

BEING A 10.011 ACRE TRACT OF LAND SITUATED IN THE W. E. MILLER SURVEY, ABSTRACT NO. 578, BURNET COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WADE M. WHEATLEY AND WIFE, KATHARINE E. WHEATLEY, AS RECORDED IN VOLUME 574, PAGE 574, DEED RECORDS, BURNET COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METERS AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND AT THE WEST CORNER OF SAID WHEATLEY TRACT AND THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ELAINE WATSON BROWN, AS RECORDED IN VOLUME 596, PAGE 934, SAID DEED RECORDS, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF COUNTY ROAD 276;

THENCE NORTH 72° 22' 19" EAST, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 25.00 FEET AND CONTINUING A TOTAL DISTANCE OF 395.00 FEET ALONG SAID SOUTHEAST LINE TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 72° 22' 19" EAST, A DISTANCE OF 345.00 FEET ALONG SAID SOUTHEAST LINE;

THENCE SOUTH 19° 00' 00" EAST, DEPARTING SAID SOUTHEAST LINE, A DISTANCE OF 1,264.40 FEET;

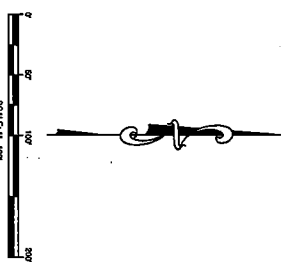
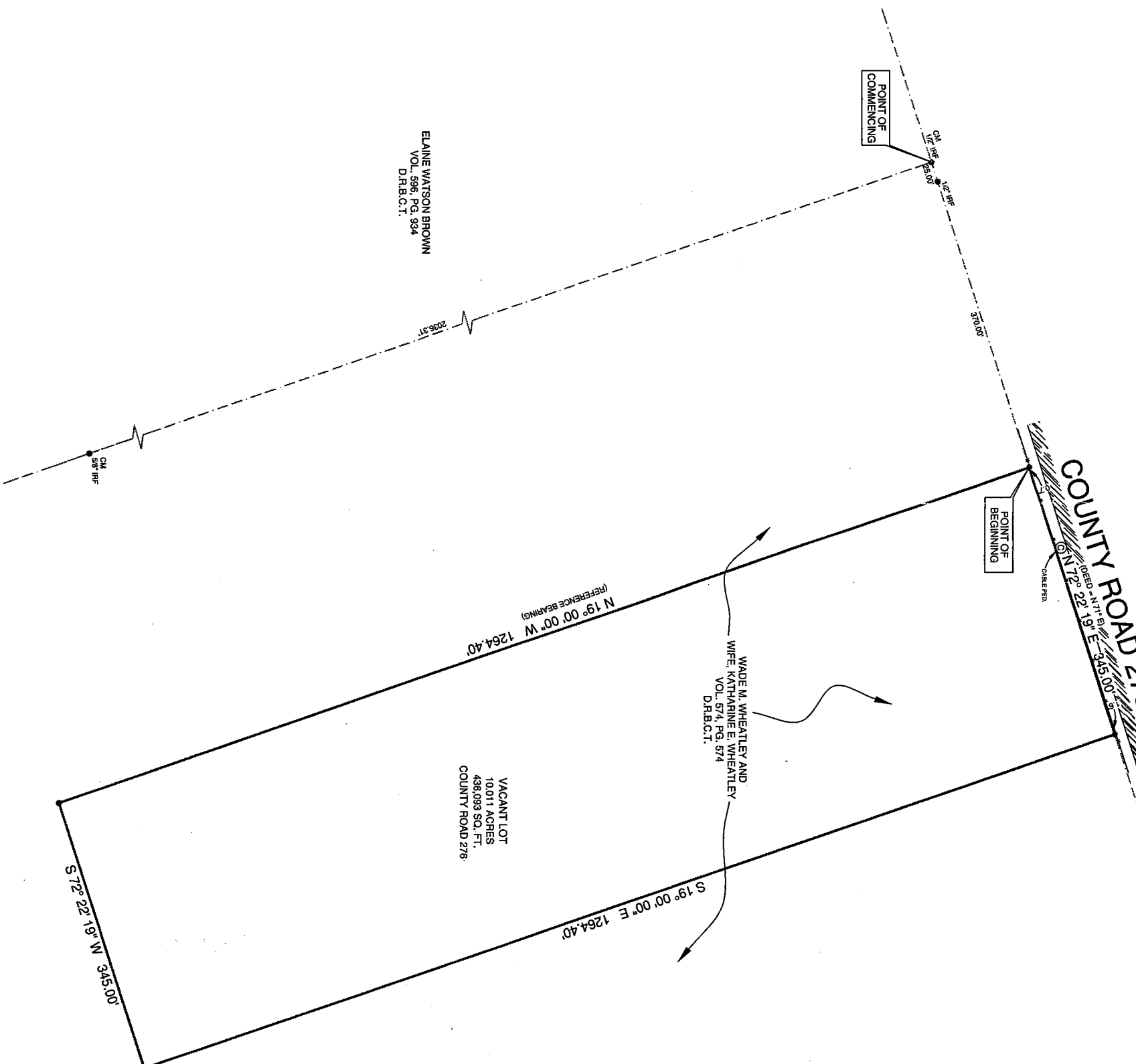
THENCE SOUTH 72° 22' 19" WEST, A DISTANCE OF 345.00 FEET;

