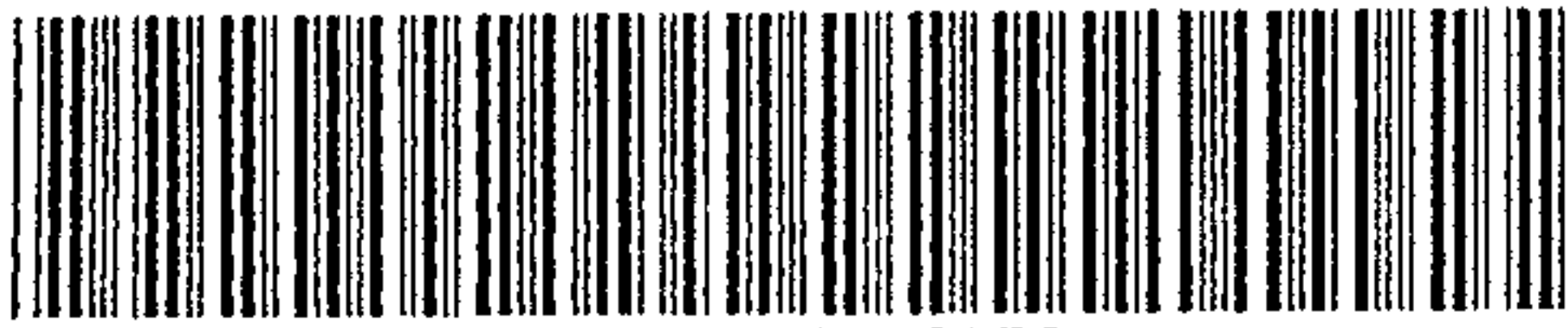




70 2021 00446650

Leon County
Christie Wakefield
Leon County Clerk
Centerville, Texas 75833

Instrument Number: 2021- 00446650

As

Recorded On: October 27, 2021

Miscellaneous Override

Parties: CUPLIN ASSOCIATES INC

To

HALEY CREEK FARMS

Billable Pages: 12

Recorded By: HAYLEY CREEK FARMS

Num Of Pages: 13

Comment: 215A-220B

** Examined and Charged as Follows: **

Miscellaneous Override	61.00
Recording Charge:	61.00

** THIS PAGE IS PART OF THE INSTRUMENT **

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Leon County, TX

File Information:

Record and Return To:

Document Number: 2021- 00446650	HALEY CREEK FARMS
Receipt Number: 168354	HAND DELIVERED
Recorded Date/Time: October 27, 2021 10:10:13A	10/27/2021
Book-Vol/Pg: Bk-OR VI-1853 Pg-145	CENTERVILLE TX 75833

STATE OF TEXAS: LEON
COUNTY OF LEON

KNOW ALL MEN BY THESE PRESENTS: LSLP CENTERVILLE LAND, LLC., BEING THE OWNER OF THAT CERTAIN 1415.04 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 2021-445769 OF THE OFFICIAL RECORDS OF LEON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE A PORTION OF THAT SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAN, BEING KNOWN AS "HALEY CREEK FARMS" AS THE OFFICIAL PLAT OF SAME, AND DOES HEREBY DEDICATE THE STREETS AND EASEMENTS DESCRIBED HEREIN TO THE PROPERTY OWNERS.

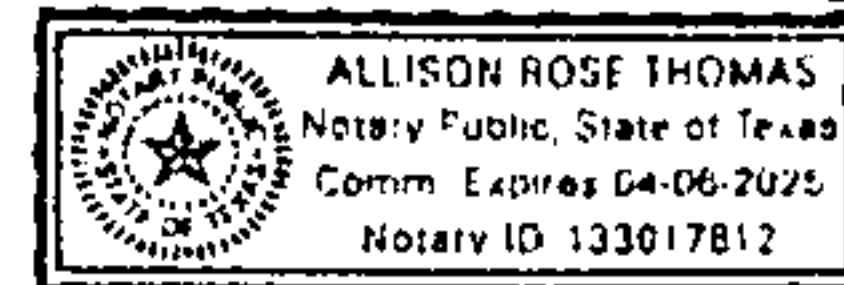
WITNESS MY HAND THIS 13TH DAY OF OCTOBER, 2021.

