

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 "THE PRESERVE OF 1840" 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 _____, 2026.

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 _____, 2026.

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 "THE PRESERVE OF 1840", 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 _____, 2026.

ATTEST:

CHAD COLLIER, COMMISSIONER PRECINCT 3

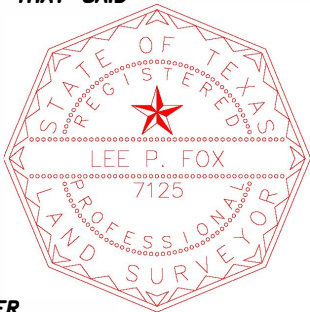
BRYAN WILSON, COUNTY JUDGE

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 "THE PRESERVE OF 1840" 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 23RD DAY OF FEBRUARY, 2026.

Lee P. Fox
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

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. 48053C05006, 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.
12. RESTRICTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION ARE RECORDED IN DOCUMENT NO. 202511302 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

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 BENJAMIN DAVID HIBLER, RECORDED IN DOCUMENT NO. 201903817 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 DESCRIBED 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 AT 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 02°21'45" 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;

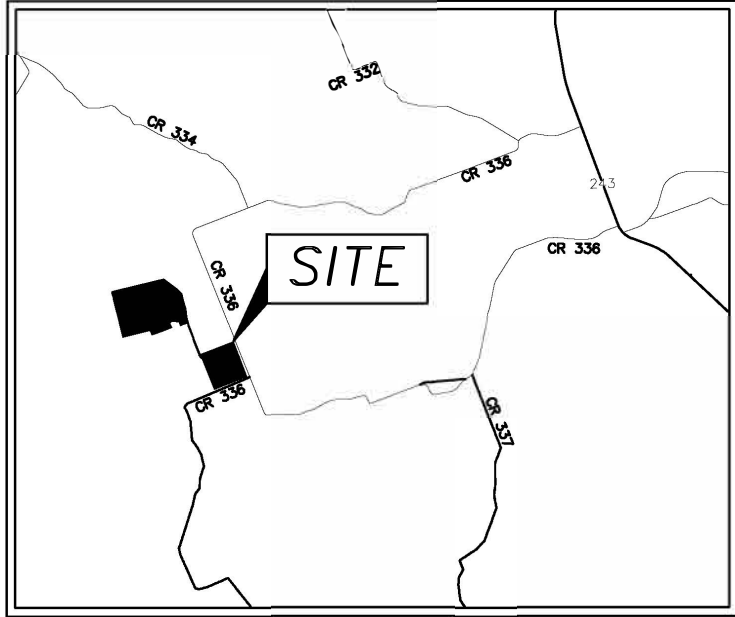
THENCE SOUTH 75°37'16" WEST, ALONG THE NORTH LINE OF SAID 815.066 ACRE TRACT, THE SOUTH LINE OF SAID REMAINDER TRACT, AND HEREOF, A DISTANCE OF 1071.18' TO A 1/2" IRON PIN SET ALONG THE NORTH LINE OF SAID 815.066 ACRE TRACT, AT THE SOUTHWEST CORNER OF SAID REMAINDER TRACT, AND HEREOF;

THENCE NORTH 13°47'05" WEST, ALONG 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, AT THE NORTHWEST CORNER 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 34.68' 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.



LOCATION MAP
NOT TO SCALE

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

THE PRESERVE OF 1840

PROJ NO. 241176
PREPARED FOR: OATMEAL LOOP PROPCO, LLC.
TECH: JTM
APPROVED: LEE P. FOX
FIELDWORK PERFORMED ON: 06/23/2025
FILE PATH: 241176\DWG\241176 FINAL PLAT 11--5-2025.dwg
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1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 200'



	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		

1 OF 4
SHEET

LEGAL DESCRIPTION WATERWAY BUFFER ZONE NO. 1:

BEING A 5.10 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 5.10 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STONE MOUND 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 KELLER, RECORDED IN DOCUMENT NO. 201903818 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AT THE NORTHEAST CORNER OF SAID 106.72 ACRE 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 106.72 ACRE 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 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 106.72 ACRE 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 75°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 27.23' 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°24'53" WEST, AND A CHORD LENGTH OF 14.37' TO A CALCULATED POINT;
- 11) NORTH 70°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 65°20'20" WEST, A DISTANCE OF 20.86' 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°42'58" 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 06°48'00" EAST, AND A CHORD LENGTH OF 12.16' TO A CALCULATED POINT;
- 33) NORTH 20°52'36" EAST, A DISTANCE OF 55.88' TO A CALCULATED POINT;
- 34) SOUTH 85°59'43" WEST, A DISTANCE OF 25.51' TO A CALCULATED POINT;
- 35) SOUTH 15°55'25" WEST, A DISTANCE OF 5.30' TO A CALCULATED POINT;
- 36) SOUTH 09°34'57" WEST, A DISTANCE OF 48.54' TO A CALCULATED POINT;
- 37) SOUTH 11°04'39" WEST, A DISTANCE OF 48.22' TO A CALCULATED POINT;
- 38) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00', AN ARC LENGTH OF 105.00', A CHORD BEARING OF NORTH 82°58'31" WEST, AND A CHORD LENGTH OF 69.82' TO A CALCULATED POINT;
- 39) SOUTH 64°06'29" WEST, A DISTANCE OF 5.45' TO A CALCULATED POINT;
- 40) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00', AN ARC LENGTH OF 109.96', A CHORD BEARING OF NORTH 25°53'31" WEST, AND A CHORD LENGTH OF 70.00' TO A CALCULATED POINT;
- 41) NORTH 64°06'29" EAST, A DISTANCE OF 7.11' TO A CALCULATED POINT;
- 42) NORTH 62°09'35" EAST, A DISTANCE OF 1.40' TO A CALCULATED POINT;
- 43) NORTH 53°58'41" EAST, A DISTANCE OF 4.97' TO A CALCULATED POINT;
- 44) NORTH 45°56'45" EAST, A DISTANCE OF 5.17' TO A CALCULATED POINT;
- 45) NORTH 37°40'36" EAST, A DISTANCE OF 6.71' TO A CALCULATED POINT;
- 46) NORTH 37°05'06" EAST, A DISTANCE OF 7.14' TO A CALCULATED POINT;
- 47) NORTH 44°02'34" EAST, A DISTANCE OF 18.73' TO A CALCULATED POINT;
- 48) NORTH 47°20'48" EAST, A DISTANCE OF 19.15' TO A CALCULATED POINT;
- 49) NORTH 48°25'39" EAST, A DISTANCE OF 8.30' TO A CALCULATED POINT;
- 50) NORTH 15°55'25" EAST, A DISTANCE OF 1.12' TO A CALCULATED POINT;
- 51) NORTH 09°32'39" EAST, A DISTANCE OF 20.19' TO A CALCULATED POINT;
- 52) NORTH 54°55'44" EAST, A DISTANCE OF 21.03' TO A CALCULATED POINT;
- 53) NORTH 44°57'42" EAST, A DISTANCE OF 19.06' TO A CALCULATED POINT;
- 54) NORTH 87°42'20" EAST, A DISTANCE OF 24.28' TO A CALCULATED POINT;
- 55) NORTH 64°32'51" EAST, A DISTANCE OF 6.41' TO A CALCULATED POINT;
- 56) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 4.06', A CHORD BEARING OF NORTH 68°42'10" EAST, AND A CHORD LENGTH OF 4.06' TO A CALCULATED POINT;
- 57) NORTH 72°51'29" EAST, A DISTANCE OF 22.26' TO A CALCULATED POINT;
- 58) NORTH 72°51'29" EAST, A DISTANCE OF 16.05' TO A CALCULATED POINT;
- 59) NORTH 49°05'19" EAST, A DISTANCE OF 48.47' TO A CALCULATED POINT;
- 60) NORTH 42°04'41" EAST, A DISTANCE OF 34.66' TO A CALCULATED POINT;
- 61) NORTH 28°44'58" EAST, A DISTANCE OF 20.73' TO A CALCULATED POINT;
- 62) NORTH 04°21'31" WEST, A DISTANCE OF 16.95' TO A CALCULATED POINT;
- 63) NORTH 38°29'26" WEST, A DISTANCE OF 85.53' TO A CALCULATED POINT;
- 64) NORTH 51°25'42" WEST, A DISTANCE OF 17.94' TO A CALCULATED POINT;
- 65) SOUTH 86°12'55" WEST, A DISTANCE OF 35.91' TO A CALCULATED POINT;
- 66) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 4.76', A CHORD BEARING OF NORTH 88°20'00" WEST, AND A CHORD LENGTH OF 4.75' TO A CALCULATED POINT;
- 67) NORTH 82°52'54" WEST, A DISTANCE OF 36.23' TO A CALCULATED POINT;
- 68) 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;
- 69) NORTH 48°47'00" WEST, A DISTANCE OF 26.46' TO A CALCULATED POINT;
- 70) NORTH 47°29'19" WEST, A DISTANCE OF 15.31' TO A CALCULATED POINT;
- 71) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5.00', AN ARC LENGTH OF 9.83', A CHORD BEARING OF SOUTH 76°11'18" WEST, AND A CHORD LENGTH OF 8.32' TO A CALCULATED POINT;
- 72) SOUTH 19°51'55" WEST, A DISTANCE OF 26.25' TO A CALCULATED POINT;
- 73) SOUTH 25°52'28" WEST, A DISTANCE OF 18.94' TO A CALCULATED POINT;
- 74) SOUTH 36°47'08" WEST, A DISTANCE OF 11.10' TO A CALCULATED POINT;
- 75) SOUTH 36°47'08" WEST, A DISTANCE OF 5.85' TO A CALCULATED POINT;
- 76) SOUTH 29°33'57" WEST, A DISTANCE OF 5.06' TO A CALCULATED POINT;
- 77) SOUTH 12°00'02" EAST, A DISTANCE OF 6.38' TO A CALCULATED POINT;
- 78) SOUTH 00°41'26" EAST, A DISTANCE OF 12.12' TO A CALCULATED POINT;
- 79) SOUTH 18°40'45" EAST, A DISTANCE OF 45.38' TO A CALCULATED POINT;
- 80) SOUTH 28°47'07" WEST, A DISTANCE OF 40.27' TO A CALCULATED POINT;
- 81) SOUTH 39°16'01" WEST, A DISTANCE OF 19.33' TO A CALCULATED POINT;
- 82) SOUTH 27°16'18" WEST, A DISTANCE OF 30.98' TO A CALCULATED POINT;
- 83) SOUTH 17°36'20" WEST, A DISTANCE OF 6.94' TO A CALCULATED POINT;
- 84) SOUTH 12°43'01" WEST, A DISTANCE OF 18.95' TO A CALCULATED POINT;
- 85) SOUTH 20°16'58" WEST, A DISTANCE OF 25.49' TO A CALCULATED POINT;
- 86) SOUTH 31°24'56" WEST, A DISTANCE OF 31.45' TO A CALCULATED POINT;
- 87) SOUTH 42°20'04" WEST, A DISTANCE OF 28.59' TO A CALCULATED POINT;
- 88) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00', AN ARC LENGTH OF 86.36', A CHORD BEARING OF NORTH 66°58'57" WEST, AND A CHORD LENGTH OF 66.06' TO A CALCULATED POINT;
- 89) ALONG A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 35.00', AN ARC LENGTH OF 81.37', A CHORD BEARING OF NORTH 15°57'10" WEST, AND A CHORD LENGTH OF 64.24' TO A CALCULATED POINT;
- 90) NORTH 50°38'58" EAST, A DISTANCE OF 12.79' TO A CALCULATED POINT;
- 91) NORTH 43°05'26" EAST, A DISTANCE OF 8.87' TO A CALCULATED POINT;
- 92) NORTH 68°08'53" EAST, A DISTANCE OF 11.19' TO A CALCULATED POINT;
- 93) NORTH 68°08'53" EAST, A DISTANCE OF 4.45' TO A CALCULATED POINT;
- 94) NORTH 71°33'53" EAST, A DISTANCE OF 4.84' TO A CALCULATED POINT;
- 95) NORTH 53°18'48" EAST, A DISTANCE OF 43.52' TO A CALCULATED POINT;
- 96) NORTH 27°16'18" EAST, A DISTANCE OF 33.20' TO A CALCULATED POINT;
- 97) NORTH 39°16'01" EAST, A DISTANCE OF 20.27' TO A CALCULATED POINT;
- 98) NORTH 28°47'07" EAST, A DISTANCE OF 3.08' TO A CALCULATED POINT;
- 99) NORTH 18°40'45" WEST, A DISTANCE OF 20.41' TO A CALCULATED POINT;
- 100) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00', AN ARC LENGTH OF 11.40', A CHORD BEARING OF NORTH 09°20'54" WEST, AND A CHORD LENGTH OF 11.35' TO A CALCULATED POINT;
- 101) NORTH 00°01'04" WEST, A DISTANCE OF 6.77' TO A CALCULATED POINT;
- 102) NORTH 00°41'26" WEST, A DISTANCE OF 3.30' TO A CALCULATED POINT;
- 103) NORTH 12°00'02" WEST, A DISTANCE OF 7.93' TO A CALCULATED POINT;
- 104) NORTH 02°07'22" WEST, A DISTANCE OF 19.42' TO A CALCULATED POINT;

