

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

KNOW ALL MEN BY THESE PRESENTS: THAT OATMEAL LOOP PROPCO, LLC., BEING THE OWNER OF A 150.26 ACRE TRACT OF LAND OUT OF THE W.R. JENNINGS SURVEY, ABSTRACT NO. 1430, AND THE W.A. STAR SURVEY, ABSTRACT NO. 1194, BURNET COUNTY, TEXAS, AND BEING COMPRISED OF A CALLED 44.23 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO OATMEAL LOOP PROPCO, LLC., RECORDED IN DOCUMENT NO. 202505385 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, A CALLED 1.916 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO OATMEAL LOOP PROPCO, LLC., RECORDED IN DOCUMENT NO. 202507296 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND A REMAINDER OF A CALLED 106.72 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO OATMEAL LOOP PROPCO, LLC., RECORDED IN DOCUMENT NO. 202505384 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY PLAT THE SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "OATMEAL PRESERVE" AS THE OFFICIAL PLAT OF SAME AND DOES HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC

IN WITNESS WHEREOF, HAS THE PRESENTS TO BE SIGNED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
OATMEAL LOOP PROPCO., LLC. – OWNER  
AUTHORIZED AGENTS

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED THE AUTHORIZED AGENT FOR OATMEAL LOOP PROPCO, LLC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:  
COUNTY OF BURNET:

THE ATTACHED PLAT OF ALL OF A 150.26 ACRE TRACT OF LAND OUT OF THE W.R. JENNINGS SURVEY, ABSTRACT NO. 1430, AND THE W.A. STAR SURVEY, ABSTRACT NO. 1194, BURNET COUNTY, TEXAS, AND BEING COMPRISED OF A CALLED 44.23 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO OATMEAL LOOP PROPCO, LLC., RECORDED IN DOCUMENT NO. 202505385 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, A CALLED 1.916 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO OATMEAL LOOP PROPCO, LLC., RECORDED IN DOCUMENT NO. 202507296 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND A REMAINDER OF A CALLED 106.72 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO OATMEAL LOOP PROPCO, LLC., RECORDED IN DOCUMENT NO. 202505384 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY PLAT THE SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "OATMEAL PRESERVE", WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING THEREOF IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ATTEST:

\_\_\_\_\_  
JOE DON DOCKERY, COMMISSIONER PRECINCT 4

\_\_\_\_\_  
BRYAN WILSON, COUNTY JUDGE

STATE OF TEXAS:  
COUNTY OF BURNET:

I, LEE P. FOX, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "OATMEAL PRESERVE" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION TO THE BEST OF MY BELIEFS AND KNOWLEDGE.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
LEE P. FOX, R.P.L.S. NO. 7125

WATERWAY BUFFER\_ZONE\_PLAT\_NOTE:

THE WATERWAY BUFFER\_ZONE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THE EASEMENT ARE TO HELP MAINTAIN CLEAN WATER IN CREEKS, RIVERS AND LAKES. NO STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LCRA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT FOR THE PROTECTION OF THE ENVIRONMENT. THE EASEMENT SHALL BE MAINTAINED BY EACH LOT OWNER BY PRESERVING AND RESTORING NATIVE VEGETATION. THE EASEMENT MAY NOT BE AMENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPERTY AUTHORITY.

\_\_\_\_\_  
LOWER COLORADO RIVER AUTHORITY

\_\_\_\_\_  
DATE

PERMANENT WATER QUALITY BMP EASEMENT NOTE:

THE PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE (BMP) EASEMENT IS FOR THE PURPOSE OF PROTECTING THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURE OR OTHER IMPROVEMENT MAY BE CONSTRUCTED OR MAINTAINED WITHIN A WATER QUALITY BMP EASEMENT AREA UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LCRA).

THE WATER QUALITY BMP EASEMENT MAY BE ENFORCED BY THE LOWER COLORADO RIVER AUTHORITY OR ANY OTHER GOVERNMENTAL ENTITY WITH THE AUTHORITY TO PROTECT THE ENVIRONMENT FOR THE BENEFIT OF THE PUBLIC, BY INJUNCTION OR OTHER ACTION IN A COURT OF APPROPRIATE JURISDICTION.

\_\_\_\_\_  
LOWER COLORADO RIVER AUTHORITY

\_\_\_\_\_  
DATE

NOTES:

1. WATER WILL BE PROVIDED BY PRIVATE WELL
2. WASTE WATER WILL BE SUPPORTED BY O.S.S.F.
3. GARBAGE PICKUP IS AVAILABLE BY COMMERCIAL FIRM.
4. BURNET COUNTY SHALL NOT BE RESPONSIBLE FOR A QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
5. BURNET COUNTY SHALL NOT ACCEPT ALL OR A PORTION OF THE ROADS IN THIS SUBDIVISION FOR MAINTENANCE.
6. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY CURRENT SUBDIVISION REGULATIONS.
7. ALL OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0500G, EFFECTIVE 11/1/2019.
8. SUBJECT TO ALL CURRENT LAND USE ORDINANCES AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.
9. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM – NAD 83, CENTRAL ZONE. MEASURED BEARINGS AND DISTANCES FOUND TO MATCH THAT OF RECORD.
10. THE COORDINATES SHOWN HEREON ARE GRID VALUES, FOR SURFACE VALUES APPLY A COMBINED SCALE FACTOR OF 1.00017368 FEET.
11. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.

LEGAL DESCRIPTION EXTERIOR BOUNDARY:

BEING A 150.26 ACRE TRACT OF LAND OUT OF THE W.R. JENNINGS SURVEY, ABSTRACT NO. 1430, AND THE W.A. STAR SURVEY, ABSTRACT NO. 1194, BURNET COUNTY, TEXAS, AND BEING COMPRISED OF A CALLED 44.23 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO OATMEAL LOOP PROPCO, LLC., RECORDED IN DOCUMENT NO. 202505385 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, A CALLED 1.916 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO OATMEAL LOOP PROPCO, LLC., RECORDED IN DOCUMENT NO. 202507296 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND A REMAINDER OF A CALLED 106.72 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO OATMEAL LOOP PROPCO, LLC., RECORDED IN DOCUMENT NO. 202505384 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 150.26 ACRES BEING FURTHER DECEIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE FOUND AT THE SOUTHWEST CORNER OF A CALLED 76.979 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO CARL WAYNE HIBLER, RECORDED IN DOCUMENT NO. 201903818 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, THE NORTHWEST CORNER OF THE REMAINDER OF A CALLED 83.874 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO BENJAMIN DAVID HIBLER, RECORDED IN DOCUMENT NO. 201903817 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, THE NORTHEAST CORNER OF SAID 1.916 ACRE TRACT, THE SOUTHEAST CORNER OF SAID REMAINDER TRACT, AND HEREOF;

