

**BEING A 291.71 ACRE TRACT OF LAND OUT OF THE FRANCIS S. EARLY SURVEY NO. 15, ABSTRACT NO. 279 AND THE PHILLIP H. CAMMANS SURVEY NO. 145, ABSTRACT NO. 183 IN BURNET COUNTY, TEXAS, AND BEING ALL OF A CALLED 291.603 ACRE TRACT DESCRIBED IN DOCUMENT TO CAROLYN F. MISCHER, ET AL, RECORDED IN DOCUMENT NO. 200904967 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 291.71 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 12" cedar fence post at the most northerly northwest corner of said Mischer tract and the southwest corner of a called 291.61 acre tract described in document to Don Holland Real Properties, LP, recorded in Document No. 201105408 of the Official Public Records of Burnet County, Texas along the east line of the remnant of a called 1039.33 acre tract described in document to Dorian Turner, Et Al, recorded in Document No. 201410240 of the Official Public Records of Burnet County, Texas, for the northwest corner hereof;

**THENCE** South 56°01'44" East, along the north line of said Mischer tract and the south line said 291.61 acre tract, generally along a fence, a distance of 4447.73' to a 10" cedar fence post at the occupied northeast corner of said Mischer tract and the occupied southeast corner of said 291.61 acre tract along the west line of a called 283.24 acre tract described in said document to said Don Holland Real Properties, LP and the west line of a 60' wide access easement for record in Volume 795, Page 606 of the official Public Records of Burnet County, for the northeast corner hereof, whence a 12" cedar fence post at the occupied common north corner of said 291.61 acre tract and said 283.24 acre tract bears North 28°00'26" East, a distance of 3148.18';

**THENCE** South 28°05'35" West, along the east line of said Mischer tract, the east line hereof, the west line of said easement and the west line of said 283.24 acre tract and then the west line of a called 137.706 acre tract described in document to Donna K. Holland Sralla, recorded in Document No. 201308608 of the Official Public Records of Burnet County, Texas, generally along a fence, at a distance of 1272.37' pass a 1/2" iron pin found at the occupied common west corner of said 283.24 acre tract and said Sralla tract, whence a 1/2" iron pin found at the occupied northeast corner of said Sralla tract bears South 61°58'38" East, a distance of 1742.82', at a distance of 1572.60' pass a 3" steel pipe fence post on the north side of a gate, at a distance of 1586.60' pass a 3" steel pipe fence post on the south side of said gate, and passing an angle point in, and leaving said easement line, for a total distance of 1778.66' to a 3" steel pipe fence post at the occupied southeast corner of said Mischer tract and an occupied interior corner of said Sralla tract, for the southeast corner hereof;

**THENCE** along the south line of said Mischer tract and hereof, generally along a fence, the following courses and distances:

- 1) North 62°36'55" West, a distance of 257.01' to an 8" cedar fence post;
- 2) North 67°13'22" West, a distance of 1484.77' to a 3" steel pipe fence post;
- 3) South 63°34'14" West, a distance of 138.47' to a 3" steel pipe fence post;
- 4) North 22°18'44" West, a distance of 84.25' to a 3" steel pipe fence post;
- 5) North 69°44'08" West, a distance of 536.82' to a 10" cedar fence post;
- 6) South 53°30'28" West, a distance of 52.54' to a 3" steel pipe fence post at the northwest corner of said Sralla tract and the northeast corner of a called 31.05 acre tract described in document to Windlass Investment, LLC, recorded in Document No. 201207350 of the Official Public Records of Burnet County, Texas;
- 7) South 52°49'23" West, a distance of 258.27' to a 3" steel pipe fence post;

- 8) South 79°40'31" West, a distance of 215.52' to a 3" steel pipe fence post at the northwest corner of said 31.05 acre tract and the northeast corner of a called 102.38 acre tract described in document to Mary Bernadette Lingo, Et Al, recorded in Volume 988, Page 982 of the Official Public Records of Burnet County, Texas;
- 9) North 73°19'22" West, a distance of 1530.40' to a 12" cedar fence post at the northwest corner of said Lingo Tract and the northeast corner of a called 47.354 acre tract described in document to Justin Womack, recorded in Document No. 201710719 of the Official Public Records of Burnet County, Texas;
- 10) North 73°40'22" West, a distance of 935.44' to a 12" cedar fence post at the southwest corner of said Mischer tract and a southeast corner of said Turner remnant tract, for the southwest corner hereof;

**THENCE** along the west line of said Mischer tract and the east line of said Turner tract, generally along a fence, the following courses and distances:

- 1) North 28°54'34" East, a distance of 2872.51' to a 12" cedar fence post;
- 2) South 66°36'09" East, a distance of 645.69' to a 12" cedar fence post;
- 3) North 32°57'11" East, a distance of 91.16' to an 8" cedar fence post;
- 4) North 29°42'38" East, a distance of 400.96, to the **POINT OF BEGINNING**, and containing 291.71 acres, more or less.

I hereby certify that this survey was performed on the ground and was surveyed by me and or under my direct supervision. Cuplin & Associates, Inc. accepts no responsibility for the use of this survey by anyone other than the above refernced parties hereby certified to for this specific transaction only, copyright 2023, Cuplin & Associates, Inc. ©. Basis of Bearings are to Texas Coordinate System, Central Zone. A Plat of Survey of even date was prepared as is intended to accompany the above described tract of land.

  
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Dated: 2/01/2023  
Kyle P. Cuplin  
Registered Professional Land Surveyor No. 5938

