

TEXAS TRANSPORTATION COMMISSION

BURNET County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In BURNET COUNTY, on US 281, the State of Texas used certain land acquired in the county's name for highway purposes.

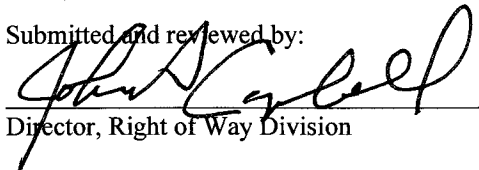
Portions of the land (surplus land), described in Exhibit A, are no longer needed for highway purposes.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the quitclaim to a county or municipality any interest in property acquired and held by the county or municipality in its own name for use by the state.


It is the opinion of the commission that it is proper and correct that the state quitclaim its rights and interest in the surplus land to the county.

NOW, THEREFORE, the commission finds that the surplus land is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument quitclaiming all of the state's rights and interest in the surplus land to Burnet County, Texas.

Submitted and reviewed by:

  
\_\_\_\_\_  
Director, Right of Way Division

Recommended by:

  
\_\_\_\_\_  
Executive Director

**113213 JUL 26 12**

Minute  
Number

Date  
Passed

EXHIBIT A

County: Burnet  
Highway: SH 66  
Limits: NE of US Hwy 281

PROPERTY DESCRIPTION TRACT 101

BEING 5.345 ACRES (232,844 Sq.Ft.) OF LAND OUT OF THE GUADALUPE FLORES SURVEY NO. 7, ABSTRACT NO. 304, BEING A REMAINING PORTION OF STATE HIGHWAY NO. 66, CONVEYED BY H.T. ELLISON TO BURNET COUNTY, TEXAS, AS RECORDED IN VOLUME 77, PAGE 276 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS, SAID 5.345 ACRES (232,844 Sq.Ft.) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a ½-inch iron rod found, along the west right-of-way line of said State Highway No. 66, being 50' left of Engineers Baseline Station (E.B.S.) 187+49.00 [northing:10159737.13 – easting: 2940122.99], along the west line of the remaining portion of a called 317.317 acre tract of land, described in a deed to Anita Diane Roper Dorsey, as recorded in Volume 1153, Page 358 of the Official Public Records of Burnet County, Texas, for an easterly corner of a called 1,026.22 acre tract of land (Tract One), described in a deed to Marble Falls Partners LP, as recorded in Volume 1424, Page 111 of the Official Public Records of Burnet County, Texas and the most westerly south corner hereof;

THENCE along the west right-of-way line of said State Highway No. 66, over and across said remainder, for the west line hereof, the following courses and distances:

- 1) North 10°03'07" East (L1), a distance of 124.27 feet, to a point at the beginning of a curve to the right, 50' left of E.B.S. P.C. 188+73.20;
- 2) Along said curve to the right (C1), having an arc length of 1,526.37 feet, a radius of 2,914.80 feet, and a chord bearing North 25°03'13" East, a distance of 1,508.99 feet, to a point 50' left of E.B.S. PT 203+73.20;
- 3) North 40°03'20" East (L2), a distance of 166.02 feet, to a point at the beginning of a curve to the left, 50' left of E.B.S. PC 205+39.20;
- 4) Along said curve to the left (C2), having an arc length of 284.62 feet, a radius of 4,247.20 feet, and a chord bearing North 38°07'55" East, a distance of 284.57 feet, to a point along the southwesterly line of a called 1.00 acre tract of land (Tract I), described in a deed to David M. and Sharise P. Griffith, as recorded in Volume 669, Page 402 of the Real Property Records of Burnet County, Texas, being an interior line of said remainder, 50' left of E.B.S. 208+29.60, for the most westerly north corner hereof;
- 5) THENCE South 66°31'57" East (L3), along said 1.00 acre tract and said remainder, for the north line hereof, a distance of 92.16 feet, to a ½-inch iron rod found, along the west right-of-way line of U.S. Highway No. 281, a public right-of-way, being the south corner of said 1.00 acre tract and an interior corner of said remainder, 39.83' right of E.B.S. 208+49.72 (70' left of U.S. Highway No. 281 E.B.S. 207+77.73), for the most easterly north corner hereof, from which a ½-inch iron rod found, for the northeast corner of said 1.00 acre tract, bears North 23°23'13" East, a distance of 290.59 feet;
- 6) THENCE South 23°23'13" West (L4), along the west right-of-way line of said US Highway No. 281, being the east line of said remainder, for the east line hereof, a distance of 45.26 feet, to a TXDOT TYPE 1 concrete marker along the east right-of-way line of said State Highway No. 66, at the beginning of a non-tangent curve to the right, 50' right of E.B.S. 208+06.33 (70' left of US Highway No. 281 E.B.S. 207+32.73);

THENCE along the east right-of-way line of said State Highway No. 66, over and across said remainder, for the east line hereof, the following courses and distances:

EXHIBIT A

- 7) Along said curve to the right (C3), having an arc length of 267.52 feet, a radius of 4,347.20 feet, and a chord bearing South 38°17'20" West, a distance of 267.48 feet, to a point 50' right of E.B.S. PC 205+39.20;
- 8) South 40°03'20" West (L5), a distance of 166.02 feet, to a point at the beginning of a curve to the left, 50' right of E.B.S. PT 203+73.20;
- 9) Along said curve to the left (C4), having an arc length of 1,474.00 feet, a radius of 2,814.80 feet, and a chord bearing South 25°03'13" West, a distance of 1,457.22 feet, to a point 50' right of E.B.S. PC 188+73.20;
- 10) South 10°03'07" West (L6), a distance of 606.33 feet, to a point along the west line of said remainder, for the north corner of a called 0.02 acre tract (Tract Four), described in said deed to Marble Falls Partners LP, for the most southerly corner hereof, 50' right of E.B.S. 182+69.06, from which a ½-inch iron rod found, along the west right-of-way line of said U.S. Highway No. 281, being the east corner of said 0.02 acre tract, bears South 01°40'04" East, a distance of 67.81 feet;;
- 11) THENCE North 01°40'04" West (L7), along the west line of said remainder, for the west line hereof, a distance of 492.32 feet, to the POINT OF BEGINNING, containing 5.345 acres (232,844 Sq.Ft.) of land, more or less.