THENCE ALONG THE WEST LINE OF SAID BENJAMIN DAVID HIBLER TRACT, THE EAST LINE OF SAID 1.916 ACRE TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES:

- 1)SOUTH 14°52'23" EAST, A DISTANCE OF 128.26' TO A STONE MOUND FOUND;
- 2)SOUTH 21°08'12" EAST, A DISTANCE OF 468.40' TO AN 'X' SCRIBED IN CONCRETE FOUND AT THE SOUTHWEST CORNER OF SAID BENJAMIN DAVID HIBLER TRACT, THE NORTHWEST CORNER OF A CALLED 20.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO NINE BAND LAND, LLC., RECORDED IN DOCUMENT NO. 202303238 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND ALONG THE EAST LINE OF SAID 1.916 ACRE TRACT, AND HEREOF;

THENCE ALONG THE WEST LINE OF SAID 20.00 ACRE TRACT, THE EAST LINE OF SAID 1.916 ACRE TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES:

- 1)SOUTH 02°21'45" WEST, A DISTANCE OF 16.13' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN';
- 2)SOUTH 21°31'54" EAST, A DISTANCE OF 649.03' TO A 1/2" IRON PIN WITH SURVEY CAP STAMPED 'CUPLIN' SET ALONG THE EAST LINE OF SAID 1.916 ACRE TRACT, AT THE SOUTHWEST CORNER OF SAID 20.00 ACRE TRACT, THE NORTHWEST CORNER OF SAID 44.23 ACRE TRACT, AND ALONG THE EAST LINE HEREOF;

THENCE NORTH 68°28'06" EAST, ALONG THE SOUTH LINE OF SAID 20.00 ACRE TRACT, THE NORTH LINE OF SAID 44.23 ACRE TRACT, AND ALONG THE EAST LINE HEREOF, A DISTANCE OF 1345.39' TO A 1/2" IRON PIN WITH SURVEY CAP STAMPED 'CUPLIN' SET ALONG THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 336, AT THE SOUTHEAST CORNER OF SAID 20.00 ACRE TRACT, THE NORTHEAST CORNER OF SAID 44.23 ACRE TRACT, AND ALONG THE EAST LINE HEREOF;

THENCE SOUTH 21°17'34" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 336, THE EAST LINE OF SAID 44.23 ACRE TRACT, AND HEREOF, A DISTANCE OF 1432.92' TO A FENCE POST CORNER FOUND ALONG THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 336, AT THE NORTHEAST CORNER OF A CALLED 1.91 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO GOLDSTAR INVESTMENTS, RECORDED IN DOCUMENT NO. 201808839 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, THE SOUTHEAST CORNER OF SAID 44.23 ACRE TRACT, AND HEREOF;

THENCE SOUTH 68°16'46" WEST, ALONG THE NORTH LINE OF SAID 1.91 ACRE TRACT, THE SOUTH LINE OF SAID 44.23 ACRE TRACT, AND HEREOF, A DISTANCE OF 1339.42' TO A 1/2" IRON PIN FOUND WITH SURVEY CAP STAMPED 'ALLSTAR' AT THE NORTHWEST CORNER OF SAID 1.91 ACRE TRACT, ALONG THE EAST LINE OF A CALLED 185.8 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO DANA KAREN SPILLERS CALLAWAY, RECORDED IN DOCUMENT NO. 201207658 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF SAID 44.23 ACRE TRACT, AND HEREOF;

THENCE NORTH 21°31'55" WEST, ALONG THE EAST LINE OF SAID 185.8 ACRE TRACT, THE WEST LINE OF SAID 44.23 ACRE TRACT, AND HEREOF, A DISTANCE OF 1247.59' TO A 1/2" IRON PIN WITH SURVEY CAP STAMPED 'CUPLIN' SET AT THE SOUTHERN MOST CORNER OF SAID 1.916 ACRE TRACT, ALONG THE WEST LINE OF SAID 44.23 ACRE TRACT, AND AT THE BEGINNING OF A CURVE TO THE RIGHT ALONG THE EAST LINE OF SAID 185.8 ACRE TRACT, THE WEST LINE OF SAID 1.916 ACRE TRACT, AND HEREOF;

THENCE ALONG THE EAST LINE OF SAID 185.8 ACRE TRACT, THE WEST LINE OF SAID 1.916 ACRE TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES:

- 1)ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 330.00', AN ARC LENGTH OF 202.14', A CHORD BEARING OF NORTH 39°04'48" WEST, AND A CHORD LENGTH OF 199.00' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN';
- 2)NORTH 21°31'54" WEST, A DISTANCE OF 661.73' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN';
- 3)NORTH 02°21'45" EAST, A DISTANCE OF 16.34' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN';
- 4)NORTH 21°08'12" WEST, A DISTANCE OF 459.21' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN';
- 5)NORTH 14°52'24" WEST, A DISTANCE OF 125.19' TO A 1/2" IRON PIN WITH SURVEY CAP STAMPED 'CUPLIN' SET AT THE NORTHEAST CORNER OF SAID 185.8 ACRE TRACT, THE NORTHWEST CORNER OF SAID 1.916 ACRE TRACT, ALONG THE SOUTH LINE OF SAID REMAINDER TRACT, AND THE WEST LINE HEREOF;

THENCE SOUTH 69°05'00" WEST, ALONG THE NORTH LINE OF SAID 185.8 ACRE TRACT, THE SOUTH LINE OF SAID REMAINDER TRACT, AND THE WEST LINE HEREOF, A DISTANCE OF 277.49' TO A 1/2" IRON PIN WITH SURVEY CAP STAMPED 'CUPLIN' SET ALONG THE NORTH LINE OF SAID 185.8 ACRE TRACT, AT THE SOUTHEAST CORNER OF A CALLED 2.604 ACRE TRACT DESCRIBED IN A DOCUMENT TO DANA CALLAWAY AND LARRY CALLAWAY, RECORDED IN DOCUMENT NO. 202507379 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, ALONG THE SOUTH LINE OF SAID REMAINDER TRACT, AND HEREOF;

THENCE ALONG THE NORTH LINE OF SAID 2.604 ACRE TRACT, THE SOUTH LINE OF SAID REMAINDER TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES:

- 1)NORTH 17°58'51" WEST, A DISTANCE OF 157.65' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN';
- 2)NORTH 87°23'57" WEST, A DISTANCE OF 289.83' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN';
- 3)SOUTH 38°18'48" WEST, A DISTANCE OF 87.04' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN';
- 4)SOUTH 26°42'53" EAST, A DISTANCE OF 179.48' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN';
- 5)SOUTH 69°05'00" WEST, A DISTANCE OF 812.84' TO A 1/2" IRON PIN WITH SURVEY CAP STAMPED 'CUPLIN' SET ALONG THE EAST LINE OF A CALLED 815.066 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO KEEPER WHITETAILS RANCH, LLC. RECORDED IN DOCUMENT NO. 202004334 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AT THE NORTHWEST CORNER OF SAID 2.604 ACRE TRACT, ALONG THE SOUTH LINE OF SAID REMAINDER TRACT, AND HEREOF;

