



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DONATION DEED

THE STATE OF TEXAS

§

§

COUNTY OF BURNET

§

Ned D. Ross and Tami R. Ross herein referred to as "Grantors," for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, to Grantors' hand paid by **BURNET COUNTY, TEXAS**, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, has this day Donated and by these presents do Grant, Give, and Convey unto **BURNET COUNTY, TEXAS**, 1.178 Acres in the Fidele Secholzer Survey No 18, abstract No. 791 located in Burnet County, said 1.178 of an acre, being a portion of a called 15.00 acres described in a warranty deed to Ned D. Ross and wife, Tami R. Ross of record in volume 407, page 296 of the deed records of Burnet County, Texas, said 1.178 acre tract of land being more particularly described by metes and bounds in **EXHIBIT A** and shown on survey plat **EXHIBIT B**, both of which are attached hereto and incorporated herein for all purposes. The purpose of the donation is to provide right-of-way ownership to **BURNET COUNTY, TEXAS** to a portion of County Road 414. Such action serves a public purpose.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto **BURNET COUNTY, TEXAS**, and its assigns forever; and Grantors do hereby binds themselves, their successors and assigns to warrant and forever defend all and singular title to the Property, unto **BURNET COUNTY, TEXAS**, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by or under the Grantors, but not otherwise.

This donation, grant and conveyance of the Property is subject to all easements, covenants, conditions and other matters of record in the Official Public Records of Burnet County, Texas and applicable to the Property.

BURNET COUNTY, TEXAS joins in the execution of this Donation Deed to acknowledge its agreement to accept the donation of the Property.

(remainder of page intentionally left blank; signature pages follow)

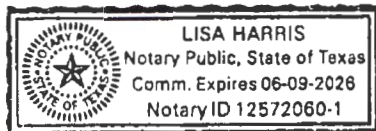
Executed to be effective as of the 20th day of Nov., 2024.

Tammi R. Ross
TAMMI R. ROSS
T.R.

Ned D. Ross
NED D. ROSS

State of Texas
County of Burnet

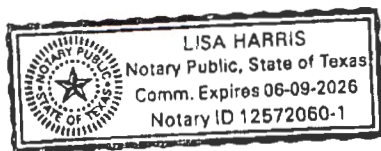
This instrument was acknowledged before me on the 20th day of Nov., 2024, Tammi R. Ross.



Lisa Harris
Notary Public Signature

State of Texas
County of Burnet

This instrument was acknowledged before me on the 20th day of Nov., 2024, Ned D. Ross.



Lisa Harris
Notary Public Signature

BURNET COUNTY, TEXAS joins in the execution of this Donation Deed to acknowledge its agreement to accept the donation of the Property.