The bearings contained herein are based on the Texas State Plane Coordinate System, Central Zone, NAD83 Datum and the distances herein have been adjusted to surface values by a combined scale factor of 1.00013 feet.

That I, Kyle P. Cuplin, a Registered Professional Land Surveyor, do hereby certify that the above description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision. A plat of survey of even date was prepared and is to accompany this survey.

Kyle P. Cuplin 4/25/12  
KYLE P. CUPLIN  
Registered Professional Land Surveyor  
No. 5938 State of Texas





# EXHIBIT A

## SURVEY OF 5.345 ACRES OUT OF THE GUADALUPE FLORES SURVEY NO. 7 ABSTRACT NO. 304

DAVID M. GRIFFITH &  
SHARISE P. GRIFFITH  
TRACT I (1.00 ACRES)  
TRACT II (0.56 AC.)  
669/402 R.P.R.B.C.



### LEGEND

- 1/2" IRON PIN FOUND
- TXDOT TYPE I CONC
- R.O.W. MONUMENT FND.
- △ CALCULATED POINT
- C.M. CONTROL MONUMENT
- .../... VOLUME/PAGE
- (.....) RECORD SUBJECT
- D.R.B.C. DEED RECORDS BURNET CO.
- R.P.R.B.C. REAL PROPERTY RECORDS BURNET COUNTY
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
- x — x — WIRE FENCE



SCALE: 1" = 300'

REMAINING PORTION OF  
STATE HIGHWAY NO. 66  
CONVEYED BY H.T. ELLISON  
TO BURNET COUNTY, TEXAS  
V.77/P.276 D.R.B.C.  
5.345 AC. (232,844 Sq.Ft.)

- Ⓐ STATE OF TEXAS  
117/272 D.R.B.C.
- Ⓑ BURNET COUNTY, TEXAS  
77/276 D.R.B.C.

MARBLE FALLS PARTNERS LP  
1026.22 ACRES (TRACT ONE)  
1424/111 O.P.R.B.C.

ANITA DIANE ROPER DORSEY  
REMAINDER OF 317.317 ACRES  
1153/358 O.P.R.B.C.

U.S. HIGHWAY 281 PUBLIC RIGHT-OF-WAY  
STATE OF TEXAS - V.117/P.272 D.R.B.C.

ELLISON ROPER LAND CORP  
23.922 ACRES  
1153/358 O.P.R.B.C.

P.O.B. TRACT 101  
SH66 LT.50'  
187+49.00  
N:10159737.13  
E:2940122.99

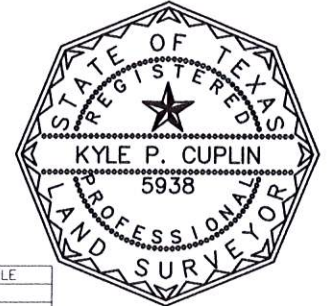
MARBLE FALLS PARTNERS LP  
0.02 ACRES  
(TRACT FOUR)  
1424/111  
O.P.R.B.C.

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.
2. NOT ALL OF THE IMPROVEMENTS OR UTILITIES ARE SHOWN HEREON PER CLIENTS REQUEST.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 DATUM AND THE DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED TO SURFACE VALUES BY A COMBINED SCALE FACTOR OF 1.00013 FEET.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED TO ACCOMPANY THIS SURVEY.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

K.P. Cuplin 4/25/12

KYLE P. CUPLIN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5938 STATE OF TEXAS



LINE	BEARING	DISTANCE
L1	N10°03'07"E	124.27'
(L1)	N11°00"E	-----
L2	N40°03'20"E	166.02'
(L2)	N41°00"E	-----
L3	S66°31'57"E	92.16'
(L3)	S66°24"E	-----
L4	S23°23'13"W	45.26'
(L4)	S24°21'W	-----
L5	S40°03'20"W	166.02'
(L5)	S41°00'W	-----
L6	S10°03'07"W	606.33'
(L6)	S11°00'W	-----
L7	N01°40'04"W	492.32'
L8	N66°31'57"W	212.57'
L9	N23°23'13"E	290.59'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2914.80'	1526.37'	1508.99'	N25°03'13"E	30°00'13"
(C1)	2914.8'	-----	-----	-----	30°00'
C2	4247.20'	284.62'	284.57'	N38°07'55"E	3°50'23"
(C2)	4247.2'	-----	-----	-----	-----
C3	4347.20'	267.52'	267.48'	S38°17'20"W	3°31'33"
(C3)	4347.2'	-----	-----	-----	-----
C4	2814.80'	1474.00'	1457.22'	S25°03'13"W	30°00'13"
(C4)	2814.8'	-----	-----	-----	-----

TRACT NO. 101  
ACRES: 5.345  
HIGHWAY: SH 66  
COUNTY: BURNET  
SCALE: 1" = 300'  
SHEET: 3 OF 3

**CUPLIN ASSOCIATES INC.**  
LAND SURVEYORS & PLANNERS  
1932 WEST RR 1431, KINGSLAND, TX 78639  
PH: 325-388-3300 WWW.CUPLINASSOCIATES.COM