THENCE NORTH 22°03'10" WEST, ALONG THE EAST LINE OF SAID 815.066 ACRE TRACT, THE SOUTH LINE OF SAID REMAINDER TRACT, AND HEREOF, A DISTANCE OF 192.11' TO A 1/2" IRON PIN WITH SURVEY CAP STAMPED 'CUPLIN' SET AT THE NORTHEAST CORNER OF SAID 815.066 ACRE TRACT;

THENCE SOUTH 75°37'16" WEST, ALONG THE NORTH LINE OF SAID 815.066 ACRE TRACT, THE SOUTH LINE OF SAID REMAINDER TRACT, AND HEREOF, A DISTANCE OF 1071.18' TO A 1/2" IRON PIN SET ALONG THE NORTH LINE OF SAID 815.066 ACRE TRACT, AT THE SOUTHEAST CORNER OF A TRACT OF LAND OF UNDETERMINED SIZE THAT APPEARS TO BE UNPATENTED LAND, ACCORDING TO THE GENERAL LAND OFFICE GIS MAP, THE SOUTHWEST CORNER OF SAID REMIANDER TRACT, AND HEREOF;

THENCE NORTH 13°47'05" WEST, ALONG THE EAST LINE OF SAID UNPATENTED LAND, THE WEST LINE OF SAID REMIANDER TRACT, AND HEREOF, A DISTANCE OF 1796.78' TO A 60D NAIL FOUND ALONG THE SOUTH LINE OF A CALLED 1039.03 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO KEEPER WHITETAILS RANCH, LLC., RECORDED IN DOCUMENT NO. 202001189 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, THE NORTH LINE OF SAID REMAINDER TRACT, AND HEREOF;

THENCE NORTH 76°12'55" EAST, ALONG THE SOUTH LINE OF SAID 1039.03 ACRE TRACT, THE NORTH LINE OF SAID REMAINDER TRACT, AND HEREOF, A DISTANCE OF 2046.45' TO A CHAIN LINK FENCE CORNER POST FOUND ALONG THE SOUTH LINE OF SAID 1039.03 ACRE TRACT, AT THE NORTHWEST CORNER OF SAID 76.979 ACRE TRACT, THE NORTHEAST CORNER OF SAID REMAINDER TRACT, AND HEREOF;

THENCE ALONG THE WEST LINE OF SAID 76.979 ACRE TRACT, THE EAST LINE OF SAID REMAINDER TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES:

- 1)SOUTH 52°31'21" EAST, A DISTANCE OF 687.59' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN';
- 2)SOUTH 42°26'00" EAST, A DISTANCE OF 213.80' TO A 60D NAIL FOUND;
- 3)SOUTH 17°06'09" EAST, A DISTANCE OF 34.66' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN';
- 4)SOUTH 15°54'26" EAST, A DISTANCE OF 47.20' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN';
- 5)SOUTH 12°40'15" EAST, A DISTANCE OF 77.30' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN';
- 6)SOUTH 10°31'51" EAST, A DISTANCE OF 97.13' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN';
- 7)SOUTH 16°16'23" EAST, A DISTANCE OF 349.68' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN';
- 8)SOUTH 07°07'06" EAST, A DISTANCE OF 224.64' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN';
- 9)SOUTH 10°25'44" EAST, A DISTANCE OF 144.36' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN';
- 10)SOUTH 14°34'12" EAST, A DISTANCE OF 146.95' TO THE POINT OF BEGINNING, AND CONTAINING 150.26 ACRES, MORE OR LESS.

LEGAL DESCRIPTION WATERWAY BUFFER\_ZONE:

BEING A 3.33 ACRE TRACT OF LAND OUT OF THE W.R. JENNINGS SURVEY, ABSTRACT NO. 1430, AND THE W.A. STAR SURVEY, ABSTRACT NO. 1194, BURNET COUNTY, TEXAS, AND BEING A WATERWAY BUFFERZONE OVER AND ACROSS A REMAINDER OF A CALLED 106.72 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO OATMEAL LOOP PROPCO, LLC., RECORDED IN DOCUMENT NO. 202505384 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 3.33 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CHAIN LINK FENCE POST FOUND ALONG THE SOUTH LINE OF A CALLED 1039.03 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO KEEPER WHITETAILS RANCH, LLC., RECORDED IN DOCUMENT NO. 202001189 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AT THE NORTHWEST CORNER OF A CALLED 76.979 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO CARL WAYNE HIBLER, RECORDED IN DOCUMENT NO. 201903818 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AT THE NORTHEAST CORNER OF SAID REMAINDER TRACT, AND HEREOF; NORTHING: 10221090.71 EASTING: 2981342.73

THENCE ALONG THE WEST LINE OF SAID 76.979 ACRE TRACT, THE EAST LINE OF SAID REMAINDER TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES:

- 1) SOUTH 52°31'21" EAST, A DISTANCE OF 687.59' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN';
- 2) SOUTH 42°26'00" EAST, A DISTANCE OF 213.80' TO AN 80D NAIL FOUND;
- 3) SOUTH 17°06'09" EAST, A DISTANCE OF 34.66' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN';
- 4) SOUTH 15°54'26" EAST, A DISTANCE OF 47.20' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN';
- 5) SOUTH 12°40'15" EAST, A DISTANCE OF 70.52' TO A CALCULATED POINT;

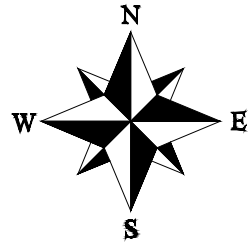
THENCE OVER AND ACROSS SAID REMAINDER TRACT, FOR THE OUTBOUNDS HEREOF, THE FOLLOWING COURSES AND DISTANCES:

- 1) NORTH 58°24'02" WEST, A DISTANCE OF 49.60' TO A CALCULATED POINT;
- 2) NORTH 56°36'41" WEST, A DISTANCE OF 27.67' TO A CALCULATED POINT;
- 3) NORTH 78°29'44" WEST, A DISTANCE OF 28.58' TO A CALCULATED POINT;
- 4) NORTH 83°27'14" WEST, A DISTANCE OF 2.34' TO A CALCULATED POINT;
- 5) SOUTH 88°24'14" WEST, A DISTANCE OF 37.40' TO A CALCULATED POINT;
- 6) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00', AN ARC LENGTH OF 10.08', A CHORD BEARING OF NORTH 52°05'14" WEST, AND A CHORD LENGTH OF 9.66' TO A CALCULATED POINT;
- 7) NORTH 23°12'49" WEST, A DISTANCE OF 51.06' TO A CALCULATED POINT;
- 8) NORTH 32°35'32" WEST, A DISTANCE OF 54.55' TO A CALCULATED POINT;
- 9) NORTH 41°07'00" WEST, A DISTANCE OF 20.23' TO A CALCULATED POINT;
- 10) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 14.57', A CHORD BEARING OF NORTH 24°24'55" WEST, AND A CHORD LENGTH OF 14.37' TO A CALCULATED POINT;
- 11) NORTH 07°42'49" WEST, A DISTANCE OF 44.17' TO A CALCULATED POINT;
- 12) NORTH 62°10'46" WEST, A DISTANCE OF 34.40' TO A CALCULATED POINT;
- 13) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 9.59', A CHORD BEARING OF NORTH 51°11'14" WEST, AND A CHORD LENGTH OF 9.53' TO A CALCULATED POINT;
- 14) NORTH 40°11'43" WEST, A DISTANCE OF 69.38' TO A CALCULATED POINT;
- 15) NORTH 68°22'00" WEST, A DISTANCE OF 23.64' TO A CALCULATED POINT;
- 16) SOUTH 28°29'35" WEST, A DISTANCE OF 20.78' TO A CALCULATED POINT;
- 17) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 1.57', A CHORD BEARING OF SOUTH 30°17'48" WEST, AND A CHORD LENGTH OF 1.57' TO A CALCULATED POINT;
- 18) SOUTH 32°06'01" WEST, A DISTANCE OF 31.72' TO A CALCULATED POINT;
- 19) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 1.42', A CHORD BEARING OF SOUTH 33°43'44" WEST, AND A CHORD LENGTH OF 1.42' TO A CALCULATED POINT;
- 20) SOUTH 35°21'28" WEST, A DISTANCE OF 67.84' TO A CALCULATED POINT;
- 21) SOUTH 18°32'11" WEST, A DISTANCE OF 23.64' TO A CALCULATED POINT;
- 22) SOUTH 16°21'22" EAST, A DISTANCE OF 41.14' TO A CALCULATED POINT;
- 23) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 10.80', A CHORD BEARING OF SOUTH 03°58'47" EAST, AND A CHORD LENGTH OF 10.72' TO A CALCULATED POINT;
- 24) SOUTH 08°23'48" WEST, A DISTANCE OF 75.59' TO A CALCULATED POINT;
- 25) SOUTH 00°42'48" WEST, A DISTANCE OF 40.17' TO A CALCULATED POINT;
- 26) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 20.66', A CHORD BEARING OF SOUTH 24°23'26" WEST, AND A CHORD LENGTH OF 20.08' TO A CALCULATED POINT;
- 27) SOUTH 48°04'04" WEST, A DISTANCE OF 19.91' TO A CALCULATED POINT;
- 28) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 28.02', A CHORD BEARING OF SOUTH 80°10'34" WEST, AND A CHORD LENGTH OF 26.58' TO A CALCULATED POINT;
- 29) NORTH 67°42'56" WEST, A DISTANCE OF 24.17' TO A CALCULATED POINT;
- 30) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 26.37', A CHORD BEARING OF NORTH 37°29'46" WEST, AND A CHORD LENGTH OF 25.17' TO A CALCULATED POINT;
- 31) NORTH 07°16'36" WEST, A DISTANCE OF 113.55' TO A CALCULATED POINT;
- 32) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 12.28', A CHORD BEARING OF NORTH 00°48'00" EAST, AND A CHORD LENGTH OF 12.16' TO A CALCULATED POINT;
- 33) NORTH 20°52'36" EAST, A DISTANCE OF 64.29' TO A CALCULATED POINT;
- 34) NORTH 55°01'58" WEST, A DISTANCE OF 33.92' TO A CALCULATED POINT;
- 35) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00', AN ARC LENGTH OF 15.45', A CHORD BEARING OF NORTH 10°45'44" WEST, AND A CHORD LENGTH OF 13.96' TO A CALCULATED POINT;
- 36) NORTH 33°30'29" EAST, A DISTANCE OF 45.07' TO A CALCULATED POINT;
- 37) NORTH 72°51'29" EAST, A DISTANCE OF 16.05' TO A CALCULATED POINT;
- 38) NORTH 48°05'19" EAST, A DISTANCE OF 48.77' TO A CALCULATED POINT;
- 39) NORTH 42°04'41" EAST, A DISTANCE OF 34.66' TO A CALCULATED POINT;
- 40) NORTH 28°44'58" EAST, A DISTANCE OF 20.73' TO A CALCULATED POINT;
- 41) NORTH 04°21'31" WEST, A DISTANCE OF 16.95' TO A CALCULATED POINT;
- 42) NORTH 38°29'26" WEST, A DISTANCE OF 85.53' TO A CALCULATED POINT;
- 43) NORTH 51°25'42" WEST, A DISTANCE OF 17.94' TO A CALCULATED POINT;
- 44) SOUTH 86°12'55" WEST, A DISTANCE OF 35.91' TO A CALCULATED POINT;
- 45) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 4.76', A CHORD BEARING OF NORTH 06°28'00" WEST, AND A CHORD LENGTH OF 4.75' TO A CALCULATED POINT;
- 46) NORTH 82°52'54" WEST, A DISTANCE OF 36.23' TO A CALCULATED POINT;
- 47) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 15.75', A CHORD BEARING OF NORTH 64°49'57" WEST, AND A CHORD LENGTH OF 15.49' TO A CALCULATED POINT;
- 48) NORTH 46°47'00" WEST, A DISTANCE OF 26.46' TO A CALCULATED POINT;
- 49) NORTH 47°29'19" WEST, A DISTANCE OF 25.26' TO A CALCULATED POINT;
- 50) NORTH 78°31'48" WEST, A DISTANCE OF 10.59' TO A CALCULATED POINT;
- 51) SOUTH 44°18'34" WEST, A DISTANCE OF 16.55' TO A CALCULATED POINT;
- 52) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 51.87', A CHORD BEARING OF NORTH 76°15'07" WEST, AND A CHORD LENGTH OF 43.05' TO A CALCULATED POINT;
- 53) NORTH 16°48'48" WEST, A DISTANCE OF 17.39' TO A CALCULATED POINT;
- 54) NORTH 60°10'15" WEST, A DISTANCE OF 55.89' TO A CALCULATED POINT;
- 55) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 21.82', A CHORD BEARING OF NORTH 35°09'43" WEST, AND A CHORD LENGTH OF 21.14' TO A CALCULATED POINT;
- 56) NORTH 10°09'11" WEST, A DISTANCE OF 51.21' TO A CALCULATED POINT;
- 57) NORTH 18°27'06" WEST, A DISTANCE OF 0.63' TO A CALCULATED POINT;
- 58) SOUTH 25°31'06" WEST, A DISTANCE OF 9.04' TO A CALCULATED POINT;
- 59) SOUTH 22°58'00" WEST, A DISTANCE OF 47.36' TO A CALCULATED POINT;
- 60) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 7.13', A CHORD BEARING OF SOUTH 31°08'28" WEST, AND A CHORD LENGTH OF 7.11' TO A CALCULATED POINT;
- 61) SOUTH 39°18'56" WEST, A DISTANCE OF 22.49' TO A CALCULATED POINT;
- 62) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 30.07', A CHORD BEARING OF SOUTH 73°46'29" WEST, AND A CHORD LENGTH OF 28.29' TO A CALCULATED POINT;
- 63) NORTH 71°45'58" WEST, A DISTANCE OF 7.59' TO A CALCULATED POINT;
- 64) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 28.52', A CHORD BEARING OF NORTH 39°05'01" WEST, AND A CHORD LENGTH OF 27.00' TO A CALCULATED POINT;
- 65) NORTH 06°24'05" WEST, A DISTANCE OF 10.31' TO A CALCULATED POINT;
- 66) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 10.09', A CHORD BEARING OF NORTH 05°09'19" EAST, AND A CHORD LENGTH OF 10.02' TO A CALCULATED POINT;
- 67) NORTH 16°42'43" EAST, A DISTANCE OF 43.20' TO A CALCULATED POINT;
- 68) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 4.74', A CHORD BEARING OF NORTH 22°05'00" EAST, AND A CHORD LENGTH OF 4.74' TO A CALCULATED POINT;
- 69) NORTH 27°34'57" EAST, A DISTANCE OF 39.96' TO A CALCULATED POINT;
- 70) NORTH 13°20'44" EAST, A DISTANCE OF 23.32' TO A CALCULATED POINT;
- 71) NORTH 55°03'43" WEST, A DISTANCE OF 41.54' TO A CALCULATED POINT;
- 72) NORTH 52°17'29" WEST, A DISTANCE OF 19.40' TO A CALCULATED POINT ALONG THE SOUTHERLY LINE OF SAID 1039.03 ACRE TRACT, THE NORTHERLY LINE OF SAID REMAINDER TRACT, AND AT THE NORTHWESTERLY CORNER HEREOF;

