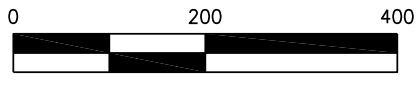




GRAPHIC SCALE



1 INCH = 200 FT.

LEGEND / ABBREVIATIONS

- ADJOINER LINE
- BOUNDARY LINE
- GRAVEL
- EASEMENT LINE
- x- WIRE FENCE
- o- WROUGHT IRON FENCE
- o- OVERHEAD ELEC LINE
- o- ABSTRACT/SURVEY LINE
- IRON ROD FOUND
- CAPPED IRON ROD SET
- △ MAG NAIL SET
- ⊗ "X" CUT SET
- ⊗ POWER POLE
- ⊗ IRON ROD FOUND
- ⊗ CAPPED IRON ROD FOUND
- ⊗ CIRS
- ⊗ CAPPED IRON ROD SET
- ⊗ R.O.W.
- ⊗ P.R.B.C.T.
- ⊗ O.P.R.B.C.T.
- ⊗ OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS

LEGAL DESCRIPTION

Being a 56.74 acre tract of and situated in the Guadalupe Flores Survey, Abstract Number 304, Burnet County, Texas, being a portion of a called 57.00 acre tract of land described in the General Warranty Deed to Black Jack Marble 56, LLC recorded in Document Number 202117147, Official Public Records of Burnet County, Texas (O.P.R.B.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch capped iron rod stamped "LANDPOINT" set (hereinafter referred to as CIRS) at the Northwest corner of said called 57.00 acre tract and in the East line of a called 16.05 acre tract described in the deed to Gregory K. Haley in Document No. 201105467, O.P.R.B.C.T., from which a 1/2 inch iron rod found in the East line of said 16.05 acre tract, at the Southwest corner of Lot 1A, Block A, Panther Hollow Subdivision, recorded in Document No. 201708239, O.P.R.B.C.T., bears N 23°13'52" E, a distance of 499.01 feet;

THENCE East with the North line of said 57.00 acre tract, a distance of 691.16 feet to a CIRS at the Northeast corner of said 57.00 acre tract in the West line of Lot 2, Block C of Roper West 38 Marble Falls recorded in Document Number 202404034, Plat Records, Burnet County, Texas (P.R.B.C.T.)

THENCE with the East line Lot 2 and Lot 1 of said Roper West 38 Marble Falls respectively and with the East line of a called 80.650 acre tract acre tract described in a deed to Ellison Roper Land Corporation recorded in Volume 1153, Page 358 O.P.R.B.C.T., the following courses and distances:

S 01°47'39" E, a distance of 1,626.24 feet to a 5/8-inch capped iron rod found with an illegible cap,

S 01°38'06" E, with the West line of a called 5.20 acre tract described in the deed to Upendra R. Chowlera Living Trust recorded in Document Number 202120022, O.P.R.B.C.T. a distance of 1,007.26 feet to a 5/8-inch iron rod found in the East line of said 57.00 acre tract and the common West line of said 5.20 acre tract;

THENCE S 02°10'01" E, with said common line, and with the West right-of-way line of Ridge Rock Road a distance of 300.22 feet to a 1-inch iron pipe found at the South corner of the said 57.00 acre tract and the Northeast corner of a called 18.222 acre tract described in the deed to Robert A. Miller and Judy G. Miller recorded in Volume 919, Page 654, O.P.R.B.C.T.;

THENCE N 42°03'18" W, with the South line of said 57.00 acre tract, a distance of 2,096.22 feet to a 1-inch iron pipe found at the Southwest corner of said 57.00 acre tract and the common South corner of a called 7.35 acre tract described in the deed to Ribero Family Revocable Trust recorded in Document No. 201507500, O.P.R.B.C.T., at the East corner of a called 14.002 acre tract described in the deed to Wilmer Alexander Navarro and Xinia Patricia Navarro recorded in Document No. 20210383, O.P.R.B.C.T., and the North corner of a called 5.455 acre tract described in the deed to Nora Martinez and Luis Alberto Herrera Hernandez Document No. 202104185, O.P.R.B.C.T.;

THENCE N 23°00'52" E with the West line of said called 57.00 acre tract and the common East line of said 7.35 acre tract, a distance of 760.47 feet to a "X" cut set at the South corner of a called 0.26 acre tract described in the right-of-way deed to the City of Marble Falls recorded in Document Number 201300276, O.P.R.B.C.T.