BURNET COUNTY, TEXAS

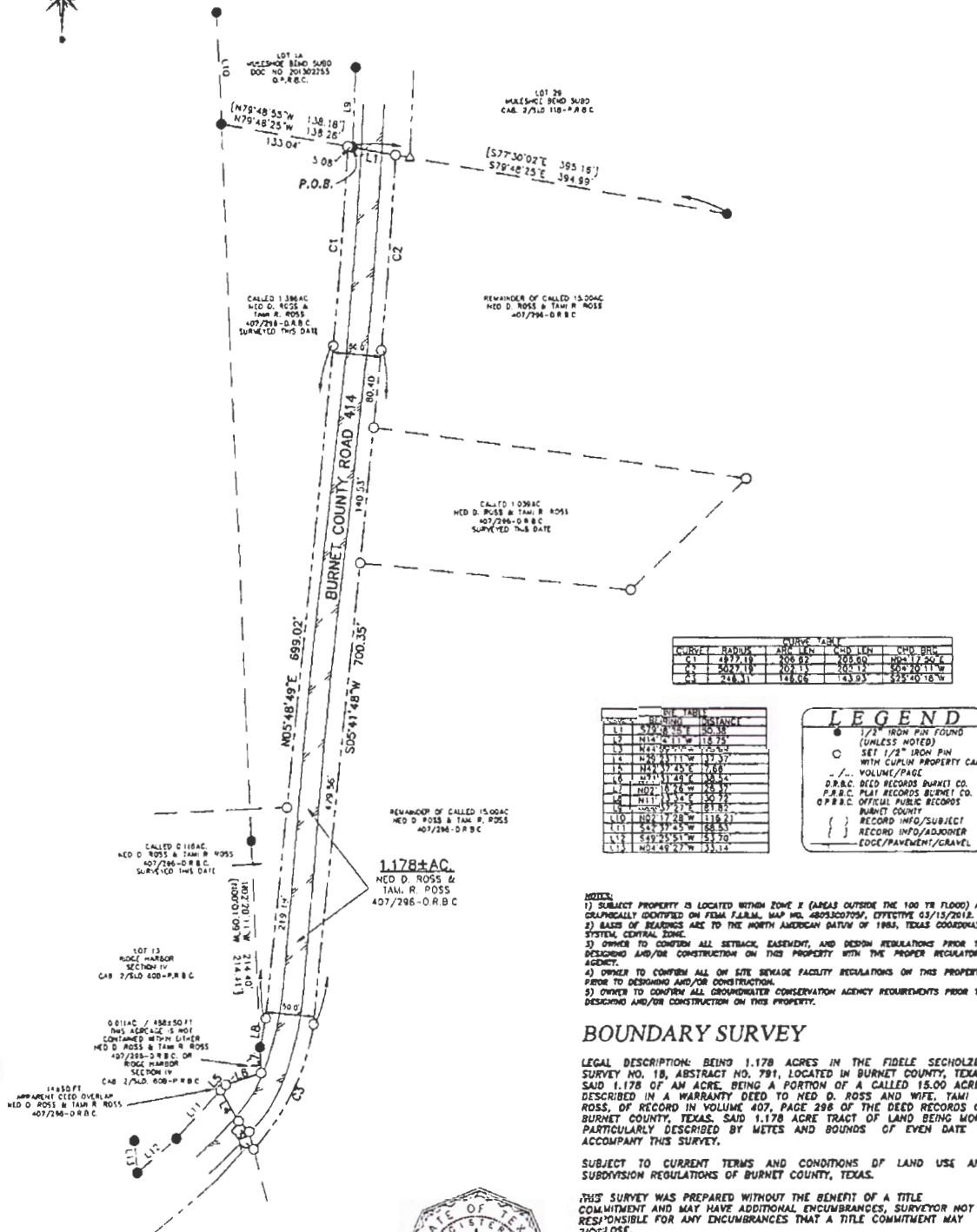
By: [Signature]
Hon. James Oakley, County Judge

State of Texas

County of Burnet

This instrument was acknowledged before me on the 12th day of November, 2024, by James Oakley.

[Signature]
Vicinta Stafford
Burnet County Clerk



CURVE	RADIUS	ARC LEN	CHD LEN	CHD BEG
C1	4877.18	205.02	205.00	172.04 E
C2	2027.18	207.11	205.12	102.10 W
C3	218.31	138.02	133.93	235.20 W

LINE	BEARING	DISTANCE
L1	S79°28'12"E	50.38
L2	N14°42'11"W	18.75
L3	N14°42'11"W	18.75
L4	N40°31'11"W	137.37
L5	N34°37'25"E	7.68
L6	N71°11'49"E	18.92
L7	N202°13'42"W	28.95
L8	N111°35'25"E	10.72
L9	N202°17'28"W	118.21
L10	S49°25'51"W	88.53
L11	S49°25'51"W	88.53
L12	S49°25'51"W	88.53
L13	N24°48'27"W	22.14

LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- ... VOLUME/PAGE
- D.R.C. DEED RECORDS BURNET CO.
- P.R.C. PLAT RECORDS BURNET CO.
- O.P.R.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
- { } RECORD INFO/SUBJECT
- - - RECORD INFO/ADJOURNER
- EDGE/PAVEMENT/CAVEAU

NOTES:

- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE 8 (AREAS OUTSIDE THE 100 FT FLOOD) AS OFFICIALLY IDENTIFIED ON FEMA F.A.M. MAP NO. 48053C0705A, EFFECTIVE 03/13/2018.
- 2) BASES OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 3) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
- 4) OWNER TO CONFIRM ALL ON SITE SEWERAGE FACILITY REGULATIONS ON THIS PROPERTY PRIOR TO DESIGNING AND/OR CONSTRUCTION.
- 5) OWNER TO CONFIRM ALL GROUNDWATER CONSERVATION AGENCY REQUIREMENTS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY.

BOUNDARY SURVEY

LEGAL DESCRIPTION: BEING 1.178 ACRES IN THE FIDEL SECHOLZER SURVEY NO. 18, ABSTRACT NO. 791, LOCATED IN BURNET COUNTY, TEXAS. SAID 1.178 OF AN ACRE, BEING A PORTION OF A CALLED 15.00 ACRES DESCRIBED IN A WARRANTY DEED TO NED D. ROSS AND WIFE, TAMM R. ROSS, OF RECORD IN VOLUME 407, PAGE 298 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS. SAID 1.178 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS OF EVEN DATE TO ACCOMPANY THIS SURVEY.

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES. SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

I HEREBY CERTIFY EXCLUSIVELY TO NED ROSS, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2024 CUPLIN & ASSOCIATES, INC. ©.

Danny J. Stark
DANNY J. STARK, P.L.S. NO. 5602
DATED 08/08/2024



1 OF 3 SHEET	PROJ. NO. 24655 SOFT R.O.W.	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH.325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 100'	2	DATE NO. DESCRIPTION
	PREPARED FOR: NED ROSS			1	
	TECH: TALSTON				
	APPROVED: D. STARK				

Exhibit B p1 of 2

Prepared For: Ned Ross
Project No.: 24655-Roadway
Date: 9/10/2024

BEING 1.178 ACRES IN THE FIDELE SECHOLZER SURVEY NO. 18, ABSTRACT NO. 791, LOCATED IN BURNET COUNTY, TEXAS. SAID 1.178 OF AN ACRE, BEING A PORTION OF A CALLED 15.00 ACRES DESCRIBED IN A WARRANTY DEED TO NED D. ROSS AND WIFE, TAMI R. ROSS, OF RECORD IN VOLUME 407, PAGE 296 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS. SAID 1.178 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin found in the Northern boundary line of said 15.00 acre Ross tract at the Southeast corner of Lot 1A, Muleshoe Bend Subdivision, Section One, of record in Document No. 201302255, Official Public Records of Burnet County, Texas, **WHENCE** a 1/2" iron pin found at the Northwest corner of said 15.00 acre Ross tract bears N 79°48'21" W, a distance of 138.26 feet, and a 1/2" iron pin with plastic cap stamped "CUPLIN" set for the Northwest corner of the herein described 50 foot wide Right of Way tract bears N 79°48'25" W, a distance of 5.08 feet;

THENCE S 79°48'25" E, a distance of 45.30 feet to a 1/2" iron pin with plastic cap stamped "CUPLIN" set in the Southern boundary line of Muleshoe Subdivision, Section One as shown on plat thereof, of record in Cabinet 2, Slide 11B, Plat Records of Burnet County, Texas and the Northern boundary line of said 15.00 acre Ross tract, for the Northeast corner of the herein described Right of Way tract;

THENCE over and across said 15.00 acre Ross tract, the following six (6) courses and distances:

1. [C1] Along a curve to the right having a radius of 5,027.19 feet, and a chord of 202.61 feet bearing S 04°20'01" W, an arc distance of 202.62 feet to a 1/2" iron pin with plastic cap stamped "CUPLIN" set for the Point of Tangency of same,
2. S 05°48'49" W, a distance of 700.49 feet to a 1/2" iron pin with plastic cap stamped "CUPLIN" set at the Point of Curvature of a curve to the right,
3. [C2] Along said curve to the right having a radius of 246.31 feet, and a chord of 143.93 feet bearing S 25°40'18" W, an arc distance of 146.06 feet to a 1/2" iron pin with plastic cap stamped "CUPLIN" set for Southernmost corner hereof and the Point of Tangency of same,
4. [L2] N 14°14'11" W, a distance of 18.75 feet to a 1/2" iron pin set with plastic cap stamped "CUPLIN" for angle point hereof,
5. [L3] N 44°59'11" W, a distance of 15.64 feet to a 1/2" iron pin set with plastic cap stamped "CUPLIN" for angle point hereof, and
6. [L4] N 29°23'11" W, a distance of 37.37 feet to a 1/2" iron pin with plastic cap stamped "CUPLIN" set in the Southern boundary line of Lot 13, Ridge Harbor, Section IV, a subdivision of record in Cabinet 2, Slide 60B, Plat Records of Burnet County, Texas,

THENCE [L5] N 42°37'45" E, a distance of 7.66 feet to a 1/2" iron pin with plastic cap stamped "CUPLIN" set at the Southwest corner of a 114 square foot parcel, for which no ownership information could be found and an angle point hereof;

Exhibit B p2 of 2

Prepared For: Ned Ross
Project No.: 24655-Roadway
Date: 9/10/2024

THENCE along the Southern and Eastern boundary lines of said undocumented tract, the following two (2) courses and distances:

1. [L6] N 71°31'49" E, a distance of 38.54 feet to a 1/2" iron pin with plastic cap stamped "CUPLIN" set for the Southeast corner of said undocumented tract and a reentrant corner hereof, and
2. [L7] N 02°18'26" W, a distance of 26.37 feet to a disturbed 1/2" iron pin found in the Eastern boundary line of said Ridge Harbor, Section IV, and a Southerly corner of said 15.00 acre Ross tract, for an angle point hereof;

THENCE with the Eastern boundary line of two (2) tracts of land out of said 15.00 acre Ross tract, the following three (3) courses and distances:

1. [L8] N 11°23'34" E, a distance of 30.72 feet to a 1/2" iron pin set with plastic cap stamped "CUPLIN" for angle point hereof,
2. N 05°48'49" E, a distance of 699.02 feet to a 1/2" iron pin with plastic cap stamped "CUPLIN" set at the Point of Curvature of a curve to the left, and
3. Along said curve to the left having a radius of 4,977.19 feet, and a chord of 206.60 feet bearing N 04°17'50" E, an arc distance of 206.62 feet to a 1/2" iron pin with plastic cap stamped "CUPLIN" set in the Southern boundary line of said Lot 1A, Muleshoe Bend, Section One and the Northern boundary line of said 15.00 acre Ross tract, for the Northwest corner hereof;

THENCE S 79°48'25" E, With the Southern boundary line of said Lot 1A, Muleshoe Bend, Section One and the Northern boundary line of said 15.00 acre Ross tract, a distance of 5.08 feet to the POINT OF BEGINNING and calculated to contain 1.178 acres.

NOTE:

A Plat of Survey of even date was prepared and is intended to accompany the herein described tract of land. Bearings are based on North American Datum of 1983, Texas Central Zone.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2024, CUPLIN & ASSOCIATES, INC. ©.


Dated: 9/10/2024
Danny J. Stark
Registered Professional Land Surveyor No. 5602



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 202411848

D Fee: \$0.00
11/21/2024 02:15 PM

Vicinta Stafford, County Clerk
Burnet County, Texas

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