EXHIBIT A

County: Burnet  
Highway: SH 66  
Limits: NE of US Hwy 281

PROPERTY DESCRIPTION TRACT 102

LEGAL DESCRIPTION: BEING 0.418 ACRES (18,197 Sq.Ft.) OF LAND OUT OF THE GUADALUPE FLORES SURVEY NO. 7, ABSTRACT NO. 304, BEING A REMAINING PORTION OF STATE HIGHWAY NO. 66, CONVEYED BY H.T. ELLISON TO BURNET COUNTY, TEXAS, AS RECORDED IN VOLUME 77, PAGE 276 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS (D.R.B.C.), SAID 0.418 ACRES (18,197 Sq.Ft.) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a ½-inch iron rod found, along the west right-of-way line of said U.S. Highway No. 281, a public right-of-way, being 70' left of Engineers Baseline Station (E.B.S.) 207+77.73 (39.83' right of State Highway No. 66 E.B.S. 208+49.72) [northing:10161540.73 – easting: 2941150.78], for an easterly corner of the remaining portion of a called 317.317 acre tract of land, described in a deed to Anita Diane Roper Dorsey, as recorded in Volume 1153, Page 358 of the Official Public Records of Burnet County, Texas, being the south corner of a called 1.00 acre tract of land, described in a deed to David M. and Sharise P. Griffith, as recorded in Volume 669, Page 402 of the Real Property Records of Burnet County, Texas, from which a TXDOT Type I concrete marker found, along the west right-of-way line of said U.S. Highway No. 281 and the east right-of-way line of said State Highway No. 66, a public right-of-way, bears South 23°13'13" West, a distance of 45.26 feet, being 70' left of E.B.S. 207+32.73 (50' right of State Highway No. 66 E.B.S. 208+06.33);

- 1) THENCE North 66°31'57" West (L3), along an interior line of said remainder, being the south line of said 1.00 acres, for the south line hereof, a distance of 92.16 feet, to a point along the west right-of-way line of said State Highway No. 66, at the beginning of a non-tangent curve to the left, being 50' left of said State Highway No. 66 E.B.S. 208+29.60, for the most westerly south corner hereof;
- 2) THENCE over and across said 1.00 acre tract, along the west right-of-way line of said State Highway No. 66, for the west line hereof, along said curve to the left (C5), having an arc length of 295.82 feet, a radius of 4,247.20 feet, and a chord bearing North 34°13'01" East, a distance of 295.76 feet, to a point along an interior line of said remainder, being the north line of said 1.00 acre tract, 50' left of said State Highway No. 66 E.B.S. 211+28.91, for the most westerly north corner hereof;
- 3) THENCE South 66°33'26" East (L10), along an interior line of said remainder, being the north line of said 1.00 acre tract, for the north line hereof, a distance of 36.59 feet, to a ½-inch iron rod found along the west right-of-way line of said US Highway No. 281, 13.78' left of said State Highway No. 66 E.B.S. 211+34.51 (70' left of US Highway No. 281 E.B.S. 210+68.36), for the most easterly north corner hereof, from which a TXDOT Type I concrete marker found, along the west right-of-way line of said US Highway No. 281, being 60' left of E.B.S. 220+00.00, bears North 24°00'14 East, a distance of 931.42 feet;
- 4) THENCE South 23°23'13" West, along the west right-of-way line of said U.S. Highway No. 281, being the east line of said 1.00 acre tract, for the east line hereof, a distance of 290.59 feet, to the POINT OF BEGINNING, containing 0.418 acres (18,197 Sq.Ft.) of land, more or less.

The bearings contained herein are based on the Texas State Plane Coordinate System, Central Zone, NAD83 Datum and the distances herein have been adjusted to surface values by a combined scale factor of 1.00013 feet.

That I, Kyle P. Cuplin, a Registered Professional Land Surveyor, do hereby certify that the above description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision. A plat of survey of even date was prepared and is to accompany this survey.

Kyle P. Cuplin 4/25/12  
KYLE P. CUPLIN  
Registered Professional Land Surveyor  
No. 5938 State of Texas





# EXHIBIT A

## SURVEY OF 0.418 ACRES OUT OF THE GUADALUPE FLORES SURVEY NO. 7 ABSTRACT NO. 304

- Ⓐ STATE OF TEXAS  
117/272 D.R.B.C.
- Ⓑ BURNET COUNTY, TEXAS  
77/276 D.R.B.C.

LINE	BEARING	DISTANCE
L3	N66°31'57"W	92.16'
(L3)	N66°24'W	-----
L4	S23°23'13"W	45.26'
L8	N66°31'57"W	212.57'
L9	S23°23'13"W	290.59'
(L9)	S24°21'W	-----
L10	S66°33'26"E	36.59'
(L10)	S66°24'E	-----
L11	N66°33'26"W	126.78'

ANITA DIANE ROPER DORSEY  
REMAINDER OF 317.317 ACRES  
1153/358 O.P.R.B.C.

REMAINING PORTION OF  
STATE HIGHWAY NO. 66  
CONVEYED BY H.T. ELLISON  
TO BURNET COUNTY, TEXAS  
V.77/P.276 D.R.B.C.  
0.418 AC. (18,197 Sq.Ft.)

DAVID M. GRIFFITH &  
SHARISE P. GRIFFITH  
TRACT I (1.00 ACRES)  
TRACT II (0.56 AC.)  
669/402 R.P.R.B.C.