LEGAL DESCRIPTION WATERWAY BUFFER ZONE NO. 1 CONTINUED:

- 105) NORTH 24°12'51" EAST, A DISTANCE OF 19.32' TO A CALCULATED POINT;
- 106) NORTH 29°33'57" EAST, A DISTANCE OF 13.82' TO A CALCULATED POINT;
- 107) NORTH 36°47'08" EAST, A DISTANCE OF 9.96' TO A CALCULATED POINT;
- 108) NORTH 36°47'08" EAST, A DISTANCE OF 4.41' TO A CALCULATED POINT;
- 109) NORTH 25°52'28" EAST, A DISTANCE OF 8.58' TO A CALCULATED POINT;
- 110) NORTH 19°51'55" EAST, A DISTANCE OF 0.09' TO A CALCULATED POINT;
- 111) NORTH 12°41'01" WEST, A DISTANCE OF 26.60' TO A CALCULATED POINT;
- 112) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10.00', AN ARC LENGTH OF 8.29', A CHORD BEARING OF NORTH 36°25'38" WEST, AND A CHORD LENGTH OF 8.05' TO A CALCULATED POINT;
- 113) NORTH 60°10'15" WEST, A DISTANCE OF 37.39' TO A CALCULATED POINT;
- 114) 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;
- 115) NORTH 10°09'11" WEST, A DISTANCE OF 51.21' TO A CALCULATED POINT;
- 116) NORTH 18°27'06" WEST, A DISTANCE OF 0.63' TO A CALCULATED POINT;
- 117) SOUTH 25°31'06" WEST, A DISTANCE OF 9.04' TO A CALCULATED POINT;
- 118) SOUTH 22°58'00" WEST, A DISTANCE OF 47.56' TO A CALCULATED POINT;
- 119) SOUTH 14°55'18" WEST, A DISTANCE OF 26.66' TO A CALCULATED POINT;
- 120) SOUTH 22°03'37" WEST, A DISTANCE OF 26.97' TO A CALCULATED POINT;
- 121) SOUTH 35°46'43" WEST, A DISTANCE OF 11.30' TO A CALCULATED POINT;
- 122) SOUTH 20°39'58" WEST, A DISTANCE OF 17.30' TO A CALCULATED POINT;
- 123) SOUTH 36°10'45" WEST, A DISTANCE OF 28.31' TO A CALCULATED POINT;
- 124) SOUTH 60°50'06" WEST, A DISTANCE OF 21.72' TO A CALCULATED POINT;
- 125) SOUTH 61°49'13" WEST, A DISTANCE OF 24.01' TO A CALCULATED POINT;
- 126) SOUTH 46°25'49" WEST, A DISTANCE OF 3.99' TO A CALCULATED POINT;
- 127) SOUTH 49°19'21" WEST, A DISTANCE OF 0.65' TO A CALCULATED POINT;
- 128) SOUTH 21°55'45" WEST, A DISTANCE OF 3.74' TO A CALCULATED POINT;
- 129) SOUTH 22°49'38" WEST, A DISTANCE OF 21.98' TO A CALCULATED POINT;
- 130) SOUTH 53°35'22" WEST, A DISTANCE OF 20.87' TO A CALCULATED POINT;
- 131) SOUTH 53°35'22" WEST, A DISTANCE OF 1.60' TO A CALCULATED POINT;
- 132) SOUTH 22°46'49" WEST, A DISTANCE OF 1.88' TO A CALCULATED POINT;
- 133) SOUTH 05°01'12" WEST, A DISTANCE OF 8.75' TO A CALCULATED POINT;
- 134) SOUTH 11°04'59" WEST, A DISTANCE OF 1.62' TO A CALCULATED POINT;
- 135) SOUTH 13°58'32" EAST, A DISTANCE OF 1.12' TO A CALCULATED POINT;
- 136) SOUTH 09°41'57" EAST, A DISTANCE OF 19.34' TO A CALCULATED POINT;
- 137) SOUTH 06°24'05" EAST, A DISTANCE OF 15.54' TO A CALCULATED POINT;
- 138) SOUTH 20°26'03" WEST, A DISTANCE OF 15.10' TO A CALCULATED POINT;
- 139) SOUTH 10°52'10" WEST, A DISTANCE OF 2.62' TO A CALCULATED POINT;
- 140) SOUTH 13°58'13" WEST, A DISTANCE OF 3.81' TO A CALCULATED POINT;
- 141) SOUTH 11°43'35" WEST, A DISTANCE OF 11.08' TO A CALCULATED POINT;
- 142) SOUTH 33°57'38" WEST, A DISTANCE OF 15.51' TO A CALCULATED POINT;
- 143) SOUTH 27°17'20" WEST, A DISTANCE OF 22.04' TO A CALCULATED POINT;
- 144) SOUTH 73°16'35" WEST, A DISTANCE OF 20.90' TO A CALCULATED POINT;
- 145) SOUTH 89°18'34" WEST, A DISTANCE OF 17.52' TO A CALCULATED POINT;
- 146) NORTH 52°01'51" WEST, A DISTANCE OF 8.71' TO A CALCULATED POINT;
- 147) SOUTH 62°06'06" WEST, A DISTANCE OF 8.32' TO A CALCULATED POINT;
