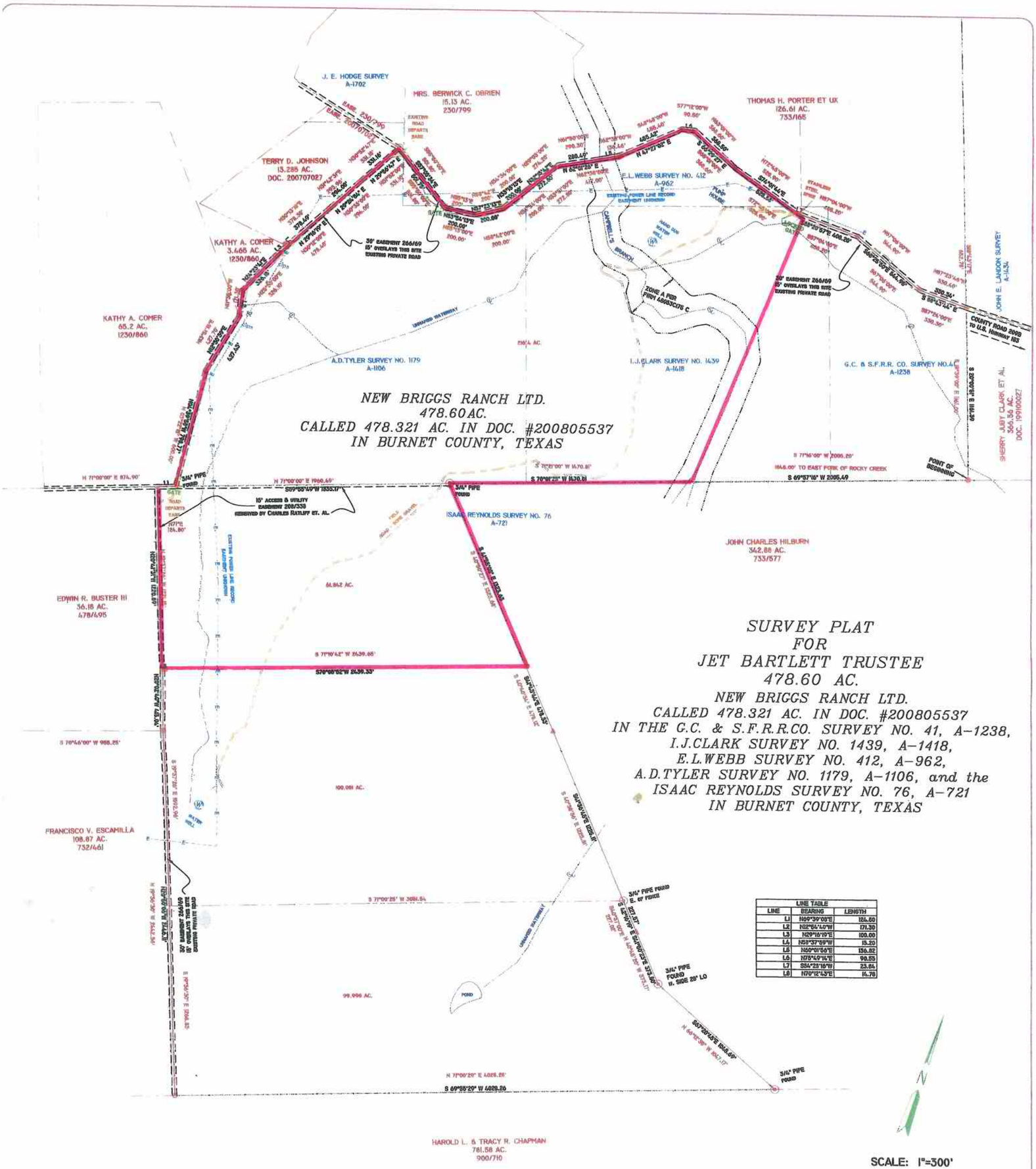

SURVEY PLAT
FOR
JET BARTLETT TRUSTEE
478.60 AC.

NEW BRIGGS RANCH LTD.
CALLED 478.321 AC. IN DOC. #200805537
IN THE G.C. & S.F.R.R.CO. SURVEY NO. 41, A-1238,
I.J.CLARK SURVEY NO. 1439, A-1418,
E.L.WEBB SURVEY NO. 412, A-962,
A.D.TYLER SURVEY NO. 1179, A-1106, and the
ISAAC REYNOLDS SURVEY NO. 76, A-721
IN BURNET COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N69°39'03"E	124.60
L2	N12°54'40"W	171.30
L3	N29°18'19"E	100.00
L4	N59°37'09"W	15.30
L5	N50°01'54"E	156.82
L6	N75°49'14"E	90.53
L7	S54°23'15"W	23.84
L8	N70°12'43"E	15.78

SCALE: 1"=300'

LEGEND

- STEEL COTTON SPINDLE SET
- IRON PIN FOUND
- CORNER NOT FOUND, REPLACED WITH 1/2" IRON PIN
- IRON PIN SET
- IRON PIPE FOUND
- NAIL FOUND
- STAINLESS STEEL SPIKE
- MAG SPIKE SET
- EXISTING WIRE FENCE
- CHAINLINK FENCE
- BOARD FENCE
- Water well
- POWER POLE
- WATER VALVE
- TELEPHONE CABLE
- WATERLINE EXISTING
- OVERHEAD POWER LINE
- CENTER LINE OF CHANNEL

(located by aerial overlay or measurement as shown)

RECORD CALLS (BEARING / DISTANCE)
DATA THIS SURVEY BEARING/ DISTANCE
SPECIAL FLOOD HAZARD AREA PER F.E.M.A.
(APPROXIMATE LIMIT WILL VARY WITH CONDITIONS)
TRACT LINES
BOUNDARY LINES
LAND GRANT LINES
ALL DOCUMENT REFERENCES ARE IN BURNET COUNTY.

RESTRICTIVE COVENANTS AND RECORD EASEMENTS HAVE BEEN LISTED HEREON AS IDENTIFIED FOR THIS SURVEY BY COMMITMENT FOR THE LOCK TRUST TO JET BARTLETT, TRUSTEE OR ASSIGNS OF 0806400-6TH EFF. DATE 4-24-2008 PROVIDED BY LAWYERS TITLE INSURANCE CO. AS FOLLOWS (MAY APPLY IF EXTENDING TO SITE):
A) LIENS, LEASES, MINERAL RIGHTS AND OTHER MATTERS THAT HAVE NOT BEEN REQUESTED HAVE NOT BEEN REVIEWED AS A PART OF THIS SURVEY
B) RESTRICTIVE COVENANTS ETC. - NOT RESEARCHED
C) RECORD EASEMENT MATTERS AS FOLLOWS;
SCHEDULE B ITEM 10-K - 15 FOOT WIDE ACCESS AND UTILITY EASEMENT ALONG NORTH AND WEST BOUNDARY OF 161.84±2 ACRES RETAINED BY CHARLES RATLIFF ET. AL. AS SHOWN HEREON PER 208/338 (SEE PRIOR DEED FOR A PORTION OF THIS SITE TO H.E. GARNER ET.UX.)
SCHEDULE B ITEM 10-L - 30 FOOT WIDE EASEMENT BENEFITTING THIS SITE AND OTHER ADJOINERS SHOWN AT THE LOCATION OF THE EXISTING PRIVATE ROAD THAT EXTENDS WESTWARD FROM COUNTY ROAD 2098 - 15' OF 30' EASEMENT OVERLAYS THIS PROPERTY

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE A) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD HAZARD BOUNDARY MAP REVISED AS FOR MAP NUMBER 48053C0175 C, EFFECTIVE DATE 11/16/1990. A FLOOD HAZARD STUDY TO IDENTIFY ADDITIONAL AREAS OF FLOOD HAZARD IS NOT INCLUDED IN THIS SURVEY.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, UNDER MY SUPERVISION. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IDENTIFIES ANY EVIDENCE OF BOUNDARY LINE CONFLICTS, SHORTAGES IN AREA, PROTRUSIONS, INTRUSIONS, AND OVERLAPPING OF SIGNIFICANT IMPROVEMENTS. THIS PROPERTY ABUTS A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

SURVEY DATE DECEMBER 10, 2008.

WILLIAM F. FOREST, JR. R.P.L.S. 1847

STATE OF TEXAS REGISTERED WILLIAM F. FOREST, JR. 1847 PROFESSIONAL LAND SURVEYOR

NOTE:
THE BEARING BASIS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM GRID NORTH, TEXAS CENTRAL ZONE
NGS CONTROL POINT BN0534 (TAYLOR)
DATUM: GRID83 NAVD88, NAD83
CONVERGENCE: 1.2105804
COMBINED SCALE FACTOR: 0.99983597

NOTICE: THIS MAP COPYRIGHT 2008 BY FOREST SURVEYING & MAPPING CO. THIS MAP IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES. NO LICENSE HAS BEEN CREATED (EXPRESS OR IMPLIED) TO COPY THIS MAP EXCEPT IN CONJUNCTION WITH THE ORIGINAL TRANSACTION FOR WHICH THIS MAP WAS CREATED. (MAY BE COPIED IN THAT CONTEXT IF CONDITIONS REMAIN UNCHANGED)

FOREST SURVEYING AND MAPPING COMPANY
1082 ASH STREET
GEORGETOWN, TEXAS
512-930-5827

SESK/BALTONE.DWG
FB BALTON.CRD FWALLRPH