

313.1 ACRES
M. D. ABLE CO.
201201956, O.P.R.B.C.T.

601 ACRES
LYNDA LOU MATUSH
513/307 O.P.R.B.C.T.

N69°28'42"E 859.16'
(N71°38'E 861.33')

12" CEDAR FENCE
CORNER POST

T & N.O. RAILROAD COMPANY SURVEY NO. 1, ABSTRACT NO. 915
JAMES B. ALLEN LEAGUE ABSTRACT NO. 5

J. H. H. BERRY SURVEY NO. 1563, ABSTRACT NO. 1646

ABSTRACT NO. 915

1/2" REBAR SET WITH
"WILLIS" CAP

S20°02'07"E 3410.96'
(S17°55'E 3410.28')

N10°41'00"W 859.38'
(N9°W)

N79°19'00"E 25.00'
(N81°E)

1/2" REBAR SET WITH
"WILLIS" CAP

1/2" REBAR SET WITH
"WILLIS" CAP

BURNET COUNTY ROAD 206
2478.44'

6.82 ACRES (PARCEL 25,
6.56 ACRES) OF
GEORGETOWN RAILROAD
RIGHT OF WAY
3557700 O.P.R.B.C.T.

TRACT 2:
95.22 ACRES
EAST OF THE
GEORGETOWN
RAILROAD

JAMES B. ALLEN LEAGUE ABSTRACT NO. 5
NORMAN AUSTIN SURVEY, ABSTRACT NO. 7

601 ACRES
LYNDA LOU MATUSH
513/307 O.P.R.B.C.T.

N10°41'00"W 800.00'
(N9°W)

1/2" REBAR SET WITH
"WILLIS" CAP

62.15 ACRES
CALLED 69.788 ACRES
DOUGLAS W. WARNER
940/641 O.P.R.B.C.T.

111.04 ACRES
CALLED 104.165 ACRES
GLEN M. WARNER
370/676 O.P.R.B.C.T.

1/2" REBAR FOUND

N89°12'25"E 1737.54'

1/2" REBAR FOUND WITH
"WILLIS" CAP

17.20 ACRES PORTION OF
CALLED 17.082 ACRES
DOUGLAS W. WARNER
433/212 O.P.R.B.C.T.

P.O.B. 10" CEDAR
FENCE CORNER POST

S69°53'38"W 76.86'

2.39 ACRES
GLEN M. WARNER
202307451, O.P.R.B.C.T.

AL=1911.94'
R=5779.58'
CB=N01°12'23"W
CD=1903.24'

S69°11'32"W 236.35'

15.87 ACRES
PORTION OF CALLED
121.695 ACRES
DOUGLAS W. WARNER
370/673 O.P.R.B.C.T.

601 ACRES
LYNDA LOU MATUSH
513/307 O.P.R.B.C.T.

1892.76'
7.50 ACRES
DOUGLAS W. WARNER
202307452, O.P.R.B.C.T.

1/2" REBAR FOUND WITH
"WILLIS" CAP

AL=734.60'
R=5679.58'
CB=S05°31'33"W
CD=734.09'

(S70°55'W 1778.1')

1/2" REBAR FOUND

S68°50'24"W 745.83'

1/2" REBAR FOUND

1/2" REBAR FOUND

1/2" REBAR SET WITH
"WILLIS" CAP

1/2" REBAR FOUND WITH
"3819" CAP

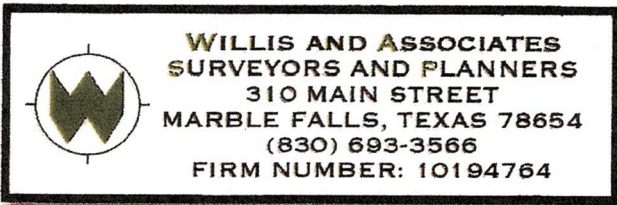
51.70 ACRES
JAMES ROBERTS, LIFE
ESTATE
201800979, O.P.R.B.C.T.
(REF. 310/952, D.R.B.C.T.
FOR FIELD NOTES)

S80°45'08"E 100.00'

1/2" REBAR FOUND

TRACT 1:
111.33 ACRES
WEST OF THE
GEORGETOWN
RAILROAD

PARCEL 24, CALLED 7.63
ACRES OF GEORGETOWN
RAILROAD RIGHT OF WAY
3557700 O.P.R.B.C.T.