- 148) SOUTH 89°18'34" WEST, A DISTANCE OF 13.35' TO A CALCULATED POINT;
- 149) NORTH 74°44'43" WEST, A DISTANCE OF 9.24' TO A CALCULATED POINT;
- 150) NORTH 55°28'23" WEST, A DISTANCE OF 15.59' TO A CALCULATED POINT;
- 151) NORTH 23°18'58" WEST, A DISTANCE OF 11.26' TO A CALCULATED POINT;
- 152) NORTH 16°57'03" WEST, A DISTANCE OF 6.26' TO A CALCULATED POINT;
- 153) NORTH 06°24'05" WEST, A DISTANCE OF 1.81' TO A CALCULATED POINT;
- 154) NORTH 29°03'27" WEST, A DISTANCE OF 12.26' TO A CALCULATED POINT;
- 155) NORTH 24°38'54" EAST, A DISTANCE OF 32.43' TO A CALCULATED POINT;
- 156) SOUTH 59°57'17" WEST, A DISTANCE OF 5.00' TO A CALCULATED POINT;
- 157) SOUTH 53°46'18" WEST, A DISTANCE OF 3.00' TO A CALCULATED POINT;
- 158) SOUTH 57°31'19" WEST, A DISTANCE OF 16.50' TO A CALCULATED POINT;
- 159) SOUTH 89°18'34" WEST, A DISTANCE OF 15.79' TO A CALCULATED POINT;
- 160) NORTH 64°07'32" WEST, A DISTANCE OF 17.55' TO A CALCULATED POINT;
- 161) NORTH 21°14'48" WEST, A DISTANCE OF 14.07' TO A CALCULATED POINT;
- 162) NORTH 05°53'06" WEST, A DISTANCE OF 2.35' TO A CALCULATED POINT;
- 163) NORTH 30°56'50" WEST, A DISTANCE OF 1.88' TO A CALCULATED POINT;
- 164) NORTH 10°09'11" WEST, A DISTANCE OF 12.23' TO A CALCULATED POINT;
- 165) NORTH 07°34'44" EAST, A DISTANCE OF 11.42' TO A CALCULATED POINT;
- 166) NORTH 32°35'03" EAST, A DISTANCE OF 34.77' TO A CALCULATED POINT;
- 167) NORTH 66°49'48" EAST, A DISTANCE OF 18.16' TO A CALCULATED POINT;
- 168) NORTH 48°59'43" EAST, A DISTANCE OF 7.30' TO A CALCULATED POINT;
- 169) NORTH 61°45'23" EAST, A DISTANCE OF 19.06' TO A CALCULATED POINT;
- 170) NORTH 84°53'55" EAST, A DISTANCE OF 14.21' TO A CALCULATED POINT;
- 171) NORTH 83°26'55" EAST, A DISTANCE OF 14.00' TO A CALCULATED POINT;
- 172) SOUTH 70°42'27" EAST, A DISTANCE OF 10.76' TO A CALCULATED POINT;
- 173) NORTH 59°20'33" EAST, A DISTANCE OF 14.78' TO A CALCULATED POINT;
- 174) NORTH 59°20'33" EAST, A DISTANCE OF 11.38' TO A CALCULATED POINT;
- 175) NORTH 53°35'22" EAST, A DISTANCE OF 9.48' TO A CALCULATED POINT;
- 176) NORTH 53°35'22" EAST, A DISTANCE OF 1.61' TO A CALCULATED POINT;
- 177) NORTH 22°49'38" EAST, A DISTANCE OF 2.18' TO A CALCULATED POINT;
- 178) NORTH 21°55'45" EAST, A DISTANCE OF 20.25' TO A CALCULATED POINT;
- 179) NORTH 49°19'21" EAST, A DISTANCE OF 15.94' TO A CALCULATED POINT;
- 180) NORTH 46°25'49" EAST, A DISTANCE OF 11.68' TO A CALCULATED POINT;
- 181) NORTH 61°49'13" EAST, A DISTANCE OF 32.87' TO A CALCULATED POINT;
- 182) NORTH 60°50'06" EAST, A DISTANCE OF 5.82' TO A CALCULATED POINT;
- 183) NORTH 36°10'45" EAST, A DISTANCE OF 3.48' TO A CALCULATED POINT;
- 184) NORTH 20°39'58" EAST, A DISTANCE OF 17.05' TO A CALCULATED POINT;
- 185) NORTH 35°46'43" EAST, A DISTANCE OF 12.16' TO A CALCULATED POINT;
- 186) NORTH 22°03'37" EAST, A DISTANCE OF 0.61' TO A CALCULATED POINT;
- 187) NORTH 06°41'59" WEST, A DISTANCE OF 23.74' TO A CALCULATED POINT;
- 188) NORTH 27°11'09" EAST, A DISTANCE OF 56.26' TO A CALCULATED POINT;
- 189) NORTH 27°11'09" EAST, A DISTANCE OF 0.55' TO A CALCULATED POINT;
- 190) NORTH 27°34'57" EAST, A DISTANCE OF 39.96' TO A CALCULATED POINT;
- 191) NORTH 13°20'44" EAST, A DISTANCE OF 23.32' TO A CALCULATED POINT;
- 192) NORTH 55°03'43" WEST, A DISTANCE OF 41.54' TO A CALCULATED POINT;
- 193) NORTH 52°17'29" WEST, A DISTANCE OF 19.40' TO A CALCULATED POINT;

