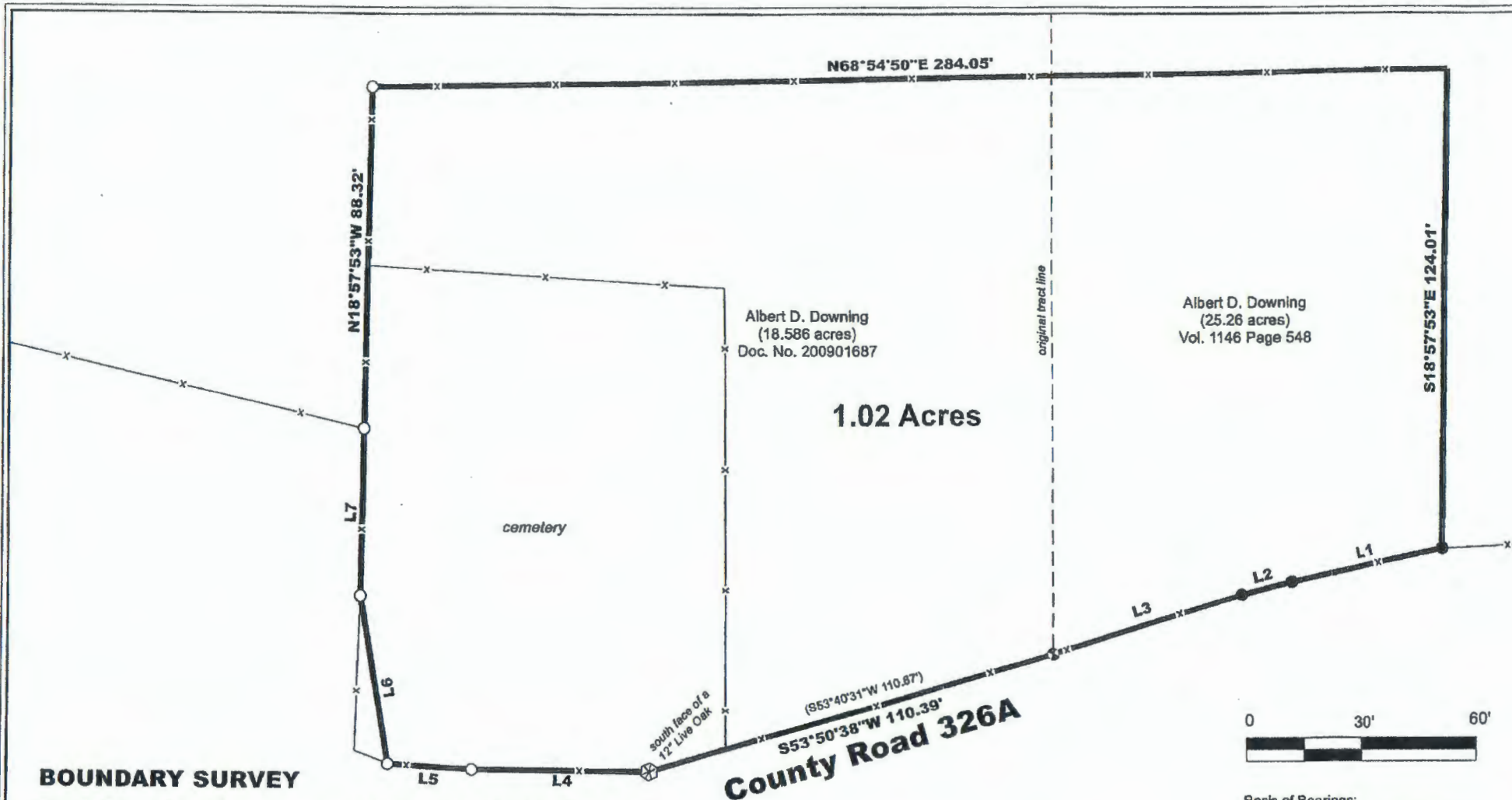




BOUNDARY SURVEY

Being 1.02 acres of the J. Becker Survey No. 2, Abst. No. 121 in Burnet County, Texas, and being part of a 25.26 acre tract of land described in a deed from Virginia Ernestine Oertli Downing to Albert D. Downing, III, et ux, dated March 27, 2003, as recorded in Vol. 1146, Page 548 of the Official Public Records of Burnet County, Texas, and being part of an 18.586 acre tract of land described in a deed from Woodrow C. Powell, et ux, to Albert D. Downing, dated February 16, 2009, recorded as Doc. No. 200901687 of said official public records.