THENCE NORTH 76°12'

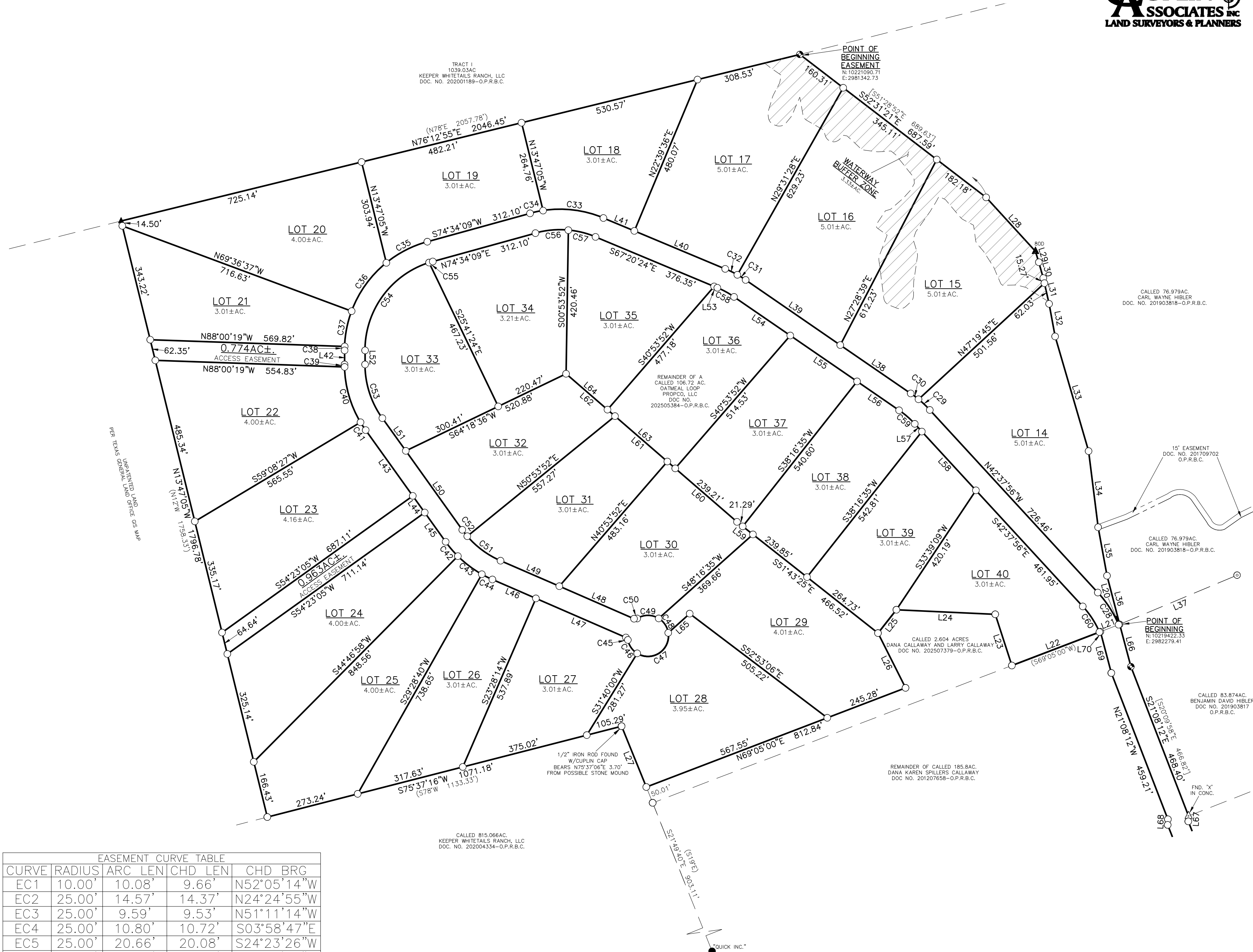
LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- 3/4" IRON PIPE FOUND
- CHAIN LINK FENCE POST
- COTTON SPINDLE FOUND
- 80D NAIL FOUND
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- CALC. POINT
- VOLUME/PAGE
- D.P.R.B.C. DEED RECORDS BURNET CO.
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
- ( ) RECORD INFO/SUBJECT
- [ ] RECORD INFO/ADJOINER