THENCE NORTH 76°12'55" EAST, ALONG THE SOUTH LINE OF SAID 1039.03 ACRE TRACT, A DISTANCE OF 106.41' TO THE POINT OF BEGINNING, AND CONTAINING 5.10 ACRES, MORE OR LESS.

LEGAL DESCRIPTION WATERWAY BUFFER ZONE NO. 1:

BEING A 0.251 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 0.251 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CALCULATED POINT ALONG THE WEST LINE OF SAID 106.72 ACRE TRACT, AND THE SOUTHWEST CORNER HEREOF, WHENCE A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN' SET ALONG THE NORTH LINE OF A CALLED 815.066 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, AND AT A WESTERLY CORNER OF SAID 106.72 ACRE TRACT, BEARS SOUTH 13°47'05" WEST, A DISTANCE OF 1015.69;

THENCE NORTH 13°47'05" WEST, ALONG THE WEST LINE OF SAID 106.72 ACRE TRACT, AND THE WEST LINE HEREOF, A DISTANCE OF 60.08' TO A CALCULATED POINT AT THE NORTHWEST CORNER HEREOF, WHENCE 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, AND AT THE NORTHWEST CORNER OF SAID 106.72 ACRE TRACT, BEARS NORTH 13°47'05" WEST, A DISTANCE OF 721.00';

THENCE OVER AND ACROSS SAID 106.72 ACRE TRACT, FOR THE OUTBOUNDS HEREOF, THE FOLLOWING COURSES AND DISTANCES:

- 1) SOUTH 65°29'22" EAST, A DISTANCE OF 13.36' TO A CALCULATED POINT;
- 2) SOUTH 61°50'00" EAST, A DISTANCE OF 4.80' TO A CALCULATED POINT;
- 3) NORTH 83°35'16" EAST, A DISTANCE OF 6.95' TO A CALCULATED POINT;
- 4) SOUTH 64°49'28" EAST, A DISTANCE OF 24.64' TO A CALCULATED POINT;
- 5) SOUTH 70°29'44" EAST, A DISTANCE OF 57.11' TO A CALCULATED POINT;
- 6) SOUTH 68°59'55" EAST, A DISTANCE OF 18.13' TO A CALCULATED POINT;
- 7) SOUTH 78°56'08" EAST, A DISTANCE OF 16.60' TO A CALCULATED POINT;
- 8) SOUTH 75°55'49" EAST, A DISTANCE OF 23.50' TO A CALCULATED POINT;
- 9) SOUTH 52°43'09" EAST, A DISTANCE OF 20.18' TO A CALCULATED POINT;
- 10) SOUTH 57°06'38" EAST, A DISTANCE OF 27.97' TO A CALCULATED POINT;
- 11) SOUTH 60°29'57" EAST, A DISTANCE OF 12.31' TO A CALCULATED POINT;
- 12) SOUTH 41°40'46" EAST, A DISTANCE OF 10.69' TO A CALCULATED POINT;
- 13) SOUTH 62°28'24" EAST, A DISTANCE OF 9.54' TO A CALCULATED POINT;
- 14) SOUTH 43°02'53" EAST, A DISTANCE OF 9.44' TO A CALCULATED POINT;
- 15) SOUTH 38°10'01" EAST, A DISTANCE OF 7.75' TO A CALCULATED POINT;
- 16) SOUTH 32°41'46" EAST, A DISTANCE OF 0.97' TO A CALCULATED POINT;
- 17) SOUTH 32°02'40" WEST, A DISTANCE OF 3.41' TO A CALCULATED POINT;
- 18) SOUTH 28°30'24" WEST, A DISTANCE OF 7.99' TO A CALCULATED POINT;
- 19) SOUTH 27°45'08" WEST, A DISTANCE OF 11.20' TO A CALCULATED POINT;
- 20) SOUTH 07°55'30" WEST, A DISTANCE OF 13.69' TO A CALCULATED POINT;
- 21) SOUTH 33°19'43" WEST, A DISTANCE OF 9.90' TO A CALCULATED POINT;
- 22) NORTH 44°09'33" WEST, A DISTANCE OF 13.56' TO A CALCULATED POINT;
- 23) NORTH 41°17'31" WEST, A DISTANCE OF 7.56' TO A CALCULATED POINT;
- 24) NORTH 52°56'38" WEST, A DISTANCE OF 8.04' TO A CALCULATED POINT;
- 25) NORTH 67°44'12" WEST, A DISTANCE OF 9.47' TO A CALCULATED POINT;
- 26) NORTH 83°16'38" WEST, A DISTANCE OF 4.20' TO A CALCULATED POINT;
- 27) NORTH 60°29'57" WEST, A DISTANCE OF 13.79' TO A CALCULATED POINT;
- 28) NORTH 57°06'36" WEST, A DISTANCE OF 31.36' TO A CALCULATED POINT;
- 29) NORTH 52°43'09" WEST, A DISTANCE OF 11.82' TO A CALCULATED POINT;
- 30) NORTH 75°55'49" WEST, A DISTANCE OF 11.92' TO A CALCULATED POINT;
- 31) NORTH 78°56'08" WEST, A DISTANCE OF 19.64' TO A CALCULATED POINT;
- 32) NORTH 68°59'55" WEST, A DISTANCE OF 21.82' TO A CALCULATED POINT;
- 33) NORTH 70°29'47" WEST, A DISTANCE OF 38.94' TO A CALCULATED POINT;
- 34) NORTH 64°49'28" WEST, A DISTANCE OF 12.97' TO A CALCULATED POINT;
- 35) SOUTH 83°35'16" WEST, A DISTANCE OF 0.51' TO THE POINT OF BEGINNING, AND CONTAINING 0.251 ACRES, MORE OR LESS.

