

Steven Warner Womack, RPLS, PLS, NCEES

National Council of Examiners for Engineering and Surveying #1928
Texas Registered Professional Land Surveyor #5025
North Carolina Professional Land Surveyor #L-5043
E-Mail: SWRPLS@Gmail.com
(512) 638-0220

METES AND BOUNDS DESCRIPTION

41.567 ACRES OF LAND SITUATED IN THE LEMUEL BLAKEY SURVEY NO. 2, ABSTRACT NO. 47 IN BURNET COUNTY, TEXAS, BEING A PORTION OF THE 79.44 ACRE TRACT DESCRIBED IN DOCUMENT NO. 201405531 AND IN VOLUME 174, PAGE 713 AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

Beginning at an iron rod found on the westerly right-of-way of FM 1174 at the northeasterly corner of a 7.00 acre tract conveyed to Clarence Hyman by instrument of record in Document No. 201204252, for the southeast corner of the herein described tract;

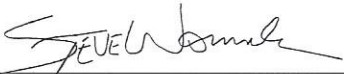
Thence S 69 deg 33 min 39 sec W 625.29 feet to an iron rod found at the northwest corner of the said 7.00 acre tract, for an interior ell corner of the herein described tract;

Thence S 67 deg 18 min 29 sec W 1825.87 feet to an iron rod found on the easterly line of a 225.52 acre tract conveyed to the Mueller Family by instrument of record in Volume 660, Page 105, for the southwest corner of the herein described tract;

Thence N 21 deg 32 min 19 sec W 764.55 feet to a fence corner post found at the southwest corner of a 68.32 acre tract conveyed to Darrell Montgomery by instrument of record in Volume 909, Page 467, for the northwest corner of the herein described tract;

Thence N 68 deg 46 min 18 sec E 2467.34 feet to an iron rod set on the said right-of-way, being also the southeast corner of the said 68.32 acre tract, for the northeast corner of the herein described tract;

Thence with the said westerly right-of-way of FM 1174 S 20 deg 13 min 39 sec E 726.62 feet to the **Point of Beginning** and containing 41.567 acres of land, more or less.



Steven W. Womack
Registered Professional Land Surveyor
No. 5025, State of Texas

27 Nov. 2018
Date



SURVEY SKETCH

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- LEGEND**
- IRON ROD FOUND
 - CONCRETE MONUMENT FOUND
 - ▲ NAIL FOUND
 - * FENCE CORNER POST
 - IRON ROD SET

Darrell
Montgomery
909/467
68.32 Ac.

N11°00'E
906.8' VARS
N98°46'18"E
2467.34'

S20°13'39"E
726.62'
S17°24'E
313.4' VARS

20' Water Line Easement
200807944

Residence
Gravel

Asphalt

F.M. 1174

41.567 Acres

COMMENTS TO SCHEDULE B
AS STATED IN GF NO. 2018112453-BU,
EFFECTIVE DATE: 14 Nov. 2018
CERTIFIED TO: Fidelity National Title and
Highland Lakes Title
BORROWER: HCDS, LLC
INSURED: HCDS, LLC

COMMENTS:
10. b. DOES AFFECT THIS TRACT AND IS
SHOWN HEREON.

Mueller
Family
660/105
225.52 Ac.

N19°W
483' VARS

S67°18'29"W
1825.87'

50 Ac.

30.00 Acres

20 Ac.

Clarence
Hymen
201204252
7.00 Ac.

10 Ac.

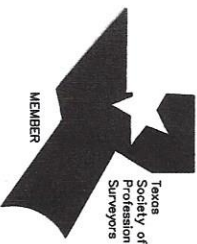
S19°05'E
347.72'

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY AS DESCRIBED IN THE MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS.

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27 Nov 2018

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DRAWN BY: Staff
FILE NAME: 16-032.dwg
PROJ. NO.: 16-032

TOPO/BEARING/COORDINATE BASIS
ELIPSOID: WGS 1984/GRS 1980
PROJECTION: TEXAS CENTRAL NAD 83
GEOID MODEL: GEOID 99