| EASEMENT LINE TABLE |             |          |
|---------------------|-------------|----------|
| LINE                | BEARING     | DISTANCE |
| EL1                 | N58°24'02"W | 49.60'   |
| EL2                 | N56°36'41"W | 27.67'   |
| EL3                 | N75°29'44"W | 28.58'   |
| EL4                 | S88°24'14"W | 37.40'   |
| EL5                 | N23°12'49"W | 51.06'   |
| EL6                 | N32°35'32"W | 54.55'   |
| EL7                 | N41°07'00"W | 27.23'   |
| EL8                 | N07°42'49"W | 44.17'   |
| EL9                 | N62°10'46"W | 34.40'   |
| EL10                | N40°11'43"W | 69.38'   |
| EL11                | N65°20'20"W | 20.86'   |
| EL12                | S28°29'35"W | 20.78'   |
| EL13                | S32°06'01"W | 31.72'   |
| EL14                | S35°21'28"W | 67.84'   |
| EL15                | S18°32'11"W | 23.64'   |
| EL16                | S16°21'22"E | 41.14'   |
| EL17                | S08°23'48"W | 75.59'   |
| EL18                | S00°42'48"W | 40.17'   |
| EL19                | S48°04'04"W | 19.91'   |
| EL20                | N67°42'56"W | 24.17'   |
| EL21                | N07°16'36"W | 113.55'  |
| EL22                | N20°52'36"E | 64.29'   |
| EL23                | N55°01'58"W | 33.92'   |
| EL24                | N33°30'29"E | 45.07'   |
| EL25                | N72°51'29"E | 16.05'   |
| EL26                | N49°05'19"E | 48.47'   |
| EL27                | N42°04'41"E | 34.66'   |
| EL28                | N28°44'58"E | 20.73'   |
| EL29                | N04°21'31"W | 16.95'   |
| EL30                | N38°29'26"W | 85.53'   |
| EL31                | N51°25'42"W | 17.94'   |
| EL32                | S86°12'55"W | 35.91'   |
| EL33                | N82°52'54"W | 36.23'   |
| EL34                | N46°47'00"W | 26.46'   |
| EL35                | N47°29'19"W | 25.26'   |
| EL36                | N78°31'48"W | 10.59'   |
| EL37                | S44°18'34"W | 16.55'   |
| EL38                | N16°48'48"W | 17.39'   |
| EL39                | N60°10'15"W | 55.89'   |
| EL40                | N10°09'11"W | 51.21'   |
| EL41                | N18°27'06"W | 0.63'    |
| EL42                | S25°31'06"W | 9.04'    |
| EL43                | S22°58'00"W | 47.36'   |
| EL44                | S39°18'56"W | 22.49'   |
| EL45                | N71°45'58"W | 7.59'    |
| EL46                | N06°24'05"W | 10.31'   |
| EL47                | N16°42'43"E | 43.20'   |
| EL48                | N27°34'57"E | 39.96'   |
| EL49                | S13°20'44"W | 23.32'   |
| EL50                | N55°03'43"W | 41.54'   |
| EL51                | N52°17'29"W | 19.40'   |
| EL52                | N76°12'55"E | 106.41'  |

| EASEMENT CURVE TABLE |        |         |         |             |
|----------------------|--------|---------|---------|-------------|
| CURVE                | RADIUS | ARC LEN | CHD LEN | CHD BRG     |
| EC1                  | 10.00' | 10.08'  | 9.66'   | N52°05'14"W |
| EC2                  | 25.00' | 14.57'  | 14.37'  | N24°24'55"W |
| EC3                  | 25.00' | 9.59'   | 9.53'   | N51°11'14"W |
| EC4                  | 25.00' | 10.80'  | 10.72'  | S03°58'47"E |
| EC5                  | 25.00' | 20.66'  | 20.08'  | S24°23'26"W |
| EC6                  | 25.00' | 28.02'  | 26.58'  | S80°10'34"W |
| EC7                  | 25.00' | 26.37'  | 25.17'  | N37°29'46"W |
| EC8                  | 25.00' | 12.28'  | 12.16'  | N06°48'00"E |
| EC9                  | 10.00' | 15.45'  | 13.96'  | N10°45'44"W |
| EC10                 | 25.00' | 4.76'   | 4.75'   | N88°20'00"W |
| EC11                 | 25.00' | 15.75'  | 15.49'  | N64°49'57"W |
| EC12                 | 25.00' | 51.87'  | 43.05'  | N76°15'07"W |
| EC13                 | 25.00' | 21.82'  | 21.14'  | N35°09'43"W |
| EC14                 | 25.00' | 30.07'  | 28.29'  | S73°46'29"W |
| EC15                 | 25.00' | 28.52'  | 27.00'  | N39°05'01"W |
| EC16                 | 25.00' | 10.09'  | 10.02'  | S05°09'19"W |
| EC17                 | 25.00' | 4.74'   | 4.74'   | S22°08'50"W |
| EC18                 | 25.00' | 7.13'   | 7.11'   | S31°08'28"W |



**PRELIMINARY – ADMINISTRATIVE REVIEW**  
PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33(e), THIS DOCUMENT IS "PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

BEING A SUBDIVISION OF 150.26 ACRE TRACT OF LAND OUT OF THE W.R. JENNINGS SURVEY, ABSTRACT NO. 1430, AND THE W.A. STAR SURVEY, ABSTRACT NO. 1194, BURNET COUNTY, TEXAS  
TO BE KNOWN AS  
**OATMEAL PRESERVE**

|                                                                |
|----------------------------------------------------------------|
| PROJ. NO. 241176                                               |
| PREPARED FOR: OATMEAL LOOP PROPCO, LLC.                        |
| TECH: JTM                                                      |
| APPROVED: LEE P. FOX                                           |
| FIELDWORK PERFORMED ON: 06/23/2025                             |
| FILE PATH: PROJECTS \XXXX\XXXXX.DWG\XXXXX XXXXXXXXXXXXXXXX.dwg |
| COPYRIGHT:2025 PROFESSIONAL FIRM NO: 10126900                  |

1500 OLLIE LANE  
MARBLE FALLS, TX. 78654  
PH.325-388-3300/830-693-8815  
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 200'  
0 100 200

|           |     |             |
|-----------|-----|-------------|
| 2         | 2   |             |
| 1         | 1   |             |
| DATE      | NO. | DESCRIPTION |
| REVISIONS |     |             |