1153/358  
O.P.R.B.C.

LAKE COUNTRY  
GROUP L.P.  
2.778 ACRES  
1054/134  
O.P.R.B.C.

P.O.B. TRACT 102  
SH66 RT.39.83'  
208+49.72  
N:10161540.73  
E:2941150.78

MARBLE FALLS RODEO  
ASSOCIATION, INC.  
12.74 ACRES  
508/738 R.P.R.B.C.



### LEGEND

- 1/2" IRON PIN FOUND
- TXDOT TYPE I CONC
- ◻ R.O.W. MONUMENT FND.
- △ CALCULATED POINT
- C.M. CONTROL MONUMENT
- .../... VOLUME/PAGE
- (.....) RECORD SUBJECT
- D.R.B.C. DEED RECORDS BURNET CO.
- R.P.R.B.C. REAL PROPERTY RECORDS  
BURNET COUNTY
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS  
BURNET COUNTY
- x-x-x- WIRE FENCE



SCALE: 1"=200'

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.
2. NOT ALL OF THE IMPROVEMENTS OR UTILITIES ARE SHOWN HEREON PER CLIENTS REQUEST.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 DATUM AND THE DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED TO SURFACE VALUES BY A COMBINED SCALE FACTOR OF 1.00013 FEET.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED TO ACCOMPANY THIS SURVEY.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C5	4247.20'	295.82'	295.76'	N34°13'01"E	3°59'27"
(C5)	4247.2'	-----	-----	-----	-----

**CUPLIN ASSOCIATES INC**  
LAND SURVEYORS & PLANNERS

1932 WEST RR 1431, KINGSLAND, TX 78639  
PH:325-388-3300 WWW.CUPLINASSOCIATES.COM

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Kyle P. Cuplin* 4/25/12  
KYLE P. CUPLIN DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5938 STATE OF TEXAS

TRACT NO. 102  
ACRES: 0.418  
HIGHWAY: SH 66  
COUNTY: BURNET  
SCALE: 1" = 200'  
SHEET: 2 OF 2



EXHIBIT A

County: Burnet  
Highway: SH 66  
Limits: NE of US Hwy 281

PROPERTY DESCRIPTION TRACT 103

BEING 0.130 ACRES (5,679 Sq.Ft.) OF LAND OUT OF THE GUADALUPE FLORES SURVEY NO. 7, ABSTRACT NO. 304, BEING A REMAINING PORTION OF STATE HIGHWAY NO. 66, CONVEYED BY H.T. ELLISON TO BURNET COUNTY, TEXAS, AS RECORDED IN VOLUME 77, PAGE 276 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS, SAID 0.130 ACRES (5,679 Sq.Ft.) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found, along the west right-of-way line of U.S. Highway No. 281, a public right-of-way, 70' left of U.S. Highway No. 281 Engineers Baseline Station (E.B.S.) 210+68.36 [northing:10161807.44 – easting:2941266.13] being 13.78' right of said State Highway No. 66, E.B.S. 211+34.51, for the east corner of a called 1.00 acre tract of land (Tract I), described in a deed to David M. and Sharise P. Griffith, as recorded in Volume 669, Page 402 of the Real Property Records of Burnet County, Texas, an easterly corner of the remaining portion of a called 317.317 acre tract of land, described in a deed to Anita Diane Roper Dorsey, as recorded in Volume 1153, Page 358 of the Official Public Records of Burnet County, Texas, and the most easterly south corner hereof;

- 1) THENCE North 66°33'26" West (L10), along the northeasterly line of said 1.00 acre tract, being an interior line of said remainder, for the south line hereof, a distance of 36.59 feet, to a point along the west right-of-way line of said State Highway No. 66, at the beginning of a non-tangent curve to the left, being 50' left of E.B.S. 211+28.91, for the most westerly south corner hereof, from which a 1/2-inch iron rod found, for the northwest corner of a called 0.56 acre tract of land (Tract II), described in said deed to David M. and Sharise P. Griffith, bears North 66°33'26" West, a distance of 126.78 feet;
- 2) THENCE over and across said remainder, along the west right-of-way line of said State Highway No. 66, for the west line hereof, along said curve to the left (C6), having an arc length of 364.83 feet, a radius of 4,247.20 feet, and a chord bearing North 29°45'39" East, a distance of 364.71 feet, to a point along the west right-of-way line of said U.S. Highway No. 281, being 66.20' left of E.B.S. 214+19.10, being 50' left of State Highway No. 66 E.B.S. 214+95.61, from which a TXDOT Type I concrete marker found along the west right-of-way line of said U.S. Highway No. 281, being 60' left of E.B.S. 220+00.00, bears North 24°00'14" East, a distance of 568.91 feet;
- 3) THENCE South 24°00'14" West (L12), along the west right-of-way line of said U.S. Highway No. 281, being the east line of said remainder and hereof, a distance of 362.52 feet, to the POINT OF BEGINNING, containing 0.130 acres (5,679 Sq.Ft.) of land, more or less.

The bearings contained herein are based on the Texas State Plane Coordinate System, Central Zone, NAD83 Datum and the distances herein have been adjusted to surface values by a combined scale factor of 1.00013 feet.

That I, Kyle P. Cuplin, a Registered Professional Land Surveyor, do hereby certify that the above description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision. A plat of survey of even date was prepared and is to accompany this survey.

