

STATE OF TEXAS:
COUNTY OF BURNET:

Save and Except

Field notes to accompany a survey plat of a 23.41 acre tract of land out of the Thomas Anderson Survey No. 177, Abstract No. 30 of Burnet County, Texas, and being a portion of that certain Tract "B", 89.459 acres conveyed to Cynthia Lynne Rush, recorded in Volume 429, Page 54 of the Burnet County Deed Records, Burnet County, Texas.

Beginning at 1/2 inch steel stake found for the Southwest corner of said 89.459 acres and the Northwest corner of that certain 97.470 acres conveyed to Clinton S. Rountree and Brandi L. Rountree recorded in Volume 583, Page 431 of the Burnet County Deed Records, and being in the East line of that certain 137.873 acres conveyed to Aubrey Alton Fariss recorded in Volume 288, Page 501 of the Burnet County Deed Records, and also being in the West line of a 30 ft. wide road easement, recorded in Volume 227, Page 531 of the Burnet County Deed Records,

Thence with the East line of said 137.873 acres, the West line of said 30 ft. wide road easement and the West line of said 89.459 acres, North 23 degrees 39 minutes 47 seconds East (North 23 degrees 47 minutes 18 seconds West) 1442.84 ft. (1442.78 ft.) a 1/2 inch steel stake found and North 31 degrees 24 minutes 53 seconds West 425.50 ft. a cedar fence post found therein for the Northwest corner of said 89.459 acres and the Southwest corner of that certain Tract "C", 97.459 acres conveyed to Kathleen Harrison Pace recorded in Volume 429, Page 54 of the Burnet County Deed Records,

Thence with the South line of said 97.459 acres and the North line of said 89.459 acres, North 70 degrees 58 minutes 14 seconds East 79.10 ft. a 1/2 inch steel stake set therein, in the West line of a 60 ft. wide road easement, recorded in Volume 429, Page 54 of the Burnet County Deed Records, from which point a 1/2 inch steel stake found for the Northeast corner of said 89.459 acres bears North 70 degrees 58 minutes 14 seconds East 2342.38 ft.,

Thence with the West line of said 60 ft. wide road easement, South 50 degrees 26 minutes 30 seconds East 230.98 ft. a 1/2 inch steel stake set, South 58 degrees 15 minutes 44 seconds East 238.19 ft. a 1/2 inch steel stake set, South 07 degrees 12 minutes 31 seconds East 92.00 ft. a 1/2 inch steel stake set, South 20 degrees 42 minutes 08 seconds East 69.98 ft. a 1/2 inch steel stake set, South 44 degrees 48 minutes 32 seconds East 120.20 ft. a 1/2 inch steel stake set and South 70 degrees 54 minutes 04 seconds East 74.48 ft. a 1/2 inch steel stake found for the Northwest corner of that certain Tract "B", 8.00 acres conveyed to Thomas Dale Hankey recorded in Volume 593, Page 174 of the Burnet County Deed Records,

Thence with the West line of said 8.00 acres South 19 degrees 02 minutes 36 seconds East (South 19 degrees 00 minutes 00 seconds East) 419.18 ft. (419.18 ft.) a 1/2 inch steel stake found for the Southwest corner of same,

Thence with the South line of said 8.00 acres, North 71 degrees 00 minutes 00 seconds East (Basis of Bearings) 852.86 ft. (852.84 ft.) a 1/2 inch steel stake found for the Southeast corner of said 8.00 acres, in the West line of said 60 ft. wide road easement.

Thence with the West line of said 60 ft. wide road easement, South 08 degrees 28 minutes 33 seconds East 412.11 ft., South 07 degrees 43 minutes 01 seconds West 349.30 ft. a 1/2 inch steel stake set and South 28 degrees 18 minutes 57 seconds East 106.60 ft. a 1/2 inch steel stake set in the common line of said 89.459 acres and said 97.470 acres, from which point a 1/2 inch steel stake found bears North 70 degrees 57 minutes 43 seconds East 8.84 ft., from which 1/2 inch steel stake found another 1/2 inch steel stake found for the Southeast corner of said 89.459 acres bears North 70 degrees 57 minutes 43 seconds East 1286.57 ft.,

Thence with the South line of said 89.459 acres and the North line of said 97.470 acres, South 70 degrees 57 minutes 43 seconds West 912.03 ft. the place of beginning.

EXHIBIT "B", PAGE 1 OF 1

OFFICIAL PUBLIC RECORD
BURNET COUNTY, TEXAS
1350 0871