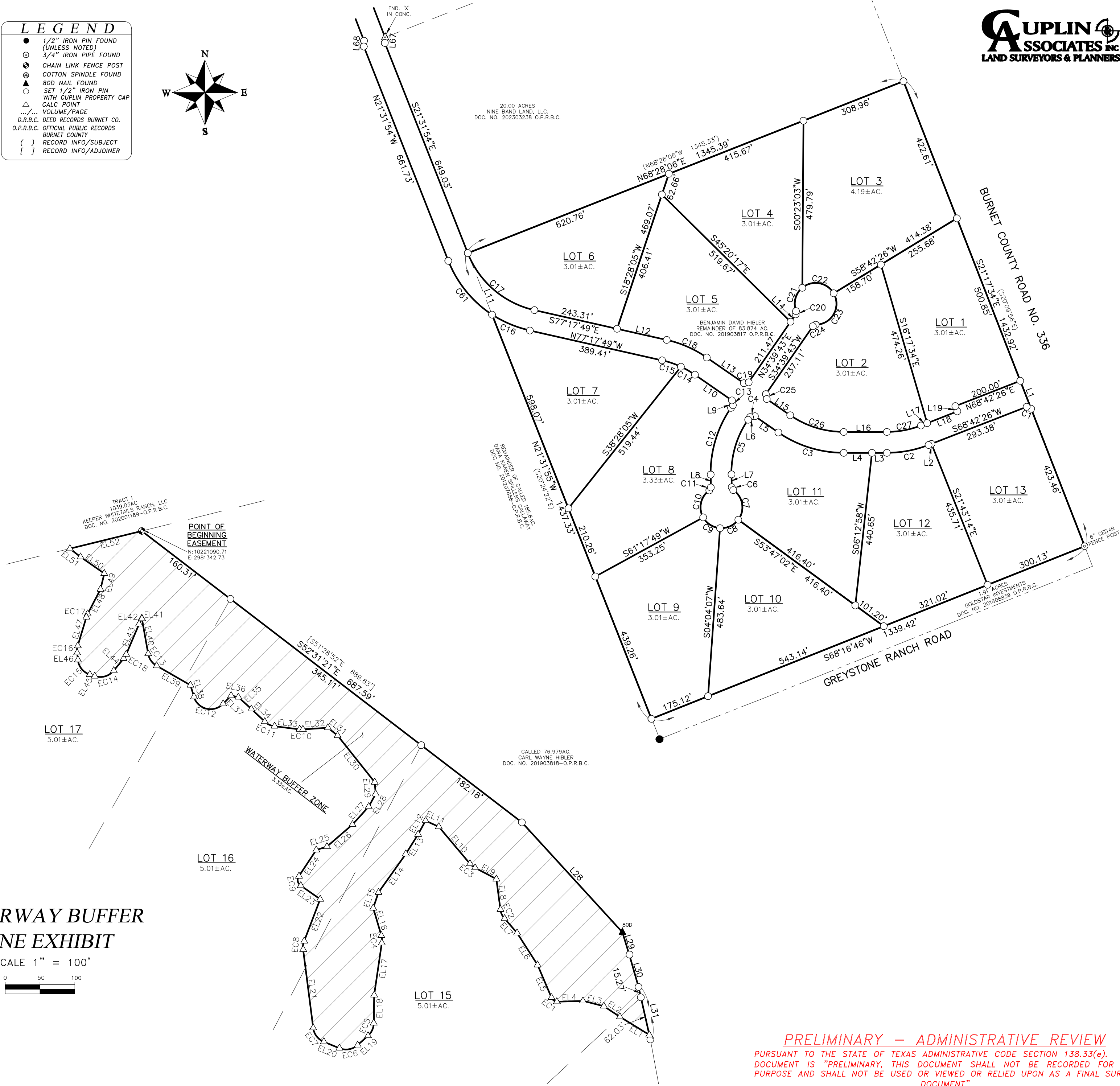
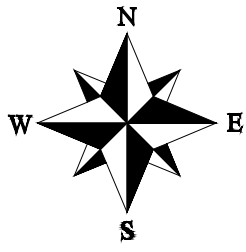
2 OF 3  
SHEET

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | S21°17'34"E | 86.00'   |
| L2         | S68°42'26"W | 8.83'    |
| L3         | N90°00'00"W | 42.86'   |
| L4         | N90°00'00"W | 81.11'   |
| L5         | N55°20'17"W | 81.88'   |
| L6         | S34°39'43"W | 9.25'    |
| L7         | S00°41'27"E | 36.96'   |
| L8         | N00°41'27"W | 36.96'   |
| L9         | N34°39'43"E | 9.25'    |
| L10        | N55°20'17"W | 129.53'  |
| L11        | N21°31'53"W | 189.74'  |
| L12        | S77°17'49"E | 146.11'  |
| L13        | S55°20'17"E | 129.53'  |
| L14        | N34°39'43"E | 25.64'   |
| L15        | S55°20'17"E | 81.88'   |
| L16        | N90°00'00"E | 123.97'  |
| L17        | N68°42'26"E | 19.08'   |
| L18        | N68°42'26"E | 93.13'   |
| L19        | N21°17'34"W | 16.00'   |
| L20        | S69°05'00"W | 3.28'    |
| L21        | S69°05'00"W | 60.05'   |
| L22        | S69°05'00"W | 274.49'  |
| L23        | N17°58'51"W | 157.65'  |
| L24        | N87°23'57"W | 289.83'  |
| L25        | S38°18'48"W | 87.04'   |
| L26        | S26°42'53"E | 179.48'  |
| L27        | N22°03'10"W | 192.11'  |
| L28        | S42°26'00"E | 213.80'  |
| L29        | S17°06'09"E | 34.66'   |
| L30        | S15°54'26"E | 47.20'   |
| L31        | S12°40'15"E | 77.30'   |
| L32        | S10°31'51"E | 97.13'   |
| L33        | S09°24'12"E | 97.13'   |
| L34        | S16°16'23"E | 349.68'  |
| L35        | S09°18'05"E | 144.36'  |
| L36        | S14°34'12"E | 146.95'  |
| L37        | N67°17'32"E | 372.84'  |
| L38        | N55°30'30"W | 250.23'  |
| L39        | N55°30'30"W | 336.35'  |
| L40        | N67°20'24"W | 288.52'  |
| L41        | N67°20'24"W | 97.98'   |
| L42        | S00°00'00"E | 41.24'   |
| L43        | S35°36'55"E | 236.88'  |
| L44        | S35°36'55"E | 60.00'   |
| L45        | S35°36'55"E | 105.24'  |
| L46        | S66°31'46"E | 138.97'  |
| L47        | S66°31'46"E | 287.33'  |
| L48        | N66°31'46"W | 238.68'  |
| L49        | N66°31'46"W | 187.62'  |
| L50        | N35°36'55"W | 284.29'  |
| L51        | N35°36'55"W | 117.82'  |
| L52        | N00°00'00"W | 41.24'   |
| L53        | S67°20'24"E | 10.14'   |
| L54        | S55°30'30"E | 199.93'  |
| L55        | S55°30'30"E | 237.24'  |
| L56        | S55°30'30"E | 149.41'  |
| L57        | S42°37'56"E | 30.66'   |
| L58        | S42°37'56"E | 233.85'  |
| L59        | S51°43'25"E | 59.34'   |
| L60        | S49°06'08"E | 269.99'  |
| L61        | S49°06'08"E | 202.80'  |
| L62        | S49°06'08"E | 189.52'  |
| L63        | N49°06'08"W | 262.68'  |
| L64        | N49°06'08"W | 160.41'  |
| L65        | N48°16'35"E | 84.30'   |
| L66        | S14°52'24"E | 128.26'  |
| L67        | S02°21'45"W | 16.13'   |
| L68        | N02°21'45"E | 16.34'   |
| L69        | N14°52'24"W | 125.19'  |
| L70        | S69°05'00"W | 3.00'    |