Kyle P. Cuplin 4/25/12  
KYLE P. CUPLIN  
Registered Professional Land Surveyor  
No. 5938 State of Texas





# EXHIBIT A

## SURVEY OF 0.130 ACRES OUT OF THE GUADALUPE FLORES SURVEY NO. 7 ABSTRACT NO. 304



### LEGEND

- 1/2" IRON PIN FOUND
- TXDOT TYPE I CONC. R.O.W. MONUMENT FND.
- △ CALCULATED POINT
- C.M. CONTROL MONUMENT
- .../... VOLUME/PAGE
- (.....) RECORD SUBJECT
- D.R.B.C. DEED RECORDS BURNET CO.
- R.P.R.B.C. REAL PROPERTY RECORDS BURNET COUNTY
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
- x — x — WIRE FENCE

ANITA DIANE ROPER DORSEY  
REMAINDER OF 317.317 ACRES  
1153/358 O.P.R.B.C.

1153/358  
O.P.R.B.C.

REMAINING PORTION OF  
STATE HIGHWAY NO. 66  
CONVEYED BY H.T. ELLISON  
TO BURNET COUNTY, TEXAS  
V.77/P.276 D.R.B.C.  
0.130 AC. (5,679 Sq.Ft.)

Ⓐ STATE OF TEXAS  
117/272 D.R.B.C.

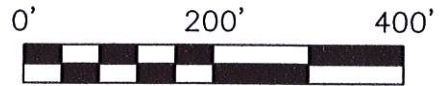
Ⓑ BURNET COUNTY, TEXAS  
77/276 D.R.B.C.

DAVID M. GRIFFITH &  
SHARISE P. GRIFFITH  
TRACT I (1.00 ACRES)  
TRACT II (0.56 AC.)  
669/402 R.P.R.B.C.

P.O.B. TRACT 103  
SH66 LT.13.78'  
211+34.51  
N:10161807.44  
E:2941266.13

LAKE COUNTRY  
GROUP L.P.  
2.778 ACRES  
1054/134  
O.P.R.B.C.

MARBLE FALLS RODEO  
ASSOCIATION, INC.  
12.74 ACRES  
508/738 R.P.R.B.C.

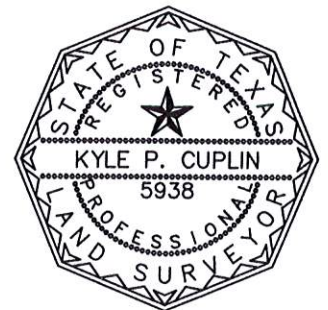


SCALE: 1"=200'

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.
2. NOT ALL OF THE IMPROVEMENTS OR UTILITIES ARE SHOWN HEREON PER CLIENTS REQUEST.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 DATUM AND THE DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED TO SURFACE VALUES BY A COMBINED SCALE FACTOR OF 1.00013 FEET.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED TO ACCOMPANY THIS SURVEY.

LINE	BEARING	DISTANCE
L10	N66°33'26"W	36.59'
(L10)	N66°24'W	-----
L11	N66°33'26"W	126.78'
L12	S24°00'14"W	362.52'
(L12)	S24°21'W	-----

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C6	4247.20'	364.83'	364.71'	N29°45'39"E	4°55'18"
(C6)	4247.2'	-----	-----	-----	-----



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Kyle P. Cuplin* 4/25/12  
KYLE P. CUPLIN DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5938 STATE OF TEXAS

**CUPLIN ASSOCIATES INC**  
LAND SURVEYORS & PLANNERS  
1932 WEST RR 1431, KINGSLAND, TX 78639  
PH:325-388-3300 WWW.CUPLINASSOCIATES.COM

TRACT NO. 103  
ACRES: 0.130  
HIGHWAY: SH 66  
COUNTY: BURNET  
SCALE: 1" = 200'  
SHEET: 2 OF 2



EXHIBIT A

County: Burnet  
Highway: SH 66  
Limits: NE of US Hwy 281

PROPERTY DESCRIPTION TRACT 104

BEING 3.386 ACRES (147,478 Sq.Ft.) OF LAND OUT OF THE GUADALUPE FLORES SURVEY NO. 7, ABSTRACT NO. 304, BEING A REMAINING PORTION OF STATE HIGHWAY NO. 66, CONVEYED BY H.T. ELLISON TO BURNET COUNTY, TEXAS, AS RECORDED IN VOLUME 77, PAGE 276 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS, SAID 3.386 ACRES (147,478 Sq.Ft.) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a TXDOT Type I concrete marker found, along the east right-of-way line of U.S. Highway No. 281, a public right-of-way, 60' right of Engineers Baseline Station (E.B.S.) 255+51.32 (northing:10165869.76 – easting: 2943165.07), being the west line of a called 98.525 acre tract of land, described in a deed to Ellison Roper Land Corp., as recorded in Volume 1153, Page 358 of the Official Public Records of Burnet County, Texas, along the west right-of-way line of State Highway No. 66, being 50' left of E.B.S. 256+19.47, for the most westerly south corner hereof;

THENCE over and across said 98.525 acre tract, along the west right-of-way line of said State Highway No. 66, for the west line hereof, the following courses and distances:

- 1) North 35°39'11" East (L12), a distance of 110.47 feet, to a point at the beginning of a curve to the left, 50' left of E.B.S. PC 257+27.60;
- 2) Along said curve to the left (C6), having an arc length of 1,063.03 feet, a radius of 3,224.00 feet, and a chord bearing North 26°12'26" East, a distance of 1,058.22 feet, to a point along the south line of a called 33.874 acre tract of land, described in said deed to Ellison Roper Land Corp., being the north line of said 98.525 acre tract of land, 50' left of E.B.S. 268+07.06, for the most westerly north corner hereof;
- 3) THENCE South 89°44'14" East (L13), along the south line of said 33.874 acres, being the north line of said 98.525 acres, for the north line hereof, a distance of 104.16 feet, to a point along the east right-of-way line of said State Highway No. 66, at the beginning of a non-tangent curve to the right, being 50' right of E.B.S. 268+36.20, for the most easterly north corner hereof, from which a ½-inch iron rod found for the northeast corner of said 98.525 acre tract, bears South 89°44'14" East, a distance of 606.65 feet;