THENCE with the East line of said called 0.26 acre City of Marble Falls tract the following courses and distances:
With a curve to the left having an arc length of 50.46 feet, a radius of 60.00 feet, a delta angle of 48°11'24", a Chord Bearing of N 47°06'34" E, a chord length of 48.99 feet to a CIRS;

N 23°00'52" E, a distance of 535.87 feet to a mag nail set at the Northeast corner of said called 0.26 acre tract and being in the South line of said 16.05 acre tract, feet from which a 5-8 inch iron rod found at the Northeast corner of a called 7.45 acre tract described in the deed to James K. Jackson and Jane M. Jackson recorded in Volume 901, Page 663, O.P.R.B.C.T., bears N 66°50'25" W, a distance of 20.00 feet

THENCE S 66°50'25" E, with the South line of said called 16.05 acre tract, a distance of 13.92 feet to a 1/2-inch iron rod found at the Southeast corner of said 16.05 acre tract;

THENCE N 23°13'52" E, with the West line of said 57.00 acre tract of land and the common East line of said called 16.05 acre tract, a distance of 168.49 feet to the POINT OF BEGINNING, containing 56.74 acres.

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.

EXCEPTIONS

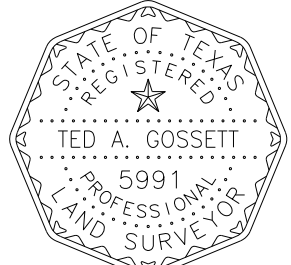
This property is subject to the following exceptions as provided by Independence Title with title Commitment GF No. 240734-com Effective date November 19th 2024, 8:00AM with an issued date of November 25th 2004.

- (a.) Easement:
Recorded: Volume 106, Page 253, Deed Records, Burnet County, Texas.
To: United Telephone Company
Purpose: telephone line easement
(Blanket Easement) Affects by Ingress & Egress.
- (d.) Terms, Conditions, and Stipulations in the Right of Way Deed executed by Mid-Horse Royalties, LLC to City of Marble Falls:
Recorded: Document No. 201300276, Official Public Records, Burnet County, Texas.
Does Not Affect (Shown)
- (e.) Terms, Conditions, and Stipulations in the Easement Agreement for Access by and between Mid-Horse Royalties, LLC:
Recorded: Gregory K. Haley, Document No. 201801404 Records, Burnet County, Texas.
Affects as Shown.
- (f.) Subject to that one certain Order of April 25, 2000, adopting Burnet County Subdivision And Development Regulations, amended September 25, 2000, recorded in Volume 943, Page 399, Official Public Records, amended June 25, 2001, in Volume 993, Page 620, Official Public Records, further amended January 28, 2002, in Volume 1043, Page 85, amended October 24, 2005, in Volume 1377, Page 722, amended in Clerk's Document Nos. 201100417 and 201100547, Official Public Records, Burnet County, Texas.
Affects (No Potable Easements)

CERTIFICATION: Independence Title, American Bank of Commerce & Black Jack Marble 56 LLC.

I, Ted A. Gossett, certify that this plot was prepared under my direct supervision from a survey made on the ground on July 1, 2022, 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 for a Category 1A, Condition III Survey.

12-05-2024
Ted A. Gossett
Ted A. Gossett
Registered Professional Land Surveyor
Texas Registration No. 5991



TITLE SURVEY
IN THE A. SCHROETER SURVEY NO. 4,
ABSTRACT NUMBER 1270 &
THE GUADALUPE FLORES SURVEY NO. 7,
ABSTRACT NUMBER 1270,
BURNET COUNTY, TEXAS



500 NORTH LOOP 1604 EAST,
SUITE 200
SAN ANTONIO, TX 78232
(318)226-0100
www.landpoint.net
TBPELS NO. 10193814

x:\2024\20-2002-1\Survey\DWG\20-2002-1 Updated Title Survey 57 Acres 11-27-2024.dwg



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

RIGHT OF WAY DEED

THE STATE OF TEXAS §

COUNTY OF BURNET §

THAT Mid-Horse Royalties, LLC, a Texas limited liability company, (referred to as "Grantor") for and in consideration of the recited sum of One Dollar (\$1.00) and other good and valuable consideration to Grantor in hand paid by the City of Marble Falls, a home rule municipal corporation, situated in Burnet County, State of Texas and whose address is 800 Third Street, Marble Falls, Texas 78654, ("Grantee"), the receipt and sufficiency of which is hereby acknowledged and confessed and for which no lien or encumbrance expressed or implied, is retained, has this day GRANTED and CONVEYED, and by these presents does GRANT and CONVEY, unto the Grantee, certain Right of Way ("Property") in, upon, across and under, the following described land, to-wit:

All those certain tracts, pieces or parcels of land, lying and being situated in the County of Burnet, State of Texas described in **Exhibit "A"** attached hereto and by this reference made a part hereof for all purposes, to which reference is hereby made for a particular description of said property.

