

CALLED 2.330 ACRES
HERMAN GALLAND and wife,
VALLETA GALLAND
VOLUME 392, PAGE 245
R.P.R.B.C.T.

[N 14°55'35" W
N 14°55'35" W
11.54']

[D=20°25'25"
R=418.33'
CB=N25°08'30"W
CH=147.82']

[D=20°26'50"
R=418.33'
L=148.48'
CB=N25°08'17"W
CH=147.67']

CALLLED 2.530 ACRES
EDWARD L. GATTIS and wife,
BARBARA HALBERT GATTIS
VOLUME 728, PAGE 707
R.P.R.B.C.T.

[D=20°25'24"
R=391.33'
L=139.49'
CB=N25°08'30"W
CH=138.75']

REMAINDER OF
CALLED 10.00 ACRES
MARK A. HELM and wife,
ALEXANDRA HELM
VOLUME 977, PAGE 185
O.P.R.B.C.T.

N 76°06'55" E-506.16'

5.00 Acres

CALLLED 10.00 ACRES
MARK A. HELM and wife,
ALEXANDRA HELM
VOLUME 977, PAGE 185
O.P.R.B.C.T.

B. F. THOMAS SURVEY NO. 6
ABSTRACT NO. 1359

LINE	BEARING	LENGTH
L1	N12°35'57"E	25.00'
L2	S12°36'57"W	25.15'
L3	N72°01'48"E	24.89'
L4	N64°33'17"E	25.04'
L5	N54°38'00"E	25.00'
L6	S63°49'32"W	24.40'
L7	N75°14'19"E	25.05'
L8	S74°36'16"W	24.86'

LAND TITLE SURVEY

BEING 5.00 ACRE TRACT OF LAND OUT OF THE B. F. THOMAS SURVEY NO. 6, ABSTRACT NO. 1359 IN BURNET COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

NOTE:
THE PROPERTY SHOWN HEREON DOES LIE WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 4805302250 C, DATED NOVEMBER 18, 1990.

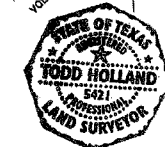
THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING:

1. ALL CURRENT BURNET COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS.
2. BLANKET TYPE EASEMENT TO LOWER COLORADO RIVER AUTHORITY, RECORDED IN VOLUME 3, PAGE 157, OF THE MISCELLANEOUS DEED RECORDS OF BURNET COUNTY, TEXAS.
3. BLANKET UTILITY EASEMENT TO PERENALES ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 342, PAGE 7 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS.
4. MAINTENANCE AGREEMENT RECORDED IN VOLUME 441, PAGE 620 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS.
5. RESTRICTIONS SET OUT IN VOLUME 319, PAGE 160, OF THE DEED RECORDS OF BURNET COUNTY, TEXAS.
6. CONTRACT FOR SALE EXECUTED BY THE VETERANS LAND BOARD OF TEXAS AND HOWARD C. ZIELKE, RECORDED IN VOLUME 319, PAGE 584, OF THE DEED RECORDS OF BURNET COUNTY, TEXAS.

THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE FOLLOWING:

1. FIFTEEN FOOT WIDE EASEMENT GRANTED TO THE CITY OF BURNET, RECORDED IN VOLUME 364, PAGE 405, AND VOLUME 364, PAGE 437, OF THE DEED RECORDS OF BURNET COUNTY, TEXAS.
- EXCLUSIVELY TO PARTIES INVOLVED IN THE HIGHLAND LAKES TITLE COMPANY TITLE COMMITMENT OF No. 20031232158-BU EFFECTIVE DATE: NOVEMBER 21, 2003.

I, TODD HOLLAND, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING NOVEMBER, 2003, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THERE ARE NO APPARENT ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS WITH THE DEED LINES SHOWN EXCEPT AS SHOWN HEREON; THAT THERE ARE NO APPARENT DISCREPANCIES OR DEED LINE CONFLICTS WITH THE DEEDS SHOWN EXCEPT AS SHOWN HEREON; THAT THERE ARE NO VISIBLE UTILITY LINES EXCEPT AS SHOWN HEREON; THAT THIS PROPERTY ADJOINS A DEDICATED RIGHT-OF-WAY; AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS AS ISSUED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS, CATEGORY 1A, CONDITION IV, SURVEY.



12-24-03

DATE:

TODD HOLLAND
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5421, STATE OF TEXAS

CALLLED 4.035 ACRES
HOWARD PAYNE PUTMAN, and wife,
GENE ANN PUTMAN
VOLUME 546, PAGE 563
R.P.R.B.C.T.