STATE OF TEXAS:
COUNTY OF BURNET:

FIELD NOTES TO ACCOMPANY A SURVEY PLAT OF A 95.22 ACRE TRACT OUT OF THE JAMES B. ALLEN LEAGUE, ABSTRACT NO. 5, BURNET COUNTY, TEXAS, AND CONSISTING OF 62.15 ACRES OF CALLED 69.788 ACRES CONVEYED TO DOUGLAS W. WARNER IN VOLUME 940, PAGE 641, OFFICIAL PUBLIC RECORDS BURNET COUNTY, TEXAS (O.P.R.B.C.T.), 17.20 ACRES OF CALLED 17.082 ACRES CONVEYED TO DOUGLAS W. WARNER IN VOLUME 433, PAGE 212, O.P.R.B.C.T. AND A 15.87 ACRE PORTION OF CALLED 121.695 ACRES CONVEYED TO DOUGLAS W. WARNER IN VOLUME 370, PAGE 673, O.P.R.B.C.T. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD 83. CONTROLLING MONUMENTS FOR THIS SURVEY ARE ALL MONUMENTS FOUND.

BEGINNING AT A 10" CEDAR FENCE CORNER POST AT THE SOUTHEAST CORNER HEREOF AT THE COMMON EAST CORNER OF SAID 17.20 ACRES AND SAID 15.87 ACRES AND AT AN ELL CORNER IN THE WEST FENCED LINE OF 601 ACRES CONVEYED TO LYNDA LOU MATUSH IN VOLUME 513, PAGE 307, O.P.R.B.C.T. AND BEING IN THE COMMON LINE OF THE JAMES B. ALLEN LEAGUE, ABSTRACT NO. 5 AND THE NORMAN AUSTIN SURVEY, ABSTRACT NO. 7 AS FENCED.

THENCE WITH THE SOUTH LINE OF SAID 15.87 ACRES AND EAST/WEST SEGMENT OF THE WEST LINE OF SAID 601 ACRES, THEN THE NORTH LINE OF 51.70 ACRES CONVEYED TO JAMES ROBERTS LIFE ESTATE IN 201800979, O.P.R.B.C.T. (REFERENCE VOLUME 310/ PAGE 952, DEED RECORDS, BURNET COUNTY, TEXAS, FINALLY WITH THE NORTH LINE OF 116.228 ACRES CONVEYED TO CURTIS L. GRADY IN 201502259, O.P.R.B.C.T. AS FENCED (S70°55'W 1778.1') WITH THE NEXT 4 CALLS: 1.) S69°53'38"W 76.86 TO A 1/2" REBAR FOUND AT THE COMMON NORTH CORNER OF SAID 601 ACRES AND SAID 51.70 ACRES; 2.) S69°11'32"W 236.35' TO A 1/2" REBAR FOUND AT THE COMMON NORTH CORNER OF SAID 51.70 ACRES AND SAID 116.228 ACRES; 3.) S68°50'24"W 745.83' TO A 1/2" REBAR FOUND FOR AN ANGLE POINT IN THE NORTH LINE OF SAID 116.228 ACRES AND 4.) S68°54'31"W 708.94' TO A 1/2" REBAR FOUND WITH "3819" CAP AT THE NORTHWEST CORNER OF SAID 116.228 ACRES FOR THE SOUTHWEST CORNER HEREOF IN THE SOUTH FENCED LINE OF SAID CALLED 121.695 ACRES AND BEING IN THE EAST RIGHT OF WAY LINE OF THE 6.82 ACRE PORTION OF PARCEL 25, CALLED 6.56 ACRES, GEORGETOWN RAILROAD, RECORDED IN VOLUME 355, PAGE 700, O.P.R.B.C.T..