A legal description of even survey date herewith of the tract shown hereon accompanies this plat.

Surveyed on the ground on March 12, 2025.

Paul W. Maples

Paul W. Maples, RPLS
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Job No. 241203



County Road 326A

RECORD LINE TABLE		
LINE	BEARING	HORIZ DIST
L1	N58°54'E	40.48'
L2	N56°13'E	13.57'
L3	N54°02'E	52.35'
L4	S70°59'10"W	46.13'
L5	S73°41'52"W	21.90'
L6	N31°33'03"W	44.68'
L7	N18°21'03"W	43.34'

LINE	BEARING	DISTANCE
L1	S57°29'57"W	40.49'
L2	S55°32'36"W	13.46'
L3	S52°40'39"W	52.19'
L4	S70°14'52"W	46.11'
L5	S73°30'56"W	22.04'
L6	N29°48'25"W	44.37'
L7	N19°02'35"W	43.42'

Basis of Bearings:
Texas State Plane Coordinate System
NAD83 Texas Central Zone.

LEGEND

- 1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
- 1/2" Iron Pin Found with cap
- ⊕ 1/2" Iron Pin Found with cap marked "JM GOODSON"
- x- Wire Fence
- () Record Calls

Maples & Associates, Inc.

www.maplesinc.com • P.O. Box 893 • Lampasas, Texas 76550 • (512) 556-2078 • (512) 556-0500 fax • Firm No. 10097700

LEGAL DESCRIPTION OF A TRACT OF LAND IN BURNET COUNTY, TEXAS.

Being 1.02 acres of the J. Becker Survey No. 2, Abst. No. 121 in Burnet County, Texas, and being part of a 25.26 acre tract of land described in a deed from Virginia Ernestine Oertli Downing to Albert D. Downing, III, et ux, dated March 27, 2003, as recorded in Vol. 1146, Page 548 of the Official Public Records of Burnet County, Texas, and being part of an 18.586 acre tract of land described in a deed from Woodrow C. Powell, et ux, to Albert D. Downing, dated February 16, 2009, recorded as Doc. No. 200901687 of said official public records; said 1.02 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin with cap marked "JM GOODSON" found at a fence corner on the north line of County Road 326A for the southwest corner of said 25.26 acre tract and the southeast corner of said 18.586 acre tract;

THENCE with the fenced north line of said County Road 326A and the south line of said 18.586 acre tract as follows;

South 53° 50' 38" West, 110.39 feet to the south face of a 24 inch Cedar;

South 70° 14' 52" West, 46.11 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

South 73° 30' 56" West, 22.04 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 29° 48' 25" West, 44.37 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 19° 02' 35" West, 43.42 feet at a fence corner;

THENCE North 18° 57' 53" West, 88.32 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set in fence;

THENCE North 68° 54' 50" East, 284.05 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 18° 57' 53" East, 124.01 feet to a 1/2 inch iron pin with cap found at a fence corner on the north line of said County Road 326A and the south line of said 25.26 acre tract;

THENCE with the north line of said County Road 326, with the south line of said 25.26 acre tract, and along the general course of a fence as follows;

South 57° 29' 57" West, 40.49 feet to a 1/2 inch iron pin with cap found at a fence corner;

South 55° 32' 36" West, 13.46 feet to a 1/2 inch iron pin with cap found at a fence corner;

South 52° 40' 39" West, 52.19 feet to to the PLACE OF BEGINNING, as surveyed on the ground on March 12, 2025, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.