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CB=N26°26'30"W
CH=59.27']

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CH=67.01']

CALLLED 2.799 ACRES
RUSSELL E. HOLMES and wife,
TWANNA J. HOLMES
VOLUME 809, PAGE 282
O.P.R.B.C.T.

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[D=32°36'19"
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CH=129.21']

DATE: 12-05-2003

DRAWN BY: AMW

CHECKED BY: MTH

PROJ. NO. 2003 - 306

FILES NAMES: 03-306_BDY.DWG

SHEET: 1 OF 1

5.00 ACRES OUT OF BURNET COUNTY, TEXAS

MARK AND ALEXANDRA HELM

P.O. BOX 27
BLUFFDALE, TEXAS 76433

PH. (254) 728 - 3881

5.00 ACRES OUT OF BURNET COUNTY, TEXAS

MARK AND ALEXANDRA HELM

P.O. BOX 27
BLUFFDALE, TEXAS 76433

PH. (254) 728 - 3881

DATE

REVISION

NO.

NO.

5.00 ACRES OUT OF BURNET COUNTY, TEXAS

MARK AND ALEXANDRA HELM

P.O. BOX 27
BLUFFDALE, TEXAS 76433

PH. (254) 728 - 3881

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BLUFFDALE, TEXAS 76433

PH. (254) 728 - 3881

DATE: 12-05-2003

DRAWN BY: AMW

CHECKED BY: MTH

PROJ. NO. 2003 - 306

FILES NAMES: 03-306_BDY.DWG

SHEET: 1 OF 1

DATE

REVISION

NO.

NO.

EXHIBIT "A"

STATE OF TEXAS:
COUNTY OF BURNET:

FIELD NOTES to accompany a Standard Land Survey Plat of a 5.00 acre tract of land, out of the B. F. Thomas Survey No. 6, Abstract No. 1359 in Burnet County, Texas, being a portion of that certain 10.00 acre tract of land, as described in a deed to Mark A. Helm and wife, Alexandra Helm, as recorded in Volume 977, Page 185 of the Official Public Records of Burnet County, Texas. Said 5.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 60D nail found for the southeast corner hereof, the southeast corner of said 10.00 acre tract, lying in the center line of a 50 foot wide Access Easement, as described in said Volume 977, Page 185, of the Official Public Records of Burnet County, Texas, being the southwest corner of that called 19.99 acre tract of land, as described in a deed to Jarrod E. Dunahoo and wife, Kimberly D. Dunahoo, as recorded in Volume 776, Page 580 of the Official Public Records of Burnet County, Texas, and lying in the north line of that called 2.799 acre tract of land, as described in a deed to Russell E. Holmes and wife, Twanna J. Holmes, as recorded in Volume 809, Page 282 of the Official Public Records of Burnet County, Texas, from which a 60D nail found in the center line of said 50.00 foot wide Access Easement bears S 83° 36' 26" E, a distance of 68.37 feet;

THENCE, with the south line of said 10.00 acre tract, the south line hereof and the center line of said 50 foot wide Access Easement and the north line of said 2.799 acre tract, the following four (4) calls:

1. N 83° 38' 05" W [N 83° 38' 05" W], a distance of 50.59 feet [50.59'], to a 60D nail found for an angle point hereof,
2. N 77° 12' 15" W [N 77° 12' 15" W], a distance of 108.91 feet [108.78'], to a 60D nail found, for the beginning of a curve to the left, from which a ½-inch iron rod found, lying in the north line of said 50 foot wide Access Easement bears N 12° 35' 57" E, a distance of 25.00 feet, and another ½-inch iron rod found, lying in the south line of said 50 foot wide Access Easement bears S 12° 35' 57" W, a distance of 25.15 feet,
3. With said curve to the left, an arc length of 116.61 feet, through a central angle of 32° 34' 12" [32° 36' 20"], having a radius of 205.14 feet [205.14'], a chord which bears S 86° 28' 27" W [S 86° 29' 30" W], a chord length of 115.05 feet [115.17'], to a ½-inch capped iron rod set with SURVTEX cap for an angle point hereof, and

4. S 70° 11' 25" W [S 70° 11' 25" W], a distance of 133.29 feet [133.31'], to a ½-inch capped iron rod set with SURVTEX cap for the southwest corner hereof, the southwest corner of said 10.00 acre tract, the northwest corner of said 2.799 acre tract, and the southeast corner of that called 4.035 acre tract of land, as described in a deed to Howard Payne Putnam and wife, Gene Ann Putnam, as recorded in Volume 546, Page 563 of the Real Property Records of Burnet County, Texas;

THENCE, with the west line hereof, the west line of said 10.00 acre tract, the east line of a said 4.035 acre tract of and the center line of said 50 foot wide Access Easement, the following five (5) calls:

1. N 17° 32' 15" W [N 17° 32' 15" W], a distance of 92.33 feet [92.36'], to a 60D nail found for the beginning of a curve to the left, from which a 1/2-inch iron rod found lying in the east line of said 50 foot wide Access Easement bears N 72° 01' 48" E, a distance of 24.89 feet,
2. With said curve to the left, an arc length of 59.51 feet [59.51], through a central angle of 17° 48' 45" [17° 48' 45"], having a radius of 191.42 feet [191.42'], a chord which bears N 26° 26' 30" W [N 26° 26' 30" W] a chord length of 59.27 feet [59.27], to a ½-inch capped iron rod set with SURVTEX cap, from which a ½-inch iron rod found lying in the east line of said 50 foot wide Access Easement bears N 54° 33' 17" E, a distance of 25.04 feet,
3. N 35° 21' 00" W [N 35° 21' W], passing at a distance of 60.61 feet, a calculated point for the northeast corner of said 4.035 acre tract and the southeast corner of that called 2.530 acre tract of land, as described in a deed to Edward L. Gattis and wife, Barbara Halbert Gattis, as recorded in Volume 728, Page 707 of the Real Property Records of Burnet County, Texas, continuing in all a total distance of 185.39 feet [185.39'], to a ½-inch capped iron rod set with SURVTEX cap for the beginning of a curve to the right, from which a ½-inch iron rod found lying in the east line of said 50 foot wide Access Easement bears N 54° 39' 00" E, a distance of 25.00 feet, and another ½-inch iron rod found lying in the west line of said 50 foot wide Access Easement bears S 53° 49' 32" W, a distance of 24.40 feet,
4. With said curve to the right, passing at an arc length of 137.83 feet, a calculated point for the northeast corner of said 2.530 acre tract and being the southeast corner of that called 2.330 acre tract of land, as described in a deed to Herman Galland and wife, Valleta Galland, as recorded in Volume 392, Page 245 of the Real Property Records of Burnet County, Texas, continuing for a total arc length of 148.46 feet [148.46'], through a central angle of 20° 25' 50" [20° 25' 25"], having a radius of 416.33 feet [416.33'], a chord which bears N 25° 08' 17" W [N 25° 08' 30" W], a chord distance of 147.67 feet [147.62'], to a ½-inch capped iron rod set with SURVTEX cap, from which a ½-inch iron rod found lying in the east line of said 50 foot wide Access Easement bears N 75° 14' 19" E, a distance of 25.05 feet, and another ½-inch iron rod found lying in the west line of said 50 foot wide Access Easement bears S 74° 35' 16" W, a distance of 24.86 feet, and

5. N 14° 55' 35" W [N 14° 55' 35" W], a distance of 11.54 feet, to a ½-inch capped iron rod set with SURVTEX cap, for the northwest corner hereof;

THENCE N 76° 06' 55" E, crossing through said 10.00 acre tract with the north line hereof, passing at a distance of 25.00 feet, a ½-inch capped iron rod set with SURVTEX cap, in the east line of said 50 foot wide Access Easement, continuing in all a total distance of 506.16 feet, to a ½-inch capped iron rod set with SURVTEX cap, for the northeast corner hereof, lying in the west line of said 19.99 acre tract, and lying in the east line of said 10.00 acre tract, from which a 60D nail found for the northeast corner of said 10.00 acre tract, and the northwest corner of said 19.99 acre tract bears N 13° 53' 005" W [N 13° 53' 05" W], a distance of 493.21 feet;

THENCE S 13° 53' 05" E [Basis of Bearing], the west line of said 19.99 acre tract, for the east line of said 10.00 acre tract, the east line hereof, passing at a distance of 525.59 feet, a drill hole found in a rock lying in the north line of said 50 wide Access Easement, continuing in all, a total distance of 552.24 feet, to the **POINT OF BEGINNING** and containing 5.00 acres of land, more or less.



TODD HOLLAND
Registered Professional Land Surveyor No. 5421
December 24, 2003