THENCE ALONG A CURVE IN SAID EAST RIGHT OF WAY LINE TO THE LEFT, THE RADIUS OF WHICH IS 5779.58', WITH A LINE OF OLD CEDAR FENCE POSTS, AN ARC LENGTH OF 1911.94', AND A CHORD BEARING AND DISTANCE OF N01°12'23"W 1903.24', PASSING THE COMMON LINE OF SAID 15.87 ACRES AND SAID 17.20 ACRES THEN CROSSING THE COMMON LINE OF SAID 17.20 ACRES AND SAID 62.15 ACRES, TO A 1/2" REBAR SET WITH "WILLIS" CAP AT THE NORTH END OF SAID CURVE IN THE EAST RIGHT OF WAY LINE OF SAID PARCEL 25 AND ON THE WEST LINE OF SAID 62.15 ACRES;

THENCE CONTINUING WITH SAID EAST RIGHT OF WAY LINE ALONG THE LINE OF OLD CEDAR FENCE POSTS, N10°41'00"W 800.00' (N9°W) TO A 1/2" REBAR SET WITH "WILLIS" CAP AT A 25' WIDENING OF SAID GEORGETOWN RAILROAD RIGHT OF WAY ON THE WEST LINE OF SAID 62.15 ACRES;

THENCE WITH SAID WIDENING N79°19'00"E (N18°E) 25.00' TO A 1/2" REBAR SET WITH "WILLIS" CAP ON THE EAST SIDE OF SAID GEORGETOWN RAILROAD RIGHT OF WAY AND ON THE WEST LINE OF SAID 62.15 ACRES;

THENCE CONTINUING WITH THE EAST RIGHT OF WAY N10°41'00"W 859.38' (N9°W) TO A 1/2" REBAR SET WITH "WILLIS" CAP AT THE NORTHEAST CORNER OF SAID PARCEL 25 AND THE SOUTHEAST CORNER OF PARCEL 26 OF SAID GEORGETOWN RAILROAD AT THE NORTHWEST CORNER OF SAID 62.15 ACRES AND A WESTERLY SOUTHWEST CORNER OF SAID 601 ACRES;;

THENCE WITH THE NORTH LINE OF SAID 62.15 ACRES AND A SOUTH LINE OF SAID 601 ACRES N69°28'42"E 859.16 (N71°38"E 861.33') TO A 12" CEDAR FENCE CORNER POST AT THE NORTHEAST CORNER OF SAID 62.15 ACRES AND AN ELL CORNER IN THE WEST LINE OF SAID 601 ACRES AND BEING IN THE COMMON LINE OF SAID JAMES B. ALLEN LEAGUE AND THE J. H. H. BERRY SURVEY NO. 1563, ABSTRACT NO. 1646 AS FENCED;

THENCE WITH THE FENCED COMMON LINE OF SAID ALLEN LEAGUE AND SAID BERRY SURVEY THEN THE COMMON LINE OF SAID ALLEN LEAGUE AND SAID NORMAN AUSTIN SURVEY ALSO BEING THE COMMON LINE OF SAID 62.15 ACRES AND SAID 601 ACRES THEN THE COMMON LINE OF SAID 17.20 ACRES AND SAID 601 ACRES S20°02'07"E (S17°55'E) AT 2478.44' PASSING A 1/2" REBAR FOUND AT THE COMMON EAST CORNER OF SAID 62.15 ACRES AND SAID 17.20 ACRES, IN ALL 3410.96' (3410.28') TO THE PLACE OF BEGINNING.

I HEREBY CERTIFY THAT THE FIELD NOTES HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT ALL CORNERS ARE AS DESCRIBED HEREON.

THIS SURVEY WAS MADE FOR THE BENEFIT OF DOUGLAS W. WARNER.

DATE, 8/28/23

DONALD SHERMAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1877
OFFICE: D. SHERMAN FIELD: J.MARTINKAJOB#: 16656

