

**TRACT I**

**BEING A 52.499 ACRE TRACT OF LAND OUT OF THE ALFRED D. COMBS SURVEY NO. 23, ABSTRACT NO. 204, IN BURNET COUNTY, TEXAS AND BEING THAT SAME TRACT CALLED 52.493 ACRES IN A WARRANTY DEED WITH VENDOR'S LIEN DATED SEPTEMBER 30, 1994, FROM W. B. HAMMOND AND WIFE, ROBBIE HAMMOND TO WILLIAM E. LINDLEY, JR. AND WIFE, LINDA LINDLEY, OF RECORD IN VOLUME 623, PAGE 83, REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS, SAID 52.499 ACRES FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at a 1/2" iron rod found in the Northern Right of Way line of County Road 335, at the Southeast corner of a tract of land called 86.00 acres in a Warranty Deed with Vendor's Lien dated March 18, 1994, from the Estates of Edgar E. Blackmon and Verna Blackmon, by Independent Executors S. D. Autry and Gene Boatman to William F. Robertson and wife Carol B. Robertson, of record in Volume 598, Page 514, Real Property Records of Burnet County, Texas, for the Southwest corner hereof:

THENCE N 14°08'04" W, generally along a fence line, with the Eastern boundary line of said Robertson tract and the Western boundary line hereof a distance of 1755.01 feet to an 8" cedar fence post in the Southern boundary line of a tract of land called 124.830 acres in a Special Warranty Deed dated May 4, 2011, from Carol B. Robertson to Carol R. Ranch, LLC, of record in Document No. 201103508, Official Public Records of Burnet County, Texas, for the Northeast corner of said William and Carol Robertson tract and the Northwest corner hereof;

THENCE N 56°20'11" E, generally along a fence line, with the Southern boundary line of said Carol R. Ranch tract, a distance of 1227.64 feet to a 1/2" iron rod found in the Western boundary line of a tract of land called 125.00 acres in a Warranty Deed dated December 9, 1996, from Joan M. Hisler to Stuart M. Nunnally and wife, Rebecca Nunnally, of record in Volume 728, Page 86, Real Property Records of Burnet County, Texas, for the Southeast corner of said Carol R. Ranch tract and the Northeast corner hereof;

THENCE, generally along a fence line, with the Western boundary line of said Nunnally tract and the Eastern boundary line hereof, the following three (3) courses and distances:

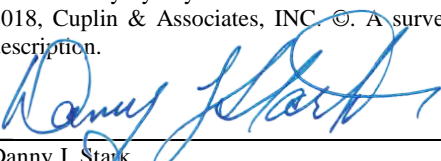
1. S 14°17'55" E, a distance of 173.13 feet to a 3" metal pipe post found for angle point hereof,
2. S 14°14'07" E, a distance of 131.13 feet to a 1/2" iron rod found for angle point hereof, and
3. S 14°52'28" E, a distance of 410.31 feet to a 1/2" iron rod found at the Northwest corner of a tract of land called 38.390 acres in a Warranty Deed dated October 31, 2011, from Goldstar Investments, Ltd. To Jeff E. Bingham and Wendy Bingham, of record in Document No. 201108388, Official Public Records of Burnet County, Texas, at the Southwest corner of said Nunnally tract for angle point hereof;

THENCE, generally along a fence line, with the Western boundary line of said Bingham Tract and the Eastern boundary line hereof, the following two (2) courses and distances:

1. S 14°26'42" E, a distance of 460.31 feet to an 8" cedar post found for angle point hereof, and
2. S 14°56'07" E a distance of 988.45 feet to a 1/2" iron rod found in the Northern Right of Way line of said County Road 335, for the Southwest corner of said Bingham tract and the Southeast corner hereof;

THENCE S 75°45'29" W, generally along a fence line, with the Northern Right of way line of said County Road, a distance of 1179.36 feet to the POINT OF BEGINNING, and calculated to contain 52.499 acres.

I hereby certify exclusively to Attorney's Abstract Company, Goldstar Investments, LP., that this survey was performed on the ground and was surveyed by me or under my direct supervision. Cuplin & Associates, INC. accepts no responsibility for the use of this survey by anyone other than the above referenced parties hereby certified to for this specific transaction only. Copyright 2018, Cuplin & Associates, INC. ©. A survey plat of even date was prepared and is intended to accompany this field note description.

  
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Danny J. Stark  
Registered Professional Land Surveyor No. 5602

Dated: 1/03/2019