THENCE over and across said 98.525 acre tract, along the east right-of-way line of said State Highway No. 66, for the east line hereof, the flowing courses and distances:

- 4) Along said curve to the right (C7), having an arc length of 1125.58 feet, a radius of 3,324.00 feet, and a chord bearing South 25°57'09" West, a distance of 1,120.21 feet, to a point 50' right of E.B.S. PC 257+27.60;
- 5) South 35°39'11" West (L14), a distance of 159.70 feet, to a point at the beginning of a curve to the left, being 50' right of E.B.S. PT 255+67.90;
- 6) Along said curve to the left (C8), having an arc length of 584.08 feet, a radius of 4,533.60 feet, and a chord bearing South 31°57'44" West, a distance of 583.68 feet, to a point along the east right-of-way line of said U.S. Highway No. 281, being the west line of said 98.525 acres, being 50' right of E.B.S. 249+77.33 (U.S. Highway No. 281 E.B.S. 249+04.73, 60' right), for the south corner hereof, from which a TXDOT Type I concrete marker found, bears South 23°22'01" West, a distance of 277.53 feet;

EXHIBIT A

- 7) THENCE North 23°22'01" East (L15), along the east right-of-way line of said US Highway No. 281, being the west line of said 98.525 acre tract, for the west line hereof, passing at a distance of 24.64 feet, a TXDOT Type I concrete marker, being 47.81' right of E.B.S. 250+02.13 (U.S. Highway No. 281 E.B.S. 249+29.37, 60' right), and continuing for a total distance of 646.50 feet to the POINT OF BEGINNING, containing 3.386 acres (147,478 Sq.Ft.) of land, more or less.

The bearings contained herein are based on the Texas State Plane Coordinate System, Central Zone, NAD83 Datum and the distances herein have been adjusted to surface values by a combined scale factor of 1.00013 feet.

That I, Kyle P. Cuplin, a Registered Professional Land Surveyor, do hereby certify that the above description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision. A plat of survey of even date was prepared and is to accompany this survey.

Kyle P. Cuplin 4/25/12  
KYLE P. CUPLIN  
Registered Professional Land Surveyor  
No. 5938 State of Texas





# EXHIBIT A

LINE	BEARING	DISTANCE
L12	N35°39'11"E	110.47'
(L12)	N36°45'E	-----
L13	S89°44'14"E	104.16'
(L13)	S89°36'06"E	-----
L14	S35°39'11"W	159.70'
(L14)	S36°45'W	-----
L15	N23°22'01"E	646.50'
(L15)	N24°21'E	-----
L16	S23°22'01"W	277.53'