| CURVE TABLE |         |         |             |
|-------------|---------|---------|-------------|
| CURVE       | RADIUS  | ARC LEN | CHD BRG     |
| C1          | 10.00'  | 15.71'  | N66°17'34"W |
| C2          | 330.00' | 122.64' | S79°21'13"W |
| C3          | 330.00' | 199.64' | N72°40'09"W |
| C4          | 10.00'  | 15.71'  | S79°39'43"W |
| C5          | 270.00' | 166.60' | S16°59'08"W |
| C6          | 10.00'  | 9.63'   | S28°15'57"E |
| C7          | 60.00'  | 96.40'  | S09°48'45"E |
| C8          | 60.00'  | 60.58'  | S65°08'32"W |
| C9          | 60.00'  | 59.93'  | N57°19'02"W |
| C10         | 60.00'  | 87.09'  | N12°52'41"E |
| C11         | 10.00'  | 9.63'   | N26°53'03"E |
| C12         | 330.00' | 203.62' | N16°59'08"E |
| C13         | 10.00'  | 15.71'  | N10°20'16"W |
| C14         | 270.00' | 46.25'  | N60°14'44"W |
| C15         | 270.00' | 57.23'  | N71°13'29"W |
| C16         | 330.00' | 118.50' | N67°13'39"W |
| C17         | 270.00' | 262.02' | S49°29'43"E |
| C18         | 330.00' | 126.47' | S66°19'03"E |
| C19         | 10.00'  | 15.71'  | N79°39'40"E |
| C20         | 10.00'  | 9.63'   | N07°05'13"E |
| C21         | 60.00'  | 74.22'  | N14°56'53"E |
| C22         | 60.00'  | 103.85' | S80°01'50"E |
| C23         | 60.00'  | 125.93' | S29°41'00"W |
| C24         | 10.00'  | 9.63'   | S62°14'13"W |
| C25         | 10.00'  | 15.71'  | S10°20'17"E |
| C26         | 270.00' | 163.34' | S72°40'09"E |
| C27         | 270.00' | 100.34' | N79°21'13"E |
| C28         | 330.00' | 112.69' | N32°50'59"W |
| C29         | 330.00' | 45.64'  | N46°35'39"W |
| C30         | 330.00' | 28.52'  | N53°01'56"W |
| C31         | 330.00' | 39.54'  | N57°59'31"W |
| C32         | 330.00' | 39.54'  | N63°54'28"W |
| C33         | 330.00' | 180.40' | N83°00'03"W |
| C34         | 330.00' | 38.99'  | S77°57'13"W |
| C35         | 330.00' | 135.95' | S62°46'00"W |
| C36         | 330.00' | 176.10' | S35°40'37"W |
| C37         | 330.00' | 105.95' | S11°11'32"W |
| C38         | 330.00' | 11.49'  | S00°59'50"W |
| C39         | 330.00' | 7.30'   | N00°38'03"W |
| C40         | 330.00' | 170.43' | S16°03'49"E |
| C41         | 330.00' | 27.39'  | S33°14'14"E |
| C42         | 330.00' | 55.30'  | S40°24'59"E |
| C43         | 330.00' | 88.15'  | S52°52'11"E |
| C44         | 330.00' | 34.60'  | S63°31'33"E |
| C45         | 10.00'  | 9.63'   | S38°57'16"E |
| C46         | 60.00'  | 49.17'  | S34°51'23"E |
| C47         | 60.00'  | 136.46' | N56°30'48"E |
| C48         | 60.00'  | 52.14'  | N33°32'07"W |
| C49         | 60.00'  | 66.23'  | S89°56'42"W |
| C50         | 10.00'  | 9.63'   | S85°53'44"W |
| C51         | 270.00' | 121.97' | N53°35'15"W |
| C52         | 270.00' | 23.70'  | N38°07'50"W |
| C53         | 270.00' | 167.83' | N17°48'28"W |
| C54         | 270.00' | 340.05' | N36°04'50"E |
| C55         | 270.00' | 11.35'  | N73°21'54"E |
| C56         | 270.00' | 96.99'  | N84°51'38"E |
| C57         | 270.00' | 82.51'  | S76°05'39"E |
| C58         | 270.00' | 55.76'  | S61°25'27"E |
| C59         | 270.00' | 60.68'  | S49°04'13"E |
| C60         | 270.00' | 89.95'  | S33°05'19"E |
| C61         | 330.00' | 202.14' | N39°04'48"W |

**LEGEND**

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊙ 3/4" IRON PIPE FOUND
- ⊗ CHAIN LINK FENCE POST
- ⊗ COTTON SPINDLE FOUND
- ▲ 800 NAIL FOUND
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- △ CALC POINT
- .../... VOLUME/PAGE
- D.R.B.C. DEED RECORDS BURNET CO.
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
- ( ) RECORD INFO/SUBJECT
- [ ] RECORD INFO/ADJOINER



BEING A SUBDIVISION OF 150.26 ACRE TRACT OF LAND OUT OF THE W.R. JENNINGS SURVEY, ABSTRACT NO. 1430, AND THE W.A. STAR SURVEY, ABSTRACT NO. 1194, BURNET COUNTY, TEXAS

TO BE KNOWN AS  
**OATMEAL PRESERVE**

|                                                                 |
|-----------------------------------------------------------------|
| PROJ. NO. 241176                                                |
| PREPARED FOR: OATMEAL LOOP PROPCO, LLC.                         |
| TECH: JTM                                                       |
| APPROVED: LEE P. FOX                                            |
| FIELDWORK PERFORMED ON: 06/23/2025                              |
| FILE PATH: PROJECTS \XXXX\XXXX\DWG\XXXXX \XXXXXXXXXXXXXXXXX.dwg |
| COPYRIGHT:2025 PROFESSIONAL FIRM NO: 10126900                   |

|                                                                                                        |
|--------------------------------------------------------------------------------------------------------|
| 1500 OLLIE LANE<br>MARBLE FALLS, TX. 78654<br>PH.325-388-3300/830-693-8815<br>WWW.CUPLINASSOCIATES.COM |
|--------------------------------------------------------------------------------------------------------|

|                 |     |             |
|-----------------|-----|-------------|
| SCALE 1" = 200' | 2   |             |
|                 | 1   |             |
| DATE            | NO. | DESCRIPTION |
| REVISIONS       |     |             |