

LEGEND / ABBREVIATIONS	
---	ADJOINER LINE
---	BOUNDARY LINE
---	GRAVEL
---	EASEMENT LINE
X	WIRE FENCE
□	WROUGHT IRON FENCE
OHE	OVERHEAD ELEC LINE
●	IRON ROD FOUND
○	CAPPED IRON ROD SET
⊙	POWER POLE
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
A.E.	ACCESS EASEMENT
R.O.W.	RIGHT-OF-WAY

GENERAL NOTES

- Property lines have been established based upon found monuments, measurements and evidence obtained in the field, along with records as provided by the client.
- Bearing based on Texas State Plane Coordinates, Central Zone, 4203, NAD83-US Survey feet, derived from GPS observations on January 14, 2021.
- All 'CIRS' are 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.
- This property is subject to any visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use.
- This property is subject to the regulations & ordinances of the City of Marble Falls, Burnet County, Texas.
- This property is subject to Electric transmission line easement granted to Texas Power and Light, recorded in Volume 2, Page 504, Miscellaneous Deed Records of Burnet County, Texas. (BLANKET IN NATURE)
- This property is subject to a Telephone line easement granted to United Telephone Company, recorded in Volume 106, Page 253, Deed Records of Burnet County, Texas. (BLANKET IN NATURE)
- This property is subject to Right of Way Deed dated November 8, 2012, executed by Mid-Horse Royalties, LLC to the City of Marble Falls, recorded under Clerk's File No. 201300276, Official Public Records of Burnet County, Texas. (DOES AFFECT)
- This property is subject to an Easement Agreement for Access dated February 12, 2018, executed by Mid-Horse Royalties, LLC to Gregory K. Haley, recorded under Clerk's File No. 201801404, Official Public Records of Burnet County, Texas. (DOES AFFECT)
- This property is subject to a Utility Easement dated April 4, 2018, executed by Mid-Horse Royalties, LLC to Pedernales Electric Cooperative, Inc., recorded under Clerk's File No. 201803647, Official Public Records of Burnet County, Texas. (DOES NOT AFFECT)
- This property is subject to Utility Easement dated April 4, 2018, executed by Mid-Horse Royalties, LLC to Pedernales Electric Cooperative, Inc., recorded under Clerk's File No. 201803649, Official Public Records of Burnet County, Texas. (BLANKET IN NATURE)
- This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.

CALL 68.89 ACRES (1153/358)

LEGAL DESCRIPTION

Being 57.00 acres situated in the A. Schroeter Survey No. 4, A-1270 & the Guadalupe Flores Survey No. 7, A-304, Burnet County, Texas, being out of a called 63.09 acres described in Document Number 202107640, Official Public Records of Burnet County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic surveyor's cap stamped "landpoint" set in the east line of a called 16.05 acres described in Document No. 201105467, Official Public Records of Burnet County, Texas, for the Southwest corner of a called 6.09 acres out of a said 63.09 acres, & for the Northwest corner of this tract, from which a 1/2 inch iron rod found in the east line of said 16.05 acres, at the southwest corner of Lot 1A, Block A, Panther Hollow Subdivision, recorded in Document No. 201708239, Official Public Records of Burnet County, Texas, & at the Northwest corner of said 6.09 acres out of said 63.09 acres, bears N 23°13'52" E, a distance of 499.01 feet;

Thence, with the South line of said 6.09 acres out of said 63.09 acres, N 00°00'00" E, a distance of 400.44 feet to a 1/2 inch iron rod with plastic surveyor's cap stamped "landpoint" set in the West line of a called 68.89 acres described in Volume 1153, Page 358, Official Public Records of Burnet County, Texas, for the Southeast corner of said 6.09 acres out of 63.09 acres, & for the Northeast corner of this tract;

Thence, with the West line of said 68.89 acres the following three (3) courses:

- 1) S 01°47'39" E a distance of 1,626.24 feet to a 1/2 inch iron rod with plastic surveyor's cap found,
- 2) S 01°38'06" E a distance of 1,007.26 feet to a 1/2 inch iron rod with plastic surveyor's cap found
- 3) S 02°10'01" E a distance of 300.22 feet to a 1/2 inch iron rod with plastic surveyor's cap found at the Northeast corner of a called 17.302 acres described in Volume 919, Page 654, Official Public Records of Burnet County, Texas, & for the Southeast corner of the herein described tract;

Thence, with the North line of said 17.302 acres, N 42°03'18" W a distance of 2,096.22 feet to a 1/2 inch iron rod found at the South corner of a called 7.35 acres described in Document No. 201507500, Official Public Records of Burnet County, Texas, at the East corner of a called 14.002 acres described in Document No. 202009491, Official Public Records of Burnet County, Texas, at the Northwest corner of a called 5.455 acres described in Document No. 201605826, Official Public Records of Burnet County, Texas, & for the Southwest corner of this tract;

Thence, with the East line of said 7.35 acres, N 23°00'52" E a distance of 1,341.11 feet to a 1/2 inch iron rod found in the South line of said 16.05 acre tract, at the Northeast corner of a called 6.64 acres described in Volume 901, Page 663, Official Public Records of Burnet County, Texas and for an interior corner of the herein described tract;

Thence with common line of said 16.05 acres and the herein described tract the following two (2) courses:

- 1) S 66°50'25" E a distance of 33.92 feet to a 1/2 inch iron rod found;
- 2) N 23°13'52" E a distance of 168.49 feet to the POINT OF BEGINNING, containing 57.00 acres.