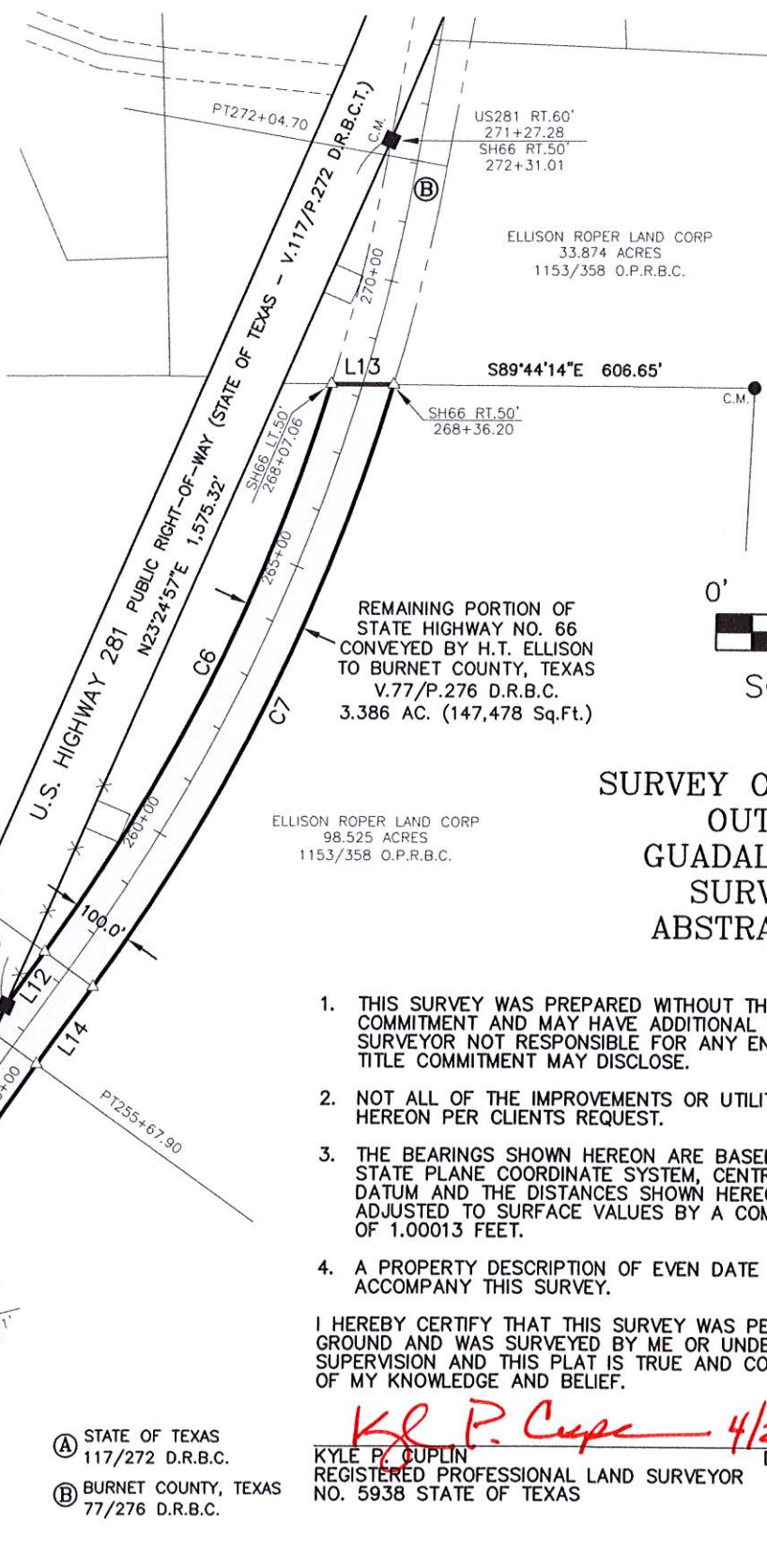


## LEGEND

- 1/2" IRON PIN FOUND
- TXDOT TYPE I CONC R.O.W. MONUMENT FND.
- △ CALCULATED POINT
- C.M. CONTROL MONUMENT
- .../... VOLUME/PAGE
- (.....) RECORD SUBJECT
- D.R.B.C. DEED RECORDS BURNET CO.
- R.P.R.B.C. REAL PROPERTY RECORDS BURNET COUNTY
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
- X — WIRE FENCE



SCALE: 1" = 300'



ELLISON ROPER LAND CORP  
33.874 ACRES  
1153/358 O.P.R.B.C.

REMAINING PORTION OF  
STATE HIGHWAY NO. 66  
CONVEYED BY H.T. ELLISON  
TO BURNET COUNTY, TEXAS  
V.77/P.276 D.R.B.C.  
3.386 AC. (147,478 Sq.Ft.)

ELLISON ROPER LAND CORP  
98.525 ACRES  
1153/358 O.P.R.B.C.

## SURVEY OF 3.386 ACRES OUT OF THE GUADALUPE FLORES SURVEY NO. 7 ABSTRACT NO. 304

P.O.B. TRACT 104  
US281 RT.60'  
255+51.32  
SH66 LT.50'  
256+19.47  
N:10165869.76  
E:2943165.07

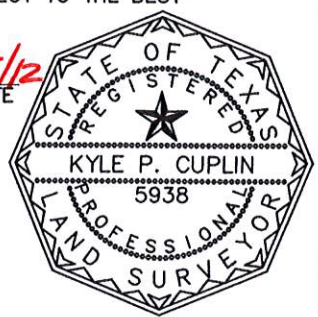
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.
2. NOT ALL OF THE IMPROVEMENTS OR UTILITIES ARE SHOWN HEREON PER CLIENTS REQUEST.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 DATUM AND THE DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED TO SURFACE VALUES BY A COMBINED SCALE FACTOR OF 1.00013 FEET.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED TO ACCOMPANY THIS SURVEY.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Kyle P. Cuplin* 4/25/12  
DATE

KYLE P. CUPLIN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5938 STATE OF TEXAS

- (A) STATE OF TEXAS  
117/272 D.R.B.C.
- (B) BURNET COUNTY, TEXAS  
77/276 D.R.B.C.



CURVE	RADIUS	ARC	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C6	3224.00'	1063.03'	1058.22'	N26°12'26"E	18°53'30"
(C6)	3224.0'	-----	-----	-----	-----
C7	3324.00'	1125.58'	1120.21'	S25°57'09"W	19°24'06"
(C7)	3324.0'	-----	-----	-----	-----
C8	4533.60'	584.08'	583.68'	S31°57'44"W	7°22'54"
(C8)	4533.6'	-----	-----	-----	-----

TRACT NO. 104  
ACRES: 3.386  
HIGHWAY: SH 66  
COUNTY: BURNET  
SCALE: 1" = 300'  
SHEET: 3 OF 3

EXHIBIT A

County: Burnet  
Highway: SH 66  
Limits: NE of US Hwy 281

PROPERTY DESCRIPTION TRACT 105

BEING 1.270 ACRES (55,321 Sq.Ft.) OF LAND OUT OF THE GUADALUPE FLORES SURVEY NO. 7, ABSTRACT NO. 304, BEING A REMAINING PORTION OF STATE HIGHWAY NO. 66, CONVEYED BY H.T. ELLISON TO BURNET COUNTY, TEXAS, AS RECORDED IN VOLUME 77, PAGE 276 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS, SAID 1.270 ACRES (55,321 Sq.Ft.) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a TXDOT Type I concrete marker found, along the east right-of-way line of US Highway No. 281, a public right-of-way, 60' right of Engineers Baseline Station (E.B.S.) 271+27.28 (northing:10167315.35 – easting:2943791.11), being the west line of a called 33.874 acre tract of land, described in a deed to Ellison Roper Land Corp., as recorded in Volume 1153, Page 358 of the Official Public Records of Burnet County, Texas, along the west right-of-way line of State Highway No. 66, a public right-of-way, being 50' left of E.B.S. 272+31.01, for a west corner hereof;