TO HAVE AND TO HOLD the Property perpetually to Grantee and its successors and assigns, together with the right and privilege at any and all times to enter the Property, or any part thereof, by its employees, agents or third parties authorized by the Grantee for the purpose of constructing, maintaining, replacing, upgrading and repairing a public road, and for the purpose of construction, installation, operation, maintenance, replacement, upgrade, repair and removal of utilities and all related appurtenances; and for the purpose of constructing, operating, inspecting, maintaining, replacing, upgrading and repairing the fill and earthwork for slopes and for the lateral support of the abutting public roadway.

Grantor hereby binds itself, its heirs, representatives, successors, and assigns to **WARRANT AND FOREVER DEFEND** title to the Property unto Grantee and its successor and assigns against claims of all persons whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

Grantor has caused this Right Of Way Deed to be executed on this 8 day of November, 2012.

GRANTOR:

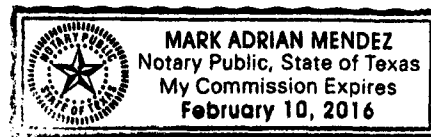
Ted Burget
Ted Burget
Manager

STATE OF TEXAS
COUNTY OF BURNET

This instrument was acknowledged before me on the 8th day of November, 2012 by Ted Burget as Manager and duly authorized agent of Mid-Horse Royalties LLC, a Texas limited liability company.

Mark Adrian Mendez

Notary Public, State of Texas



Property Description

Exhibit A - Legal Description of Right of Way

Grantor's Address:
Mid-Horse Royalties, LLC
P.O. Box 7902
Horseshoe Bay, Texas 75657

Grantee's Address:
City of Marble Falls
800 Third Street
Marble Falls, Texas 78654

After Recording Return To:
Aria Consulting Management Group, Inc.
Attn: Virginia J. Pompa
1824 Oak Hill Lane
Suite 1-C
Austin, Texas 78744

MARBLE FALLS SURVEYING & MAPPING, LLC

1500 OLLIE LANE

MARBLE FALLS, TEXAS 78654

PHONE (830) 693-8815 FAX (830) 693-8915

**PARCEL 32
EXHIBIT "A"**

STATE OF TEXAS:

COUNTY OF BURNET:

CITY OF MARBLE FALLS:

FIELD NOTES to accompany a survey plat for a 0.26 acre tract of land out of the Guadalupe Flores Survey No. 7, Abstract No. 304, in Burnet County, Texas, and being a portion of that certain 98.01 acre tract of land conveyed to Mid-Horse Royalties, LLC in Document No. 201103522 of the Official Public Records of Burnet County, Texas. Basis of Bearings for this survey is the Texas Lambert Grid, Central Zone, Nad83.

BEGINNING at a computed point at an outside "ell" corner in the northwest line of said 98.01 acre tract, and the southwest line of that certain 16.05 acre tract of land conveyed to Gregory K. Haley in Document No. 201105467 of the Official Public Records of Burnet County, Texas, for the northeast corner of that certain 7.45 acre tract of land conveyed to James K. Jackson and Jane M. Jackson in Volume 901, Page 663 of the Official Public Records of Burnet County, Texas and the northwest corner hereof, from which a 1/2" iron rod found in the southeast line of that certain 5.00 acre tract of land conveyed to Black Wolf-Riverscape, LLC in Volume 1479, Page 234 of the Official Public Records of Burnet County, Texas, for the southwest corner of said 16.05 acre tract and the northwest corner of said 7.45 acre tract bears N65°29'15"W (called N64°43'00"W), at a distance of 36.23 feet pass a 1/2" iron rod found, in all a total distance of 583.01 feet;

