

LLANO SURVEYING & MAPPING, L.L.C.
FRED L. THOMPSON & ASSOC.
 111 W. Main St.
 P.O. Box 74
 Llano, TX 78643
 (325) 247-4510
 llanosurveying.com
 FIRM Registration #: 100502-00



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/ ALUM. CAP "LLANO SURVEYING"
- CAPPED IRON ROD FOUND
- RED CAP, "FLT RPLS 1739"
- ▲ 60D NAIL FOUND
- ▲ TxDOT ROW MONUMENT
- FENCE POST
- UTILITY POLE
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- ELEC. LINES
- TELE. LINES
- GAS LINES
- WATER LINES
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM TEXAS CENTRAL ZONE (4203) NAD83 DISTANCE ARE GRID C.S.F.=0.9998431484

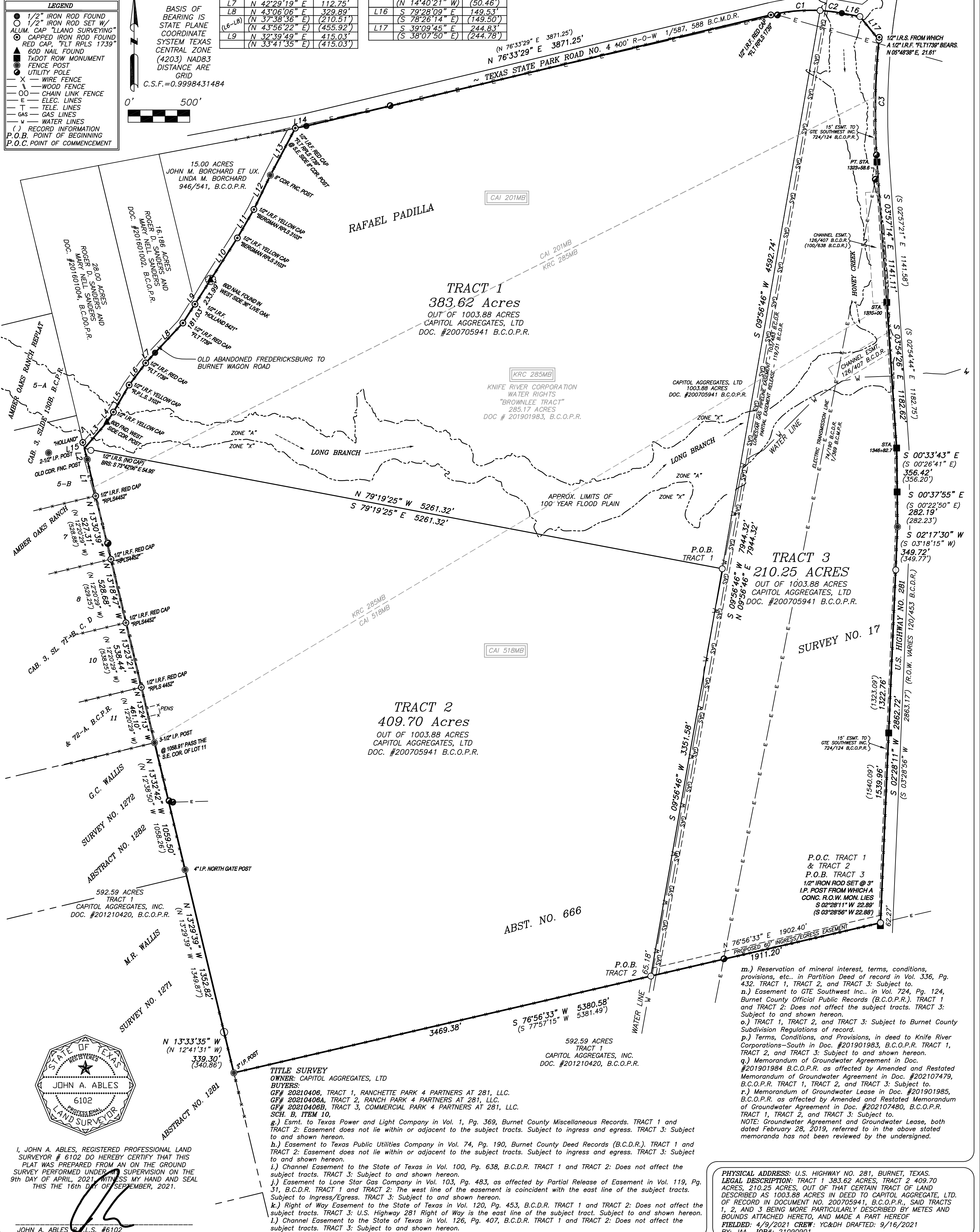
LINE	BEARING	DISTANCE
L1	N 13°00'26" W	303.14'
L2	N 12°28'06" W	92.57'
L3	N 14°45'02" W	92.57'
L4	N 13°22'57" W	(91.52')
L5	N 40°33'54" E	280.32'
L6	N 41°24'47" E	(279.18')
L7	N 32°50'32" E	97.90'
L8	N 33°59'12" E	(98.28')
L9	N 30°12'44" E	253.21'
L10	N 31°12'58" E	(253.31')
L11	N 36°54'33" E	223.55'
L12	N 42°29'19" E	112.75'
L13	N 43°06'06" E	329.89'
L14	N 37°38'36" E	(210.51')
L15	N 43°56'22" E	(455.92')
L16	N 32°39'49" E	415.03'
L17	N 33°41'35" E	(415.03')