- 1) THENCE North 22°15'53" East (L21), along the east right-of-way line of said US Highway No. 281, being the west line of said 33.874 acres, for the west line hereof, a distance of 180.66 feet, to a point, 11.02' left of E.B.S. 274+07.01 (60' left of US Highway No. 281 E.B.S. 273+05.62), for the southwest corner of a called 2.56 acre tract of land, described in a deed to Thomas A. Edwards, as recorded in Instrument No. 200806865 of the Official Public Records of Burnet County, Texas, and the most westerly north corner hereof;
- 2) THENCE South 87°39'19" East (L17), along the south line of said 2.56 acre tract, being the north line of said 33.874 acre tract, for the north line hereof, a distance of 61.54 feet, to a point 50' right of said State Highway No. 66 E.B.S. 274+15.00, for the most easterly north corner hereof;

THENCE over and across said 33.874 acre tract, along the east right-of-way line of said State Highway No. 66, for the east line hereof, the following courses and distances:

- 3) South 09°48'11" West (L18), a distance of 210.32 feet, to a point at the beginning of a curve to the right, being 50' right of E.B.S. PT 272+04.70;
- 4) Along said curve to the right (C9), having an arc length of 374.10 feet, a radius of 3,324.00 feet, and a chord bearing South 13°01'39" West, a distance of 373.91 feet, to a point along the north line of a called 98.525 acre tract of land, described in said deed to Ellison Roper Land Corp., being the south line of said 33.874 acre tract, for the most easterly south corner hereof, from which a ½-inch iron rod found at the northeast corner of said 99.525 acre tract, bears South 89°44'14" East, a distance of 606.65 feet;
- 5) THENCE North 89°44'14" West (L13), along the north line of said 98.525 acre tract, being the south line of said 33.874 acre tract, for the south line hereof, a distance of 104.16 feet, to a point along the west right-of-way line of said State Highway No. 66, at the beginning of a non-tangent curve to the left, being 50' left of E.B.S. 268+07.06, for the most westerly south corner hereof;

THENCE over and across said 33.874 acre tract, along the west right-of-way line of said State Highway No. 66, for the west line hereof, the following courses and distances:

- 6) Along said curve to the left (C10), having an arc length of 391.54 feet, a radius of 3,224.00 feet, and a chord bearing North 13°16'56" East, a distance of 391.30 feet, to a point 50' left of E.B.S. PT 272+04.70;



EXHIBIT A

- 7) North 09°48'05" East (L20), a distance of 25.94 feet, to the POINT OF BEGINNING, containing 1.270 acres (55,321Sq.Ft.) of land, more or less.

The bearings contained herein are based on the Texas State Plane Coordinate System, Central Zone, NAD83 Datum and the distances herein have been adjusted to surface values by a combined scale factor of 1.00013 feet.

That I, Kyle P. Cuplin, a Registered Professional Land Surveyor, do hereby certify that the above description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

Kyle P. Cuplin 4/25/12  
KYLE P. CUPLIN  
Registered Professional Land Surveyor  
No. 5938 State of Texas



# EXHIBIT A

LINE	BEARING	DISTANCE
L13	N89°44'14"W	104.16'
(L13)	N89°36'06"W	-----
L17	S87°39'19"E	61.54'
(L17)	S87°32'57"E	-----
L18	S09°48'11"W	210.32'
(L18)	S10°54'W	-----
L20	N09°48'05"E	25.94'
(L20)	N10°54'E	-----
L21	N22°15'53"E	180.66'
(L21)	N24°21'E	-----



## LEGEND

- 1/2" IRON PIN FOUND
- TXDOT TYPE I CONC
- ▣ R.O.W. MONUMENT FND.
- △ CALCULATED POINT
- C.M. CONTROL MONUMENT
- .../... VOLUME/PAGE
- (.....) RECORD SUBJECT
- D.R.B.C. DEED RECORDS BURNET CO.
- R.P.R.B.C. REAL PROPERTY RECORDS BURNET COUNTY
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
- X — WIRE FENCE

0' 300' 600'



SCALE: 1" = 300'

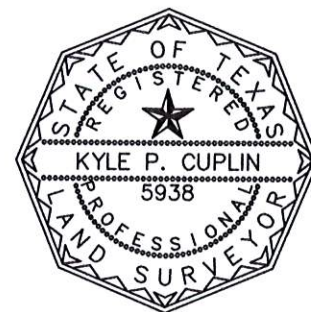
## SURVEY OF 1.270 ACRES OUT OF THE GUADALUPE FLORES SURVEY NO. 7 ABSTRACT NO. 304

- (A) STATE OF TEXAS  
117/272 D.R.B.C.
- (B) BURNET COUNTY, TEXAS  
77/276 D.R.B.C.

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.
- NOT ALL OF THE IMPROVEMENTS OR UTILITIES ARE SHOWN HEREON PER CLIENTS REQUEST.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 DATUM AND THE DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED TO SURFACE VALUES BY A COMBINED SCALE FACTOR OF 1.00013 FEET.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED TO ACCOMPANY THIS SURVEY.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Kyle P. Cuplin* 4/25/12  
 KYLE P. CUPLIN DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5938 STATE OF TEXAS



CURVE	RADIUS	ARC	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C9	3324.00'	374.10'	373.91'	S13°01'39"W	6°26'54"
(C9)	3324.0'	-----	-----	-----	-----
C10	3224.00'	391.54'	391.30'	N13°16'56"E	6°57'30"
(C10)	3224.0'	-----	-----	-----	-----

TRACT NO. 105  
 ACRES: 1.270  
 HIGHWAY: SH 66  
 COUNTY: BURNET  
 SCALE: 1" = 300'  
 SHEET: 3 OF 3