THENCE, S65°40'40"E (called S65°45'40"E), a distance of **20.01 feet** to a 1/2" iron rod set, with plastic survey cap stamped RPLS 4452, for the northeast corner hereof, from which a 1/2" iron rod found at an inside "ell" corner in the northwest line of said 98.01 acre tract, for the southeast corner of said 16.05 acre tract bears S65°40'40"E (called S65°45'40"E), a distance of 13.72 feet;

THENCE, with a southeast line hereof, with (2) courses and distances as follows:

- (1) **S23°01'12"W**, a distance of **535.46 feet** to a 1/2" iron rod set, with plastic survey cap stamped RPLS 4452, for the P. C. of a curve to the right, from which the radius point of said curve to the right bears N66°58'48"W, a distance of 60.00 feet;
- (2) with said curve to the right, the radius of which is **60.00 feet**, through a central angle of **48°11'23"**, an arc distance of **50.46 feet**, with a chord bearing of **S47°06'54"W** and a distance of **48.99 feet** to a 1/2" iron rod set, with plastic survey cap stamped RPLS 4452, in the southeast line of that certain 7.35 acre tract of land conveyed to Andrew Ribera and Rachel H. Ribera in Volume 1383, Page 996 of the Official Public Records of Burnet County, Texas and the northwest line of said 98.01 acre tract, for the southwest corner hereof, from which a 1" iron rod found for the southwest corner of said 98.01 acre tract and the most southerly corner of said 7.35 acre tract bears S23°01'12"W (called S23°01'18"W), a distance of 761.29 feet;

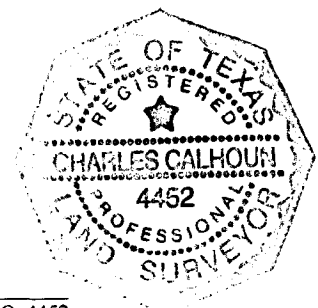
THENCE, N23°01'12"E (called N23°01'18"E), with the southeast line of said 7.45 acre tract, the northwest line of said 98.01 acre tract and the northwest line hereof, a distance of **580.64 feet** to the **POINT OF BEGINNING**. Containing 0.26 acres.


CHARLES CALHOUN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4452

JOB NO. - 8750 PARCEL 32

JULY 11, 2012

OFFICE - B. BURTON



MARBLE FALLS SURVEYING & MAPPING, LLC

1500 Ollie Lane
 Marble Falls, Texas 78654
 (830) 693-8815 Fax (830) 693-8915

LAND SURVEY

PARCEL 32: BEING A 0.26 ACRE TRACT OF LAND OUT OF THE GUADALUPE FLORES SURVEY NO. 7, ABSTRACT NO. 304 IN BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

CLIENT: HDR ENGINEERING

SCALE: 1" = 100'

LEGEND:

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED RPLS 4452
- △ COMPUTED POINT
- () RECORD INFORMATION

16.05 ACRES
 GREGORY K. HALEY
 INSTRUMENT NO. 201105467
 O.P.R.B.C.T.

5.00 ACRES
 BLACK WOLF RIVERSCAPE, LLC
 VOL. 1479, PG. 234
 O.P.R.B.C.T.

7.45 ACRES
 JAMES K. JACKSON AND
 JANE M. JACKSON
 VOL. 901, PG. 663
 O.P.R.B.C.T.

98.01 ACRES
 MID-HORSE ROYALTIES, LLC
 DOCUMENT NO. 201103522
 O.P.R.B.C.T.

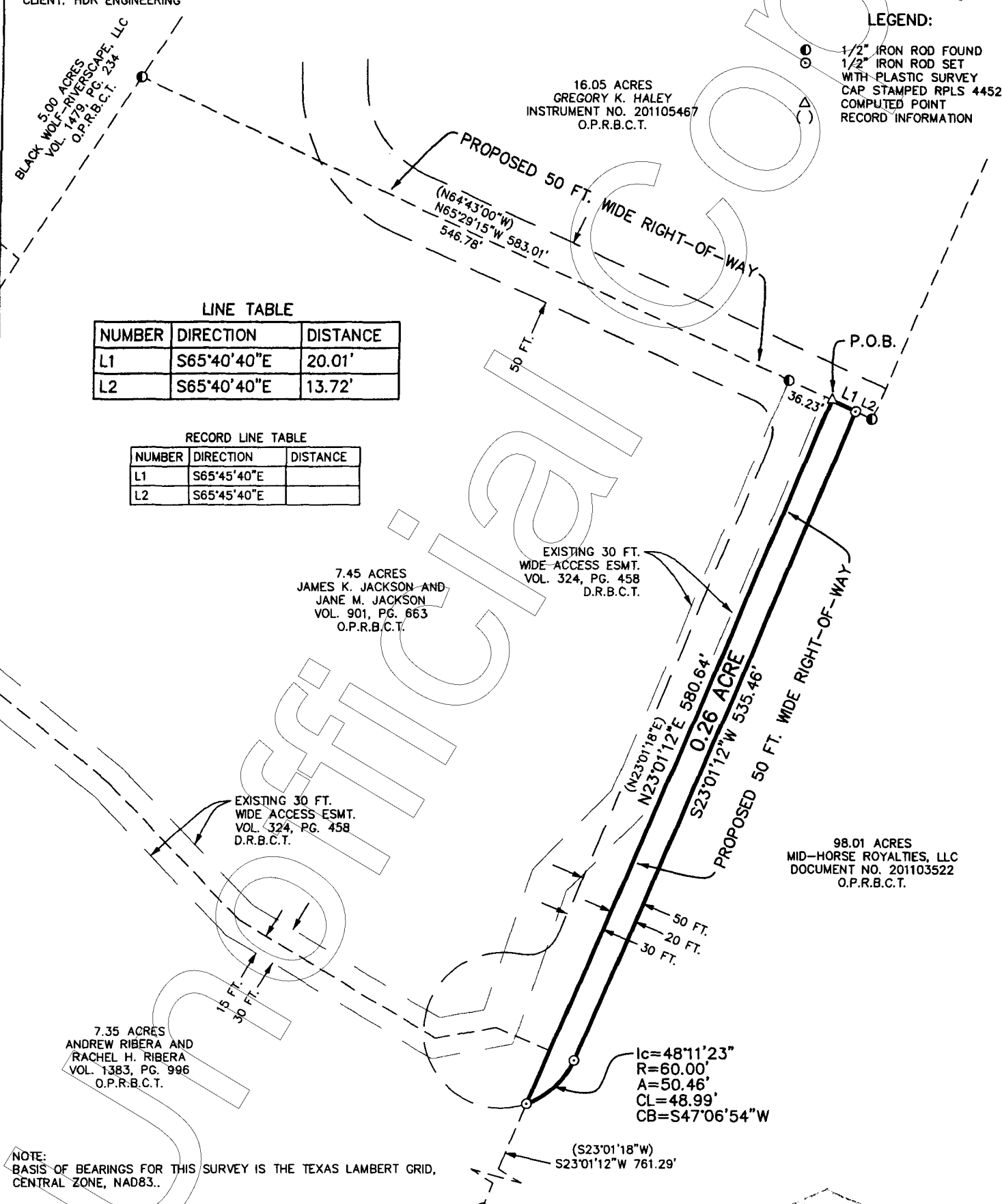
7.35 ACRES
 ANDREW RIBERA AND
 RACHEL H. RIBERA
 VOL. 1383, PG. 996
 O.P.R.B.C.T.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S65°40'40"E	20.01'
L2	S65°40'40"E	13.72'

RECORD LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S65°45'40"E	
L2	S65°45'40"E	



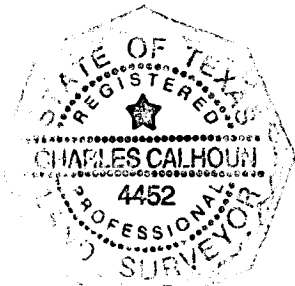
NOTE:
 BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS LAMBERT GRID,
 CENTRAL ZONE, NAD83..

I, CHARLES CALHOUN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. CHARLES CALHOUN AND MARBLE FALLS SURVEYING & MAPPING, LLC ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS SURVEY. ALL RIGHTS RESERVED, COPYRIGHT 2012, MARBLE FALLS SURVEYING & MAPPING, LLC ©.

WITNESS MY HAND AND SEAL THIS 11th DAY OF JULY, 2012.

CHARLES CALHOUN REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4452
 DRAWN BY: J. CALHOUN

JOB NO: 8750 PARCEL 32



FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Janet Parker

201300276

January 08, 2013 02:10:02 PM

FEE: \$28.00

Janet Parker, County Clerk

Burnet County, Texas

Unofficial Copy