LINE	BEARING	DISTANCE
L10	N 32°35'29" E	403.74'
L11	N 33°37'48" E	(403.66')
L12	N 30°08'24" E	266.73'
L13	N 31°07'31" E	(267.05')
L14	N 25°42'54" E	308.65'
L15	N 26°47'14" E	(306.93')
L16	N 27°54'38" E	431.02'
L17	N 28°48'45" E	(432.42')
L18	N 29°02'58" E	91.08'
L19	N 80°03'06" E	(91.09')
L20	N 14°40'21" W	50.14'
L21	N 14°40'21" W	(50.46')
L22	S 79°28'09" E	149.53'
L23	S 78°26'14" E	(149.50')
L24	S 39°09'45" E	244.83'
L25	S 38°07'50" E	(244.78')

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1382.39'	402.21'	400.79'	N 84°52'19" E	16°40'13"
C2	1382.39'	176.86'	176.74'	S 83°07'40" E	7°19'49"
C3	5789.49'	989.80'	(988.38')	(N 89°33'46" E)	(24°00'00")
		(989.58')	(988.38')	S 00°55'41" W	9°47'44"
				S 01°57'36" W	(9°47'36")

NOTES:
 1.) ONLY THOSE DOCUMENTS LISTED HEREON WERE REVIEWED. OTHER INTERESTS MAY EXIST WHICH ARE NOT DEPICTED HEREON.

FLOOD INFORMATION:
 THE SUBJECT PROPERTY DEPICTED HEREON LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA, AND IS DESIGNATED ZONE "A".
 AS SHOWN ON F.E.M.A.'S FLOOD INSURANCE RATE MAP No. 48053C0470G & 48053C0460G EFFECTIVE DATE: NOV. 1, 2019



I, JOHN A. ABLES, REGISTERED PROFESSIONAL LAND SURVEYOR # 6102 DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER SUPERVISION ON THE 9TH DAY OF APRIL, 2021, WITNESS MY HAND AND SEAL THIS THE 16TH DAY OF SEPTEMBER, 2021.

JOHN A. ABLES L.S. #6102

TITLE SURVEY
OWNER: CAPITOL AGGREGATES, LTD
BUYERS:
 GF# 20210406, TRACT 1, RANCHETTE PARK 4 PARTNERS AT 281, LLC.
 GF# 20210406A, TRACT 2, RANCH PARK 4 PARTNERS AT 281, LLC.
 GF# 20210406B, TRACT 3, COMMERCIAL PARK 4 PARTNERS AT 281, LLC.
 SCH. B, ITEM 10.
 g.) Esmt. to Texas Power and Light Company in Vol. 1, Pg. 369, Burnet County Miscellaneous Records. TRACT 1 and TRACT 2: Easement does not lie within or adjacent to the subject tracts. Subject to ingress and egress. TRACT 3: Subject to and shown hereon.
 h.) Easement to Texas Public Utilities Company in Vol. 74, Pg. 190, Burnet County Deed Records (B.C.D.R.). TRACT 1 and TRACT 2: Easement does not lie within or adjacent to the subject tracts. Subject to ingress and egress. TRACT 3: Subject to and shown hereon.
 i.) Channel Easement to the State of Texas in Vol. 100, Pg. 638, B.C.D.R. TRACT 1 and TRACT 2: Does not affect the subject tracts. TRACT 3: Subject to and shown hereon.
 j.) Easement to Lone Star Gas Company in Vol. 103, Pg. 483, as affected by Partial Release of Easement in Vol. 119, Pg. 31, B.C.D.R. TRACT 1 and TRACT 2: The west line of the easement is coincident with the east line of the subject tracts. Subject to Ingress/Egress. TRACT 3: Subject to and shown hereon.
 k.) Right of Way Easement to the State of Texas in Vol. 120, Pg. 453, B.C.D.R. TRACT 1 and TRACT 2: Does not affect the subject tracts. TRACT 3: U.S. Highway 281 Right of Way is the east line of the subject tract. Subject to and shown hereon.
 l.) Channel Easement to the State of Texas in Vol. 126, Pg. 407, B.C.D.R. TRACT 1 and TRACT 2: Does not affect the subject tracts. TRACT 3: Subject to and shown hereon.

m.) Reservation of mineral interest, terms, conditions, provisions, etc., in Partition Deed of record in Vol. 336, Pg. 432. TRACT 1, TRACT 2, and TRACT 3: Subject to.
 n.) Easement to GTE Southwest Inc., in Vol. 724, Pg. 124, Burnet County Official Public Records (B.C.O.P.R.). TRACT 1 and TRACT 2: Does not affect the subject tracts. TRACT 3: Subject to and shown hereon.
 o.) TRACT 1, TRACT 2, and TRACT 3: Subject to Burnet County Subdivision Regulations of record.
 p.) Terms, Conditions, and Provisions, in deed to Knife River Corporations—South in Doc. #201901983, B.C.O.P.R. TRACT 1, TRACT 2, and TRACT 3: Subject to and shown hereon.
 q.) Memorandum of Groundwater Agreement in Doc. #201901984 B.C.O.P.R. as affected by Amended and Restated Memorandum of Groundwater Agreement, in Doc. #202107479, B.C.O.P.R. TRACT 1, TRACT 2, and TRACT 3: Subject to.
 r.) Memorandum of Groundwater Lease in Doc. #201901985, B.C.O.P.R. as affected by Amended and Restated Memorandum of Groundwater Agreement in Doc. #202107480, B.C.O.P.R. TRACT 1, TRACT 2, and TRACT 3: Subject to.
 NOTE: Groundwater Agreement and Groundwater Lease, both dated February 28, 2019, referred to in the above stated memoranda has not been reviewed by the undersigned.

PHYSICAL ADDRESS: U.S. HIGHWAY NO. 281, BURNET, TEXAS.
LEGAL DESCRIPTION: TRACT 1 383.62 ACRES, TRACT 2 409.70 ACRES, 210.25 ACRES, OUT OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 1003.88 ACRES IN DEED TO CAPITOL AGGREGATE, LTD. OF RECORD IN DOCUMENT NO. 200705941, B.C.O.P.R., SAID TRACTS 1, 2, AND 3 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO, AND MADE A PART HEREOF.
FILED: 4/9/2021 **CREW:** YC&DH **DRAFTED:** 9/16/2021
BY: JAA **JOB#:** 21090901