

BURNET COUNTY, TX

LEPTHA ROYCE SURVEY NO. 43,

ABSTRACT NO. 114

500 250 0 500

GRAPHIC SCALE



SPECIAL WARRANTY DEED
FROM TURBVILLE MOTORS,
A TEXAS GENERAL PARTNERSHIP,
WARREN S. BELLWOS, TRUSTEE,
AND BETTY ANNE TURBVILLE, TRUSTEE
TO
THE LOWER COLORADO RIVER AUTHORITY
VOL. 577, PG. 650
TRACT ONE - CALLED 930.812 ACRES

SANITARY CONTROL
EASEMENT
VOL. 859, PG. 987
(150' RADIUS)

OWNER'S HOUSE

CEDAR POST FENCE
WITH BULL WIRE

ASPHALT PARKING

ASPHALT SIDEWALK

CONC. SIDEWALK

MAINTENANCE BUILDING

SEPTIC TANK AREA

DEBRIS PITS

LEASE TRACT
45.809 ACRES

[N 74°50' E - 80.00']
N 73°51'41" E - 79.95'

CHANNEL EASEMENT
VOL. 158, PG. 471

N 73°44'32" E

79.91'

W.S. BELLWOS JR. &
BETTY ANN TURBVILLE
TO
STATE OF TEXAS
VOL. 158, PG. 169

CHANNEL EASEMENT
VOL. 158, PG. 471

COLORADO RIVER
COMPANY
TO
I.C.R.A.
VOL. 83, PG. 511
(SEE NOTE 3)

P.O.B.
45.809 Acre

Texas Central Zone Grid Coords
NAD 83/1983
N: 10,287,759.45 USR
E: 2,891,015.09 USR
Lat: 30°52'37.22259"
Lon: 98°26'17.98178"

DEED FROM E.L. HALLMARK TO
KEITH R. BEEMAN
VOL. 118, PG. 176

LAST WILL & TESTAMENT OF KEITH R. BEEMAN, SR.
VOL. 584, PG. 426
DEVISES PROPERTY TO KEITH R. BEEMAN JR.
& BARBARA ANN BEEMAN RATHGEBER

AGREED BOUNDARY
LINE PER
BOUNDARY AGREEMENT
VOL. 859, PG. 378
CORRECTX

DEED FROM KEITH R. BEEMAN
AND WIFE, GITH MAY BEEMAN
TO
THE STATE OF TEXAS
VOL. 157, PG. 82

NOTES:

- 1) ALL DISTANCES SHOWN ARE SURFACE VALUES.
TO COMPUTE GRID DISTANCES MULTIPLY BY THE
CSF OF 0.999830804.
- 2) THERE ARE IMPROVEMENTS ON THIS TRACT THAT
ARE NOT SHOWN HEREON.
- 3) THE TRACTS REFERENCED HEREON IN VOL. 83,
PG. 511 IS FURTHER DESCRIBED AS THE TWENTY
THIRD TRACT IN SUBDIVISION A OF SECTION THREE
OF THE INSTRUMENT OF MORTGAGE EXECUTED
BETWEEN CENTRAL TEXAS HYDRO ELECTRIC
COMPANY AND CONTINENTAL ILLINOIS BANK AND
TRUST COMPANY AND WILLIAM P. KOPF, TRUSTEES
RECORDED IN VOL. 21, PG. 11 OF THE DEED OF
TRUST RECORDS OF BURNET COUNTY, TEXAS.

LEGEND

- 1/2" IRON ROD FOUND
- COTTON SPINDLE SET
- 1/2" IRON ROD SET W/ FLARED CAP
- 5/8" IRON ROD SET W/ ALUM. CAP
- CONCRETE MONUMENT FOUND
- ◆ CALCULATED POINT
- ★ NEW DEER-PROOF FENCE
- FENCE POST
- () RECORD INFO. PER VOL. 577, PG. 650
- [] CALC'D INFO. PER TxDOT ROW MAP

BEARING BASIS: Texas Lambert Grid, Central Zone, NAD 83/93 HARN

LOWER COLORADO RIVER AUTHORITY

PLAT SHOWING 45.809 ACRE LEASE TRACT
BEING A PORTION OF RESOURCE TRACT BE-24
BURNET COUNTY, TEXAS

FIELD BOOK: 98-06 & 2000-02

WP FILE: LBUC019H-0003A.DOC

WA NO.: WO# 365836

DRAWN BY: G. THOMPSON SURVEYING & MAPPING DEPT.

SCALE: 1" = 500' 02/06/2007 LBUC019H-0003A