Dany Liba
MANAGING MEMBER

STATE OF TEXAS:
COUNTY OF LEON

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, THE MANAGING MEMBER FOR LSLP CENTERVILLE LAND, LLC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18TH DAY OF SEPTEMBER, 2021.



Allison Rose Thomas
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF LEON

THE ATTACHED PLAT OF "HALEY CREEK FARMS" BEING A PORTION OF THAT CALLED 1415.04 ACRE TRACT OF LAND CONVEYED TO LSLP CENTERVILLE LAND, LLC., RECORDED IN DOCUMENT NO. 2021-445769, OFFICIAL RECORDS OF LEON COUNTY, TEXAS, WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING THEREOF IN THE OFFICIAL RECORDS OF LEON COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF LEON COUNTY, TEXAS, THIS 21ST DAY OF OCTOBER, 2021.

Byron Ryder
BYRON RYDER, COUNTY JUDGE, LEON COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF LEON

THE ATTACHED PLAT OF "HALEY CREEK FARMS" WAS FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF LEON COUNTY, TEXAS AND WAS APPROVED FOR FILING THEREOF IN THE OFFICIAL RECORDS OF LEON COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY COMMISSIONER(S) OF LEON COUNTY, TEXAS, THIS 21ST DAY OF OCTOBER, 2021.

215A-220B

Joey Sullivan
JOEY SULLIVAN, COMMISSIONER PRECINCT I LEON COUNTY, TEXAS

David Ferguson
DAVID FERGUSON, COMMISSIONER PRECINCT II LEON COUNTY, TEXAS

Kyle Workman
KYLE WORKMAN, COMMISSIONER PRECINCT III LEON COUNTY, TEXAS

David Grimes
DAVID GRIMES, COMMISSIONER PRECINCT IV LEON COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BURNET

I, KYLE P. CUPLIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT OF "HALEY CREEK FARMS" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18TH DAY OF OCTOBER, 2021.

K.P. Cuplin
KYLE P. CUPLIN, R.P.L.S. NO. 5938

NOTES:

- THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X (AREAS OUTSIDE THE 100 YEAR FLOOD PLAIN), AS SHOWN ON THE LEON COUNTY FLOOD INSURANCE RATE MAP NO. 48289C0425C DATED NOVEMBER 20, 2013.
- IN APPROVAL OF THIS PLAT BY THE COMMISSIONER'S COURT OF LEON COUNTY, TEXAS, IT IS UNDERSTOOD THAT BUILDING AND MAINTENANCE OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS AND OTHER THOROUGHFARES OR IN CONNECTION THERE WITH, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR DEVELOPERS OF THE TRACT OF LAND COVERED BY THIS PLAT ACCORDING TO THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF LEON COUNTY, TEXAS AND WILL NEVER BE ACCEPTED AS COUNTY ROADS BY THE COMMISSIONER'S COURT OF LEON COUNTY, TEXAS.
- THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE LEON COUNTY SUBDIVISION REGULATIONS DATED JULY 28, 2021.
- THERE ARE 9,481.07 LINEAR FEET AND 14.17 ACRES OF NEW ROADS WITHIN THIS SUBDIVISION.
- EXISTING COUNTY ROAD 231 HEREBY DEDICATED TO THE COUNTY AS SHOWN HEREON TO CONTAIN 9,900.61 LINEAR FEET (EXISTING) AND 2.39 ACRES OF NEW ROADWAY.
- EXISTING COUNTY ROAD 232 HEREBY DEDICATED TO THE COUNTY AS SHOWN HEREON TO CONTAIN 3,448.26 LINEAR FEET AND 2.38 ACRES.
- THERE ARE 99 NEW LOTS WITHIN THIS SUBDIVISION.
- BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE, THE DISTANCES AS SHOWN HEREON ARE SURFACE VALUES. FOR GRID CONVERSION, USE SCALE FACTOR OF 1.000106631369.
- WATER TO BE PROVIDED BY SOUTHEAST WATER SUPPLY CORPORATION.
- ELECTRIC TO BE PROVIDED BY HOUSTON COUNTY ELECTRIC COOPERATIVE, INC.
- SUBDIVISION TO BE SERVICED BY ON-SITE SEWAGE FACILITY.
- THE CENTERLINE OF A 30 FT WIDE EASEMENT AS SHOWN ON DOCUMENT TO MATADOR PIPELINES OF TEXAS, INC. RECORDED IN 627/184 AS SHOWN HEREON WAS REESTABLISHED LOCATING FLAGS AS MARKED ON THE GROUND 10/18/2021. THIS LINE PER THE TEXAS RAILROAD COMMISSION HAS BEEN ABANDONED (NO ADDITIONAL DATA PROVIDED AS TO WHEN), NO DOCUMENT IS LISTED ON THE PROVIDED TITLE COMMITMENT OR KNOWN TO SURVEYOR FOUND OF RECORD ABANDONING THIS LINE, PER THE GIS SITE THE OPERATOR IS LISTED AS THE ENTERPRISE CRUDE PIPELINE, LLC. PS NUMBER 253136. TELEPHONE 713-381-5585, IT IS ADVISED THE OWNER/PURCHASER CONTACT THEM FOR FURTHER INFORMATION AS THIS LINE/EASEMENT MAY NO LONGER AFFECT THE SUBJECT TRACT. IT IS ALSO ADVISED THAT ALL INDIVIDUAL LOT OWNERS BE AWARE OF THIS LINE FOR CONSTRUCTION AND TO DIG AT YOUR OWN RISK.

SURVEY NOTES:

- 143.19± ACRES OUT OF THE THOMAS TILLEY SURVEY, ABSTRACT NO. 861
- 151.04± ACRES OUT OF THE STERLING B. ROSS SURVEY, ABSTRACT NO. 744
- 214.79± ACRES OUT OF THE ROBERT STEEL SURVEY, ABSTRACT NO. 829
- 598.68± ACRES OUT OF THE ANDREW J. POWERS SURVEY, ABSTRACT NO. 665
- 138.15± ACRES OUT OF THE FANNIE V. PRICE SURVEY, ABSTRACT NO. 1239
- 69.07± ACRES OUT OF THE WILLIAM JOHNSON SURVEY, ABSTRACT NO. 444

BUILDING SETBACK AND UTILITY EASEMENTS:

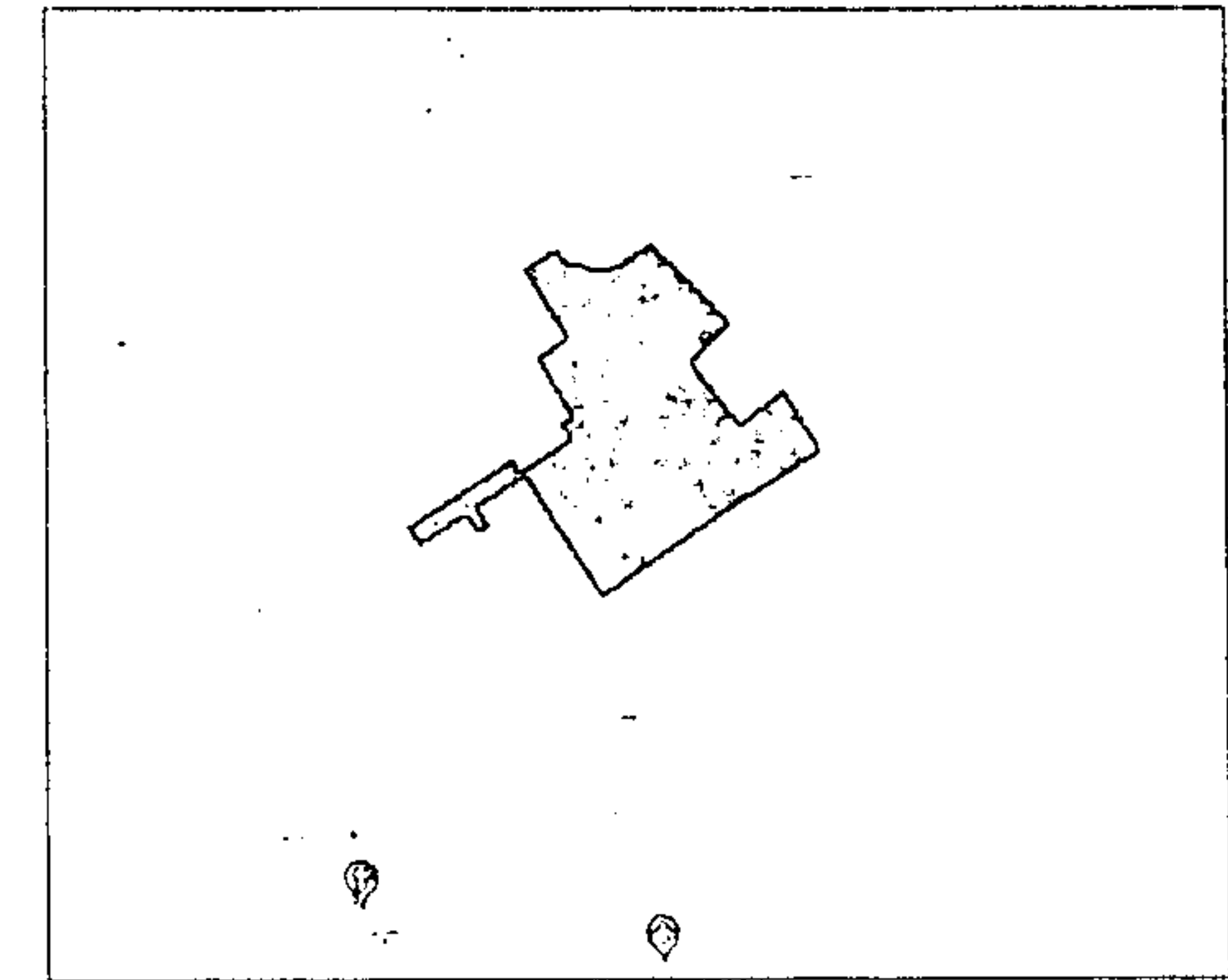
THE FOLLOWING SETBACK LINES AND PUBLIC UTILITY EASEMENTS SHALL APPLY TO ALL LOTS UNLESS OTHERWISE SHOWN:

- 100 FT. ALONG FRONT PROPERTY LINES ABUTTING COUNTY ROAD 231 AND COUNTY ROAD 232
- 50 FT. ALONG FRONT PROPERTY LINES ABUTTING PRIVATE ROADS 1, 2 & 3
- 50 FT. ALONG REAR OF ALL PROPERTY LINES
- 25 FT. ALONG SIDE OF ALL PROPERTY LINES

ENGINEER:
WILLIAM H. ENGINEERING
1001 BUCHANAN DR. #2
BURNET, TX. 78611
(512) 553-1555

SURVEYOR:
CUPLIN AND ASSOCIATES
1500 OLLIE LANE
MARBLE FALLS, TX. 78654
(325) 388-3300

DEVELOPER:
LONESTAR LAND PARTNERS
P.O. BOX 1987
MARBLE FALLS, TX. 78654
(800) 511-2430



LOCATION MAP
NOT TO SCALE



HALEY CREEK FARMS

BEING A 1314.92 ACRE TRACT BEING A PART OF THE THOMAS TILLEY SURVEY, ABSTRACT NO. 861, THE ROBERT STEEL SURVEY, ABSTRACT NO. 829, THE ANDREW J. POWERS SURVEY, ABSTRACT NO. 665, THE STERLING B. ROSS SURVEY, ABSTRACT NO. 744, THE FANNIE V. PRICE SURVