERHEAD ELECTRIC
- - - - - EASEMENT / RIGHT-OF-WAY
- +—+—+— LOW FENCE
- +—+—+— HIGH FENCE
- +—+—+— PIPE FENCE
- POWER POLE
- MONUMENT FOUND (NOTED)
- CALCULATED POINT
- SET 5/8" REBAR W/ CAP #6349 (RECORD DIMENSION)

RECORD INFORMATION



TSPS CATEGORY 1-A LAND TITLE SURVEY
 PRIVATE ROAD 1377
 LAMPASAS, TX

LAMPASAS COUNTY PARCEL IDS:
 12296, 12707, 12751, & 12330
 BURNET COUNTY PARCEL IDS: 55243 & 55238
 GF #: 2023081109B-BU

CLIENT:
 PAUL RICH

DATE: 11/3/2023
 PROJECT NO: 23200360
 CONTACT: B.RUSSELL



CERTIFICATE OF AUTHORIZATION:
 Bradley G. Russell
 Crafton Tull (10193715)
 1000 LedgeTown Dr.
 Conway, AR 72034

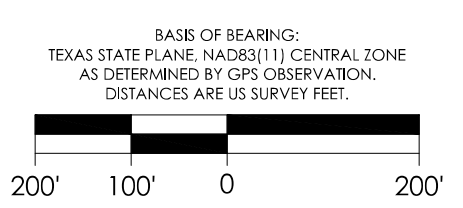
© 2023 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.: **4 OF 5**

Line Table

NUMBER	BEARING	DISTANCE
L94	N 07°09'04" E	54.30'
L95	N 10°19'07" W	45.13'
L96	N 10°38'11" W	99.91'
L97	N 10°35'40" W	100.08'
L98	N 10°26'15" W	100.03'
L99	N 10°45'06" W	99.85'
L100	N 10°31'26" W	99.92'



I:\Projects\2023\11-03-2023\12-38-11 PM\LAST SAVED: BR1169_11/03/2023 12:38:11 PM
 LAYOUT: TRACT VI, LAST SAVED: BR1169_11/03/2023 12:38:11 PM
 LAST PLOTTED BY: BRAD RUSSELL_11/03/2023 12:58:55 PM [PLOTTED BY: VALID ON-HARD COPY ONLY]

THIS PLAT IS ACCOMPANIED BY A SEPARATE FIELD NOTES/LEGAL DESCRIPTION.

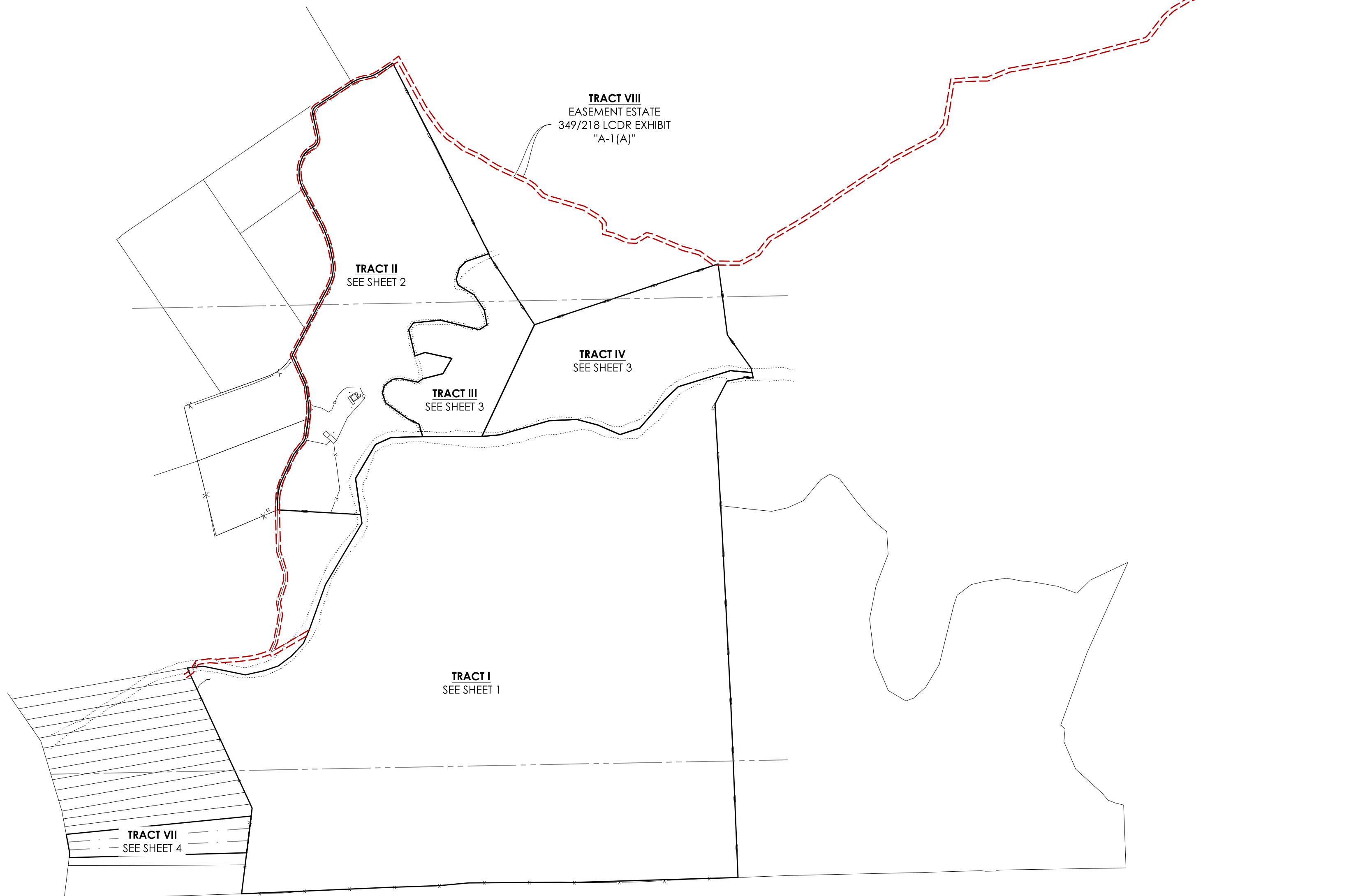
I, BRADLEY G. RUSSELL, RPLS #6349, HEREBY DO CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION ON OR ABOUT OCTOBER 30, 2023 AND MEETS OR EXCEEDS THE REASONABLE TECHNICAL STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE ON THE DATE OF SURVEY.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR CATEGORY 1A, CONDITION 4, LAND TITLE SURVEY.

