

PRELIMINARY COPY

LAND TITLE SURVEY

TRACT 1: BEING A 67.82 ACRE TRACT OF LAND OUT OF THE FRANCISCO Y. BARBO SURVEY NO. 39, ABSTRACT NO. 1018, BURNET COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT 2: BEING A 2.18 ACRE TRACT OF LAND OUT OF THE FRANCISCO Y. BARBO SURVEY NO. 39, ABSTRACT NO. 1018, BURNET COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT 3: BEING A FIFTY (50') FOOT WIDE ROADWAY EASEMENT DESCRIBED AS TRACT 3 IN A WARRANTY DEED TO HONEY ROCK, LP, VOLUME 1458, PAGE 346 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS IN VOLUME 316, PAGE 248, DEED RECORDS OF BURNET COUNTY, TEXAS.

CLIENT: JIM BERRY HILL COUNTRY RANCH SALES

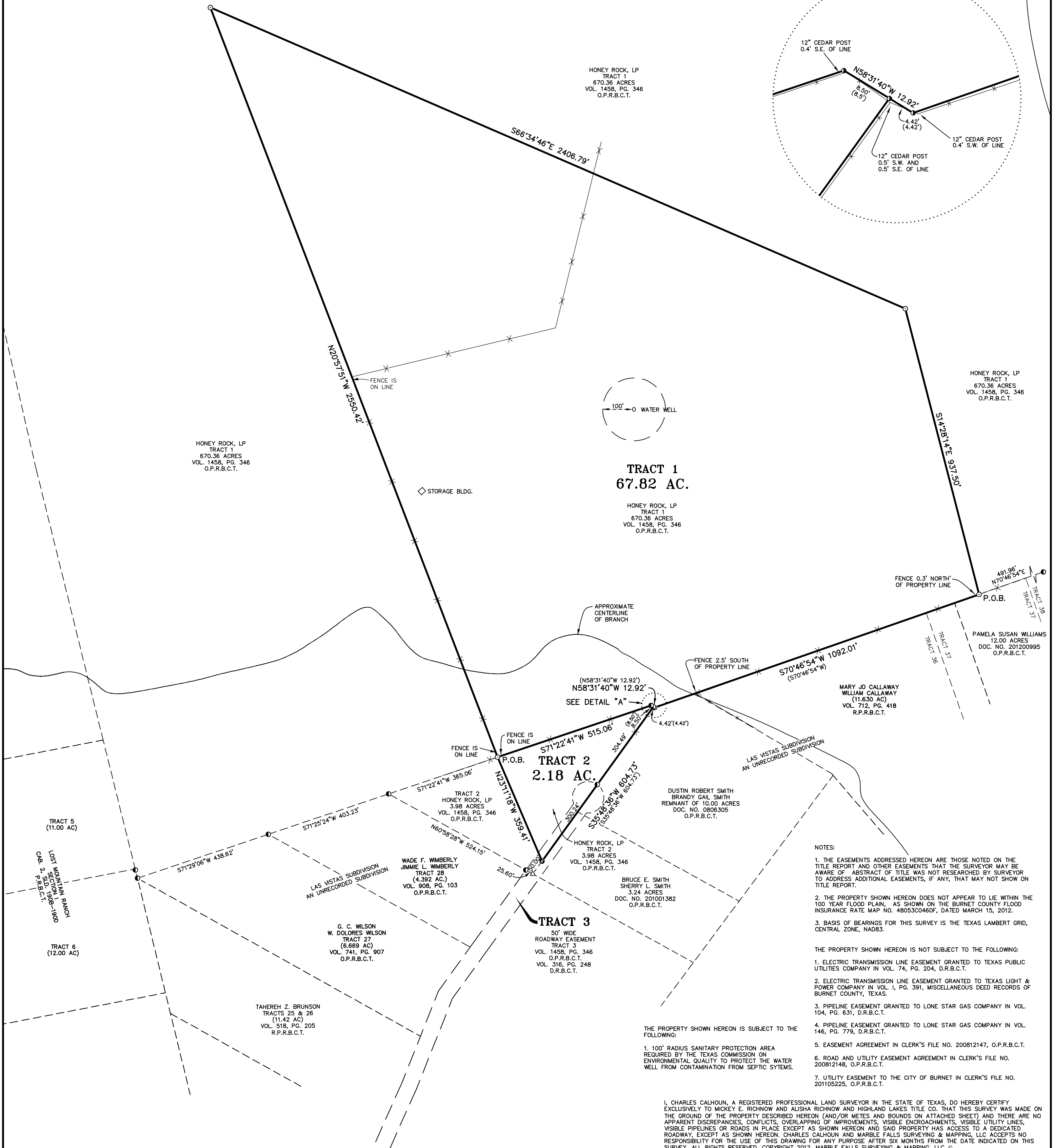
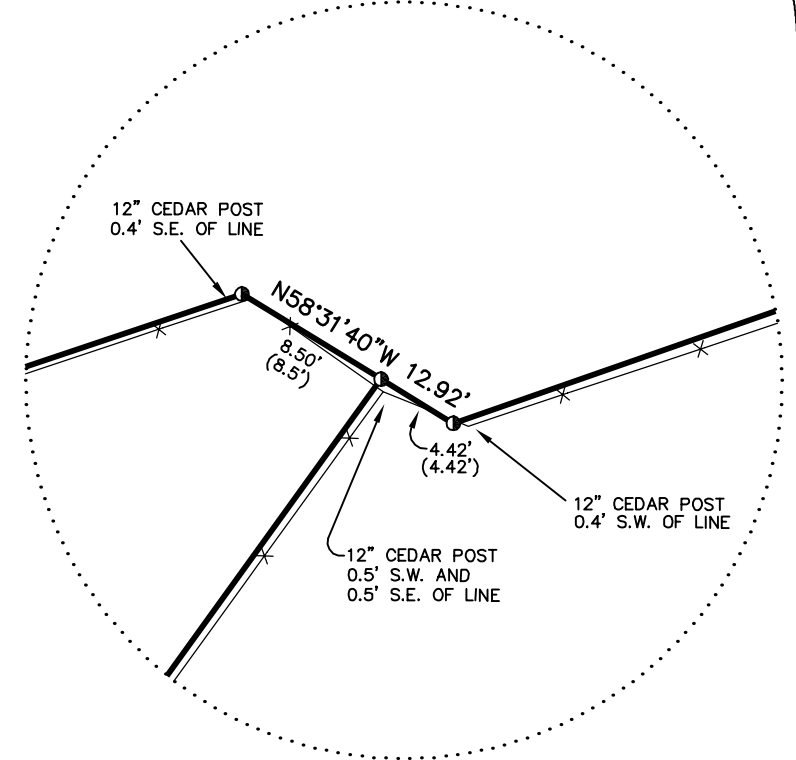
LEGEND:

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED RPLS 4452
- △ COMPUTED POINT
- X- WIRE FENCE
- () RECORD INFORMATION

APPROXIMATE CENTERLINE OF CREEK

SCALE: 1" = 200'

DETAIL "A"
SCALE: 1"=20'



TRACT 1
67.82 AC.

TRACT 2
2.18 AC.

TRACT 3
50' WIDE ROADWAY EASEMENT

NOTES:

1. THE EASEMENTS ADDRESSED HEREON ARE THOSE NOTED ON THE TITLE REPORT AND OTHER EASEMENTS THAT THE SURVEYOR MAY BE AWARE OF. ABSTRACT OF TITLE WAS NOT RESEARCHED BY SURVEYOR TO ADDRESS ADDITIONAL EASEMENTS, IF ANY, THAT MAY NOT SHOW ON TITLE REPORT.
2. THE PROPERTY SHOWN HEREON DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOOD PLAIN, AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 4805300460F, DATED MARCH 15, 2012.
3. BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD83.

THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE FOLLOWING:

1. ELECTRIC TRANSMISSION LINE EASEMENT GRANTED TO TEXAS PUBLIC UTILITIES COMPANY IN VOL. 74, PG. 204, D.R.B.C.T.
2. ELECTRIC TRANSMISSION LINE EASEMENT GRANTED TO TEXAS LIGHT & POWER COMPANY IN VOL. 1, PG. 391, MISCELLANEOUS DEED RECORDS OF BURNET COUNTY, TEXAS.
3. PIPELINE EASEMENT GRANTED TO LONE STAR GAS COMPANY IN VOL. 104, PG. 631, D.R.B.C.T.
4. PIPELINE EASEMENT GRANTED TO LONE STAR GAS COMPANY IN VOL. 146, PG. 779, D.R.B.C.T.
5. EASEMENT AGREEMENT IN CLERK'S FILE NO. 200812147, O.P.R.B.C.T.
6. ROAD AND UTILITY EASEMENT AGREEMENT IN CLERK'S FILE NO. 200812148, O.P.R.B.C.T.
7. UTILITY EASEMENT TO THE CITY OF BURNET IN CLERK'S FILE NO. 201105225, O.P.R.B.C.T.

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING:

1. 100' RADIUS SANITARY PROTECTION AREA REQUIRED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY TO PROTECT THE WATER WELL FROM CONTAMINATION FROM SEPTIC SYSTEMS.

I, CHARLES CALHOUN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY EXCLUSIVELY TO MICKEY E. RICHNOW AND ALISHA RICHNOW AND HIGHLAND LAKES TITLE CO. THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON (AND/OR METES AND BOUNDS ON ATTACHED SHEET) AND THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE ENCROACHMENTS, VISIBLE UTILITY LINES, VISIBLE PIPELINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. CHARLES CALHOUN AND MARBLE FALLS SURVEYING & MAPPING, LLC ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS SURVEY. ALL RIGHTS RESERVED, COPYRIGHT 2012, MARBLE FALLS SURVEYING & MAPPING, LLC