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

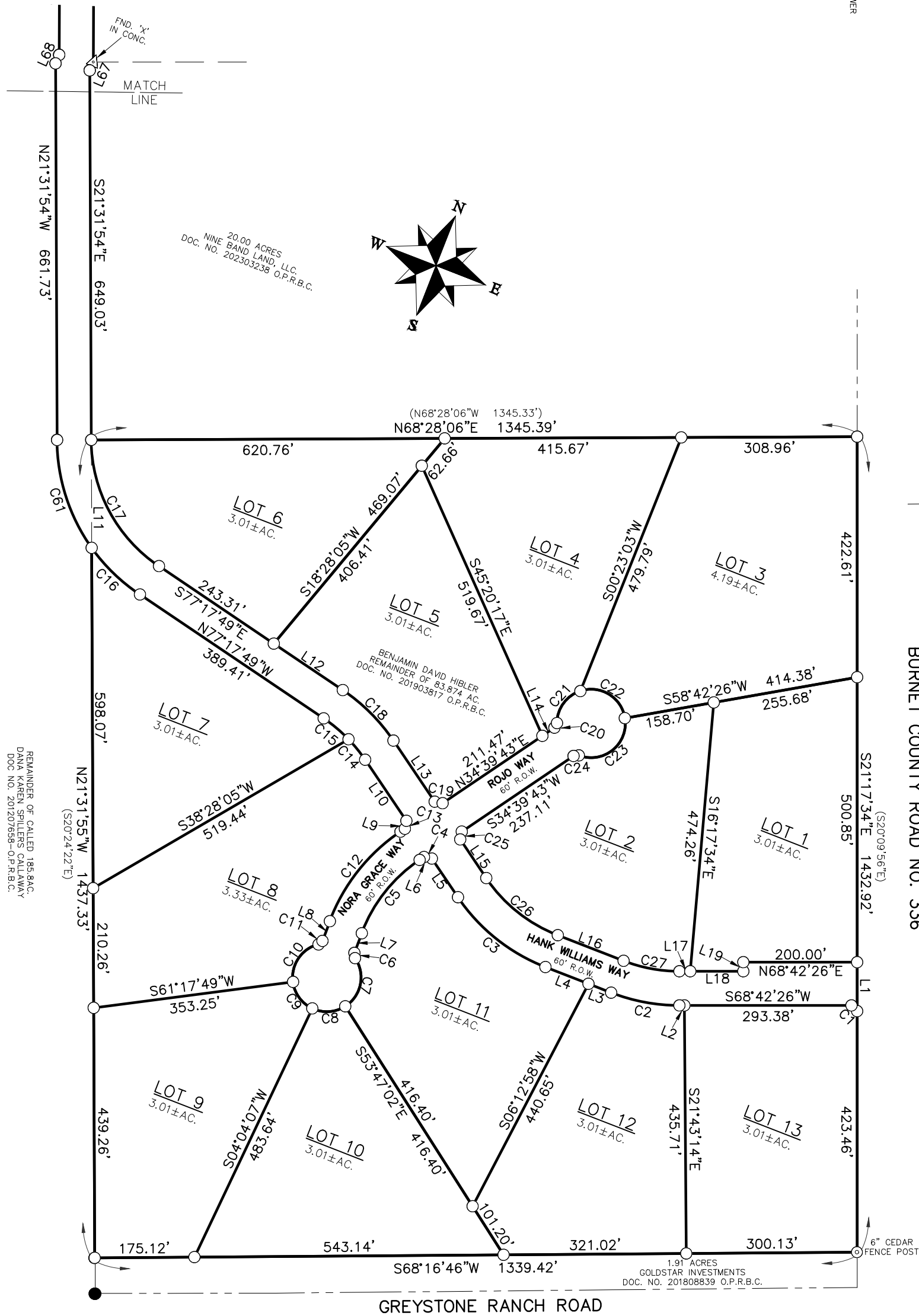
THE PRESERVE OF 1840

PROJ. NO. 241176
PREPARED FOR: OATMEAL LOOP PROPCO, LLC.
TECH: JTM
APPROVED: LEE P. FOX
FIELDWORK PERFORMED ON: 06/23/2025
FILE PATH: 241176.DWG\241176 FINAL PLAT 11-5-2025.dwg
COPYRIGHT:2026 PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH.325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 200' 	2 1 DATE NO. DESCRIPTION	2 OF 4 SHEET
REVISIONS			

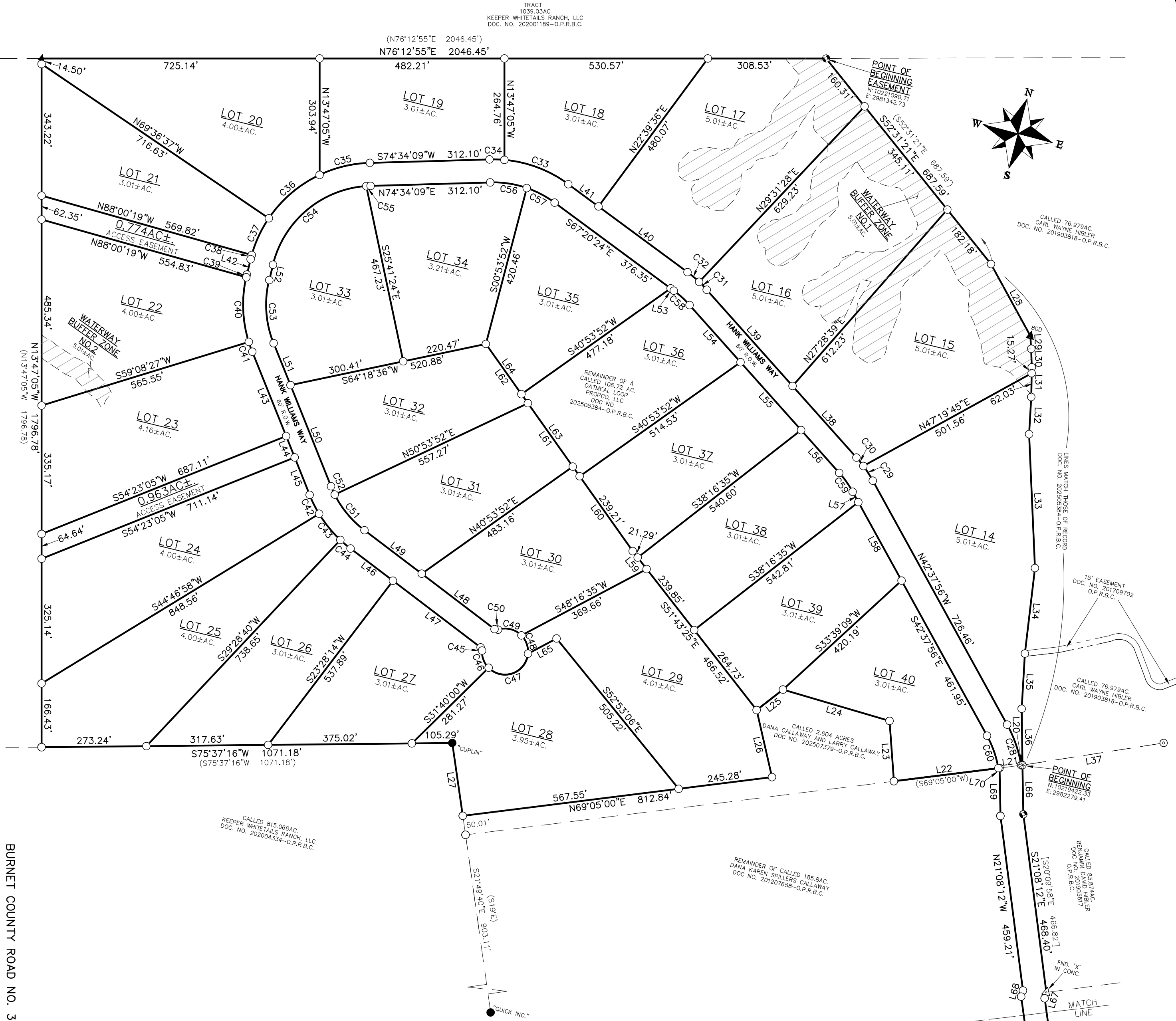
LEGEND

- 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.R.B.C. DEED RECORDS BURNET CO.
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
- () RECORD INFO/SUBJECT
- [] RECORD INFO/ADJOINER