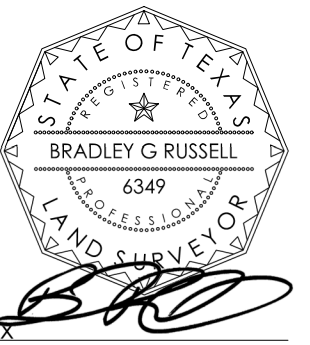


- LEGEND**
- PROPERTY BOUNDARY
 - OVERHEAD ELECTRIC
 - - - EASEMENT / RIGHT-OF-WAY
 - · - · - LOW FENCE
 - · - · - HIGH FENCE
 - · - · - PIPE FENCE
 - POWER POLE
 - MONUMENT FOUND (NOTED)
 - CALCULATED POINT
 - SET 5/8" REBAR W/ CAP #6349 (RECORD DIMENSION)

COUNTY ROAD 1287



SEAL



11/3/2023

TSPS CATEGORY 1-A LAND TITLE SURVEY

PRIVATE ROAD 1377
LAMPASAS, TX

LAMPASAS COUNTY PARCEL IDS:
12296, 12707, 12751, & 12330
BURNET COUNTY PARCEL IDS: 55243 & 55238
GF #: 2023081109B-BU

CLIENT:
PAUL RICH

DATE: 11/3/2023
PROJECT NO: 23200360
CONTACT: B.RUSSELL



CERTIFICATE OF AUTHORIZATION:
CONTACT INFORMATION:
Bradley G. Russell
Crafton Tull (10193715)
1000 LedgeTown Dr.
Conway, AR 72034

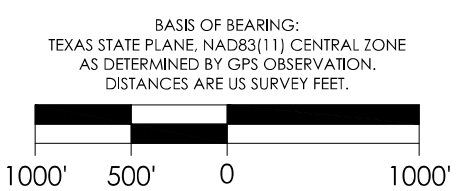
© 2023 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

THIS PLAT IS ACCOMPANIED BY A SEPARATE FIELD NOTES/LEGAL DESCRIPTION.

I, BRADLEY G. RUSSELL, RPLS #6349, HEREBY DO CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION ON OR ABOUT OCTOBER 30, 2023 AND MEETS OR EXCEEDS THE REASONABLE TECHNICAL STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE ON THE DATE OF SURVEY.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR CATEGORY 1A, CONDITION 4, LAND TITLE SURVEY.



LAYOUT: TRACT VII, LAST SAVED: BR1169, 11/03/2023 12:36:11 PM
LAST PLOTTED BY: BRAD RUSSELL, 11/03/2023 12:59:03 PM (PLOTTED BY: VALID ON-HAND COPY ONLY)