THENCE NORTH 19° 00' 00" WEST, A DISTANCE OF 1,264.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 438,093 SQUARE FEET OR 10.011 ACRES OF LAND.

ELAINE WATSON BROWN  
VOL. 596, PG. 934  
D.R.B.C.T.

WADE M. WHEATLEY AND  
WIFE, KATHARINE E. WHEATLEY  
VOL. 574, PG. 574  
D.R.B.C.T.

VACANT LOT  
10.011 ACRES  
438,093 SQ. FT.  
COUNTY ROAD 276



**FEMA NOTE**  
THIS SUBJECT PROPERTY DOES NOT APPEAR TO BE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND WAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48383C0046 F, DATED MARCH 15, 2012.

**SURVEYOR'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT ON THE DATE A SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND INTERESTS THEREON. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND MY INTERPRETATION OF PROVISIONS, EXCEPT AS SHOWN, THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. ONLY A PROPER TITLE SEARCH WOULD REVEAL THIS SURVEY IS SUBJECT TO ANY AND ALL COMMENTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

**GENERAL NOTES:**

- 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED DEED.
- 2.) THERE ARE NO VISIBLE COMPLETIONS OR PROTRUSIONS, EXCEPT AS SHOWN, FENCES MAY BE SHOWN AS DASHED LINES.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE RECORD DEED, OR THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6.) THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES, INCLUDING BUT NOT LIMITED TO HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MAJOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES AND/OR OTHER IMPROVEMENTS. ANY SUCH UTILITIES AND/OR IMPROVEMENTS SHOULD BE LOCATED BY OTHER MEANS AND SHOWN IN THE LEGEND AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

**TITLE SURVEY**

COUNTY ROAD 276  
CITY OF BERTRAM  
BURNET COUNTY, TEXAS

PREMIER JOB #: 15-01887B  
TECH: KG  
DATE: 06/10/16  
FIELD DATE: 04/28/16

CONCRETE	WOOD FENCE
BRICK	CROWN FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	WIRE FENCE
STONE	R.I.A. RETAINING WALL
CEMENT	BRICK WALL
COVERED AREA	OVERHEAD TELEPHONE LINE
CM = CONTROLLING MONUMENT	OVERHEAD ELECTRIC LINE
	HPF = IRON ROD FOUND
	HPF = IRON PIPE FOUND
	WICP = WOOD FENCE COR POST

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**Robert T. Paul, Jr.**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 4884  
STATE OF TEXAS  
COMMISSION EXPIRES 12/31/2018