UNKNOWN OWNERSHIP
PER TEXAS GENERAL LAND OFFICE MAP VIEWER

BURNET COUNTY ROAD NO. 336



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

SCALE 1" = 200'

3 OF 4
SHEET
DATE NO. DESCRIPTION
REVISIONS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S21°17'34"E	86.00'
L2	S68°42'26"W	8.63'
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°31'55"W	188.97'
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	S16°16'23"E	349.68'
L34	S07°07'06"E	224.64'
L35	S10°25'44"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'
L65	N48°16'35"E	84.30'

CURVE TABLE				
CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	10.00'	15.71'	14.14'	N66°17'34"W
C2	330.00'	122.64'	121.93'	S79°21'13"W
C3	330.00'	199.64'	196.61'	N72°40'09"W
C4	330.00'	15.71'	14.14'	S79°39'43"W
C5	270.00'	166.60'	163.97'	S16°59'08"W
C6	10.00'	9.63'	9.26'	S09°48'45"E
C7	60.00'	96.40'	86.36'	S09°48'45"E
C8	60.00'	60.58'	58.04'	S65°08'32"W
C9	60.00'	59.93'	57.47'	N57°19'02"W
C10	60.00'	87.09'	79.64'	N12°52'41"E
C11	10.00'	9.63'	9.26'	N26°53'03"E
C12	330.00'	203.62'	200.40'	N16°59'08"E
C13	10.00'	15.71'	14.14'	N10°20'16"W
C14	270.00'	46.25'	46.19'	N60°14'44"W
C15	270.00'	57.23'	57.12'	N71°13'29"W
C16	330.00'	118.50'	117.86'	N67°13'39"W
C17	270.00'	262.02'	251.86'	S49°29'43"E
C18	330.00'	126.47'	125.70'	S66°19'03"E
C19	10.00'	15.71'	14.14'	N79°39'40"E
C20	10.00'	9.63'	9.26'	N07°05'13"E
C21	60.00'	74.22'	69.58'	N14°56'53"E
C22	60.00'	103.85'	91.36'	S80°01'50"E
C23	60.00'	125.93'	104.06'	S29°41'00"W
C24	10.00'	9.63'	9.26'	S62°14'13"W
C25	10.00'	15.71'	14.14'	S10°20'17"E
C26	270.00'	163.34'	160.86'	S72°40'09"E
C27	270.00'	100.34'	99.76'	N79°21'13"E
C28	330.00'	112.69'	112.14'	N32°50'59"W
C29	330.00'	45.64'	45.60'	N46°35'39"W
C30	330.00'	28.52'	28.51'	N53°01'56"W
C31	330.00'	28.61'	28.60'	N57°59'31"W
C32	330.00'	39.54'	39.51'	N63°54'28"W
C33	330.00'	180.40'	178.16'	N83°00'03"W
C34	330.00'	38.99'	38.96'	S77°57'13"W
C35	330.00'	135.95'	135.00'	S62°46'00"W
C36	330.00'	176.10'	174.01'	S35°40'37"W
C37	330.00'	105.95'	105.49'	S11°11'32"W
C38	330.00'	11.49'	11.49'	S00°59'50"W
C39	330.00'	7.30'	7.30'	N00°38'03"W
C40	330.00'	170.43'	168.54'	S16°03'49"E
C41	330.00'	27.39'	27.39'	S33°14'14"E
C42	330.00'	55.30'	55.24'	S40°24'59"E
C43	330.00'	88.15'	87.89'	S52°52'11"E
C44	330.00'	34.60'	34.58'	S63°31'33"E
C45	10.00'	9.63'	9.26'	S38°57'16"E
C46	60.00'	49.17'	47.81'	S34°51'23"E
C47	60.00'	136.46'	108.89'	N56°30'48"E
C48	60.00'	52.14'	50.51'	N33°32'07"W
C49	60.00'	66.23'	62.92'	S89°56'42"W
C50	10.00'	9.63'	9.26'	S85°53'44"W
C51	270.00'	121.97'	120.94'	N53°35'15"W
C52	270.00'	23.70'	23.70'	N38°07'50"W
C53	270.00'	167.83'	165.14'	N17°48'28"W
C54	270.00'	340.05'	318.02'	N36°04'50"E
C55	270.00'	11.35'	11.35'	N73°21'54"E
C56	270.00'	96.99'	96.47'	N84°51'38"E
C57	270.00'	82.51'	82.19'	S76°05'39"E
C58	270.00'	55.76'	55.66'	S61°25'27"E
C59	270.00'	60.68'	60.55'	S49°04'13"E
C60	270.00'	89.95'	89.53'	S33°05'19"E
C61	330.00'	202.14'	199.00'	N39°04'48"W

