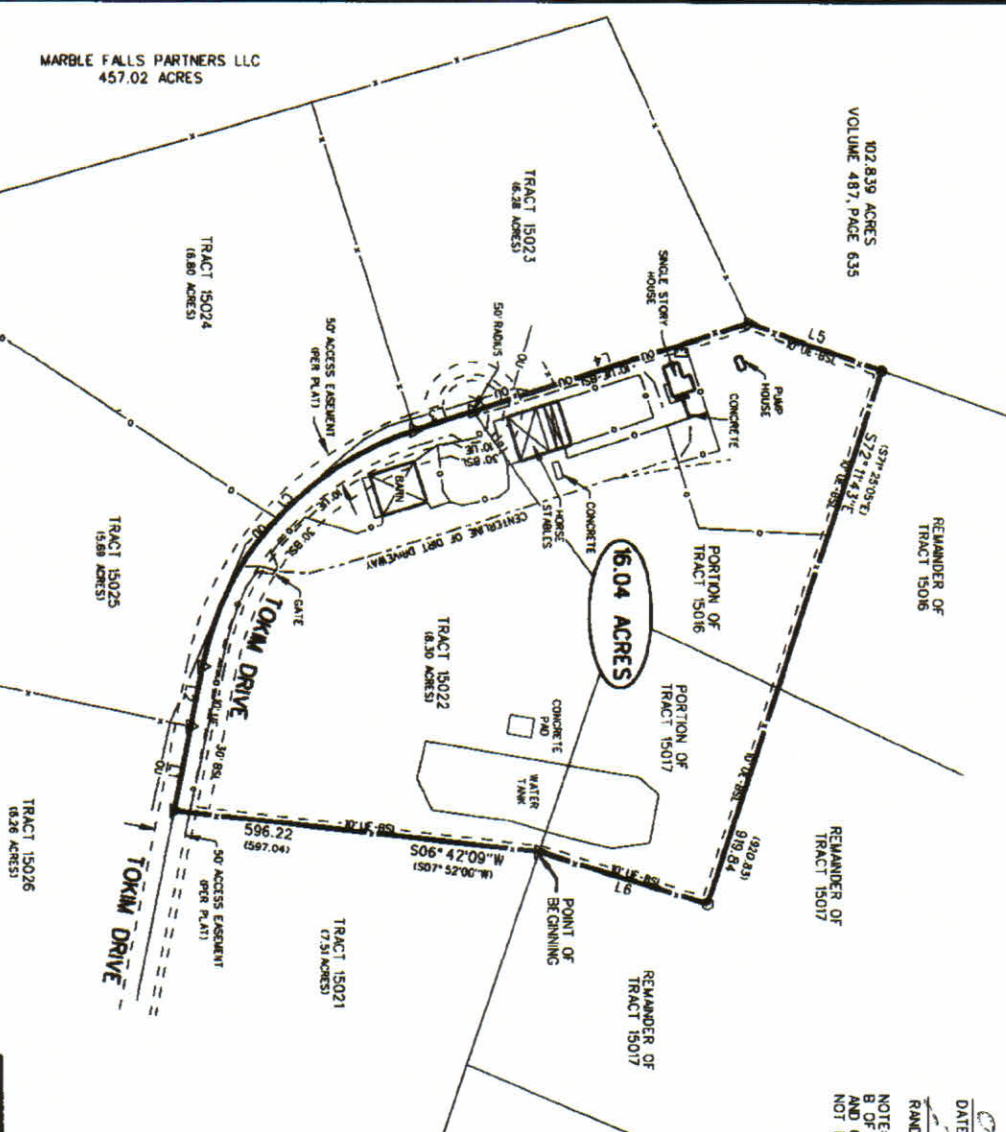


DATE: 09-28-18  
FILE NAME: 018-123  
JOB NO: 018-123

MARBLE FALLS PARTNERS LLC  
457.02 ACRES

HAMBRIGHT LAND SURVEYING  
P.O. BOX 1228  
JOHNSON CITY, TEXAS 78636  
PHONE (830) 868-2574  
TEXAS PIN# NO. 00587-00  
EVAL: HAMBRIGHTSURVEYING.COM

SURVEY OF 16.04 ACRES,  
BEING A PORTION OF TRACTS 15016, 15017,  
AND ALL OF TRACT 15022, HIGHLAND HILLS  
SUBDIVISION, VOLUME 4, PAGE 39, PLAT RECORDS,  
BURNET COUNTY, TEXAS



- LEGEND**
- ▲ PK NAIL SET
  - △ NAIL FOUND
  - 1/2 INCH IRON ROD FOUND
  - 3 INCH METAL FENCE POST
  - OU OVERHEAD UTILITIES
  - UE UTILITY EASEMENT
  - BSL BUILDING SETBACK LINE
  - WIRE FENCE
  - METAL PIPE FENCE
  - ( ) RECORD INFORMATION
  - E ELECTRIC METER

CURVE LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1 1543.67 (341.8)	16° 24' 55"	1507.20	144° 31' 39" W	1518.01

LINE	DIRECTION	DISTANCE
L1	N79° 02' 54" W	140.00
L2	N79° 02' 54" W	99.56
L3	N17° 45' 46" W	100.04
L4	N17° 45' 46" W	100.00
L5	N19° 42' 23" E	229.32
L6	S17° 28' 14" W	286.40



I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS,  
DO HEREBY CERTIFY THAT I HAVE MADE A SURVEY ON THE GROUND OF THE TRACT SHOWN HEREON  
AND THAT SAID PROPERTY HAS ACCESS TO AND FROM AN ACCESS EASEMENT.

DATE: 09-28-18  
RANDALL H. HAMBRIGHT, R.P.L.S. NO. 5263

NOTE: THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF SCHEDULE  
B OF A CURRENT TITLE COMMITMENT, THEREFORE, ALL EASEMENT  
AND OTHER MATTERS AFFECTING THE SUBJECT PROPERTY MAY  
NOT BE SHOWN.

MAP TO ACCOMPANY FIELD NOTE NO. 018-123

0 100 200 400  
BASIS OF BEARING IS NAD 1983, GRID NORTH

**HAMBRIGHT LAND SURVEYING**

P.O. BOX 1226  
JOHNSON CITY, TEXAS 78636

PHONE: (830) 868-2574  
TEXAS FIRM NO. 100587-00

SEPTEMBER 28TH, 2018, JOB NO. 018-123, FIELD NOTE NO. 018-123,  
PROJECT: 16.04 ACRES, HIGHLAND HILLS SUBDIVISION

**FIELD NOTES**

A DESCRIPTION OF A 16.04 ACRE TRACT OF LAND BEING A PORTION OF TRACT 15016, TRACT 15017 AND ALL OF TRACT 15022, HIGHLAND HILLS SUBDIVISION, A SUBDIVISION OF RECORD SHOWN BY PLAT RECORDED IN VOLUME 4, PAGE 39, PLAT RECORDS OF BURNET COUNTY, TEXAS, SAID 16.04 ACRES AS SHOWN ON THE ACCOMPANYING MAP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a PK nail found in a ten (10) inch cedar fence post for an east corner of said 16.04 acres, being the northeast corner of said Tract 15022, being in the south line of said Tract 15017 and being the northwest corner Tract 15021 of said subdivision;

THENCE along the east line of said 16.04 acres, being the east line of said Tract 15022 and being the west line of said Tract 15021, S06°42'09"W, 596.22 feet to a PK nail set for the southeast corner of said 16.04 acres, being the southeast corner of said Tract 15022, being the southwest corner of said Tract 15021, being in the north line of Tract 15026 of said subdivision and being in the centerline of a fifty foot wide access easement known as Tokim Drive;

THENCE along the south line of said 16.04 acres, being the south line of said Tract 15022, being the centerline of said Tokim Drive, being the north line of said Tract 15026, N79°02'54"W, 140.00 feet to a PK nail found for the northwest corner of said Tract 15026 and being the northeast corner of Tract 15025 of said subdivision;

THENCE continuing along the south line of said 16.04 acres, being the south line of said Tract 15022, being the centerline of said Tokim Drive, being the north line of said Tract 15025, N79°02'54"W, 99.98 feet to a PK nail found for a point of curvature;

THENCE continuing along the south line of said 16.04 acres, being the south line of said Tract 15022, being the centerline of said Tokim Drive and being the north line said Tract 15025, along the arc of a curve to the right 543.67 feet, having a radius of 507.20 feet, having a delta angle of 61°24'55", and a chord which bears N48°31'39"W 518.01 feet, passing the northwest corner of said Tract 15025, being the northeast corner of Tract 15024 of said subdivision to a nail found for the point of tangency for the most northern point of said Tract 15024 and being the east corner of Tract 15023 of said subdivision;

THENCE continuing along the south line of said 16.04 acres, being the south line of said Tract 15022, being the east line of said Tract 15023, N17°45'46"W, 100.04 feet to a nail found for the radius point of a fifty (50) foot cul-de-sac, being southwest corner of said Tract 15022 and being the south corner of Tract 15016 of said subdivision;



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THENCE continuing along the south line of said 16.04 acres, being the west line of said Tract 15016 and being the east line of said Tract 15023, N17°46'46"W, 469.20 feet to a PK nail found in a ten (10) inch cedar fence post for the west corner of said 16.04 acres, being a west corner of said Tract 15016, being the north corner of said Tract 15023 and being in the east line of that certain 102.839 acre tract of land described in Volume 487, Page 635 of the Official Public Records of said county;

THENCE along the west line of said 16.04 acres, being the west line of said Tract 15016, being an east line of said 102.839 acres, N19°42'23"E, 229.32 feet to a ½" iron rod found for the northwest corner of said 16.04 acres;

THENCE along the north line of said 16.04 acres, crossing said Tract 15016, S72°11'43"E, passing the east line of said Tract 15016, being the west line of said Tract 15017, 919.84 feet to a three (3) inch metal fence post found for the northeast corner of said 16.04 acres;

THENCE along the east line of said 16.04 acres, crossing said Tract 15017, S17°28'14"W, 286.40 feet to the **POINT OF BEGINNING**, containing 16.04 acres of land, more or less.