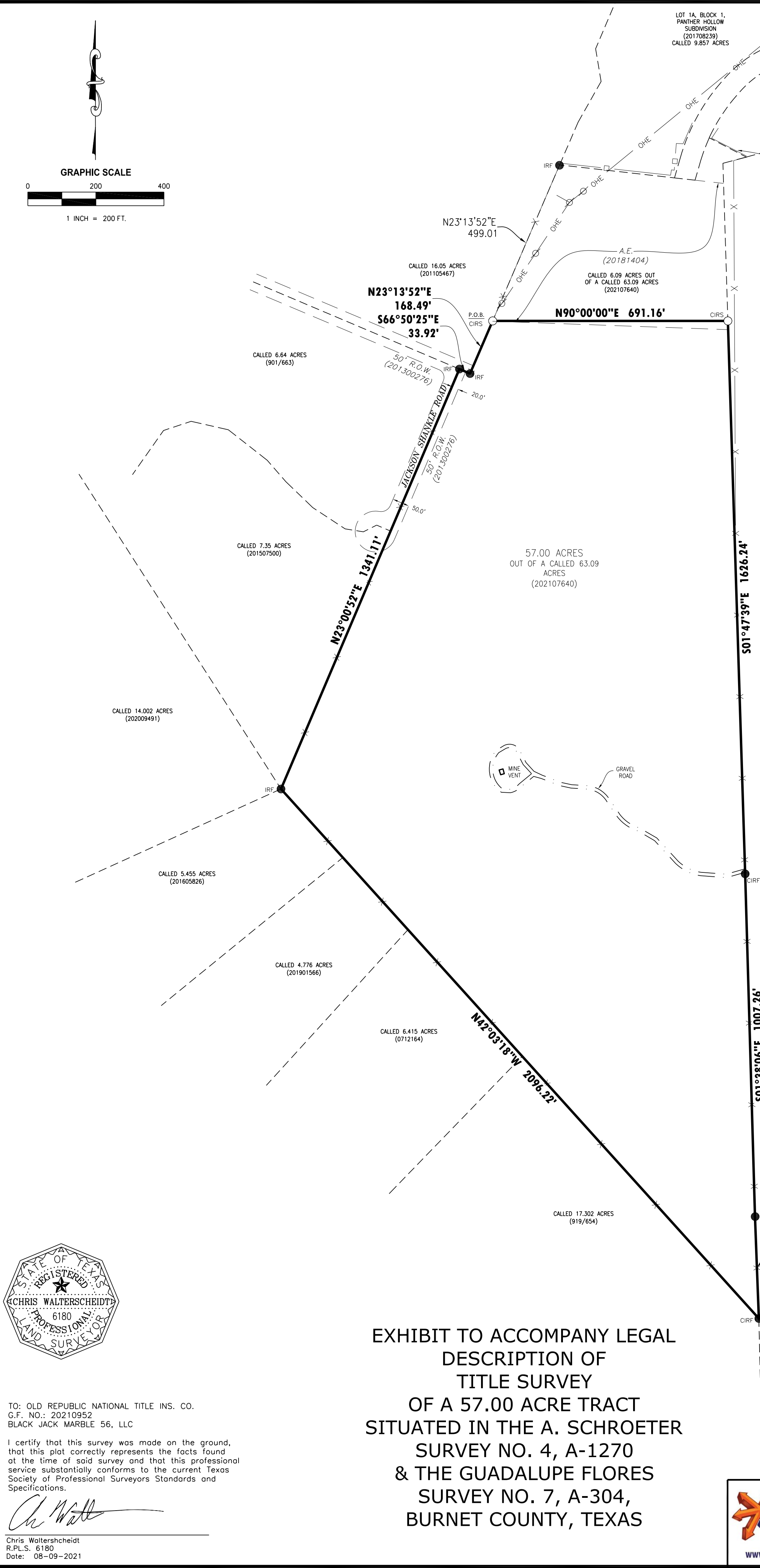


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF TITLE SURVEY OF A 57.00 ACRE TRACT SITUATED IN THE A. SCHROETER SURVEY NO. 4, A-1270 & THE GUADALUPE FLORES SURVEY NO. 7, A-304, BURNET COUNTY, TEXAS



TO: OLD REPUBLIC NATIONAL TITLE INS. CO.
G.F. NO.: 20210952
BLACK JACK MARBLE 56, LLC

I certify that this survey was made on the ground, that this plot correctly represents the facts found at the time of said survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications.

Chris Walterscheid
Chris Walterscheid
R.P.L.S. 6180
Date: 08-09-2021



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