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	N83°27'14"W	2.34'
EL5	S88°24'14"W	37.40'
EL6	N23°12'49"W	51.06'
EL7	N32°35'32"W	54.55'
EL8	N41°07'00"W	27.23'
EL9	N07°42'49"W	44.17'
EL10	N62°10'46"W	34.40'
EL11	N40°11'43"W	69.38'
EL12	N65°20'20"W	20.86'
EL13	S28°29'35"W	20.78'
EL14	S32°06'01"W	31.72'
EL15	S35°21'28"W	67.84'
EL16	S18°32'11"W	23.64'
EL17	S16°21'22"E	41.14'
EL18	S08°23'48"W	75.59'
EL19	S00°42'48"W	40.17'
EL20	S48°04'04"W	19.91'
EL21	N67°42'56"W	24.17'
EL22	N07°16'36"W	113.55'
EL23	N20°52'36"E	55.88'
EL24	S85°59'43"W	25.51'
EL25	S15°55'25"W	5.30'
EL26	S09°34'57"W	48.54'
EL27	S11°04'39"W	48.22'
EL28	S64°06'29"W	5.45'
EL29	N64°06'29"E	7.11'
EL30	N62°09'35"E	1.40'
EL31	N53°58'41"E	4.97'
EL32	N45°56'45"E	5.17'
EL33	N37°40'36"E	6.71'
EL34	N37°05'06"E	7.14'
EL35	N44°02'34"E	18.73'
EL36	N47°20'48"E	19.13'
EL37	N48°25'39"E	8.30'
EL38	N15°55'25"E	1.12'
EL39	N09°32'39"E	20.19'
EL40	N54°55'44"E	21.03'
EL41	N44°57'42"E	19.06'
EL42	N87°42'20"E	24.28'
EL43	N64°32'51"E	6.41'
EL44	N72°51'29"E	22.26'
EL45	N72°51'29"E	16.05'
EL46	N49°05'19"E	48.47'
EL47	N42°04'41"E	34.66'
EL48	N28°44'58"E	20.73'
EL49	N04°21'31"W	16.95'
EL50	N38°29'26"W	85.53'
EL51	N51°25'42"W	17.94'
EL52	S86°12'55"W	35.91'
EL53	N82°52'54"W	36.23'
EL54	N46°47'00"W	26.46'
EL55	N47°29'19"W	15.31'
EL56	S19°51'55"W	26.25'
EL57	S25°52'28"W	18.94'
EL58	S36°47'08"W	11.10'
EL59	S36°47'08"W	5.55'
EL60	S29°33'57"W	5.06'
EL61	S12°00'02"E	6.38'
EL62	S00°41'26"E	12.12'
EL63	S18°40'45"E	45.38'
EL64	S28°47'07"W	40.27'
EL65	S39°16'01"W	19.33'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL66	S27°16'18"W	30.98'
EL67	S17°36'20"W	8.94'
EL68	S12°43'01"W	18.95'
EL69	S20°16'58"W	25.49'
EL70	S31°24'56"W	31.45'
EL71	S42°20'04"W	28.59'
EL72	N50°38'58"E	12.79'
EL73	N43°05'26"E	8.87'
EL74	N68°08'53"E	11.19'
EL75	N68°08'53"E	4.45'
EL76	N71°33'53"E	4.84'
EL77	N53°18'48"E	43.52'
EL78	N27°16'18"E	33.20'
EL79	N39°16'01"E	20.27'
EL80	N28°47'07"E	3.08'
EL81	N18°40'45"W	20.41'
EL82	N00°01'04"W	6.77'
EL83	N00°41'26"W	3.30'
EL84	N12°00'02"W	7.93'
EL85	N02°07'22"W	19.42'
EL86	N24°12'51"E	19.32'
EL87	N29°33'57"E	13.82'
EL88	N36°47'08"E	9.96'
EL89	N36°47'08"E	4.41'
EL90	N25°52'28"E	8.58'
EL91	N19°51'55"E	0.09'
EL92	N12°41'01"W	26.60'
EL93	N60°10'15"W	37.39'
EL94	N10°09'11"W	51.21'
EL95	N18°27'06"W	0.63'
EL96	S25°31'06"W	9.04'
EL97	S22°58'00"W	47.36'
EL98	S14°55'18"W	26.56'
EL99	S22°03'37"W	26.97'
EL100	S35°46'43"W	11.30'
EL101	S20°39'58"W	17.30'
EL102	S36°10'45"W	28.31'
EL103	S60°50'06"W	21.72'
EL104	S61°49'13"W	24.01'
EL105	S46°25'49"W	3.99'
EL106	S49°19'21"W	0.65'
EL107	S21°55'45"W	3.74'
EL108	S22°49'38"W	21.98'
EL109	S53°35'22"W	20.87'
EL110	S53°35'22"W	1.60'
EL111	S22°46'49"W	1.88'
EL112	S05°01'12"W	8.75'
EL113	S11°04'39"W	1.62'
EL114	S13°58'32"E	1.12'
EL115	S09°41'57"E	19.34'
EL116	S06°24'05"E	15.54'
EL117	S20°26'03"W	15.10'
EL118	S10°52'10"W	2.62'
EL119	S13°58'13"W	3.81'
EL120	S11°43'35"W	11.08'
EL121	S33°57'38"W	13.31'
EL122	S27°17'20"W	22.04'
EL123	S73°16'35"W	20.90'
EL124	S89°18'34"W	17.52'
EL125	N52°01'51"W	8.71'
EL126	S62°06'06"W	8.32'
EL127	S89°18'34"W	13.35'
EL128	N74°44'43"W	9.24'
EL129	N55°28'23"W	13.59'
EL130	N23°18'38"W	11.26'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL131	N16°57'03"W	6.26'
EL132	N08°24'05"W	1.81'
EL133	N29°03'27"W	12.26'
EL134	N24°38'54"E	32.43'
EL135	S59°57'17"W	5.00'
EL136	S53°46'18"W	3.00'
EL137	S57°31'19"W	16.50'
EL138	S89°18'34"W	15.79'
EL139	N64°07'32"W	17.55'
EL140	N21°14'48"W	14.07'
EL141	N05°53'06"W	2.35'
EL142	N30°56'50"W	1.68'
EL143	N10°09'11"W	12.23'
EL144	N07°34'44"E	11.42'
EL145	N32°35'03"E	34.77'
EL146	N66°49'48"E	18.16'
EL147	N48°59'43"E	7.30'
EL148	N61°45'23"E	19.06'
EL149	N84°53'55"E	14.21'
EL150	N52°43'09"W	14.00'
EL151	S70°42'27"E	10.76'
EL152	N59°20'33"E	14.78'
EL153	N59°20'33"E	11.38'
EL154	N53°35'22"E	9.48'
EL155	N53°35'22"E	1.61'
EL156	N22°49'38"E	2.18'
EL157	N21°55'45"E	20.25'
EL158	N49°19'21"E	15.94'
EL159	N46°25'49"E	11.68'
EL160	N61°49'13"E	32.87'
EL161	N60°50'06"E	5.82'
EL162	N36°10'45"E	3.48'
EL163	N20°39'58"E	17.05'
EL164	N35°46'43"E	12.16'
EL165	N22°03'37"E	0.61'
EL166	N06°41'59"W	23.74'
EL167	N27°11'09"E	56.61'
EL168	N27°34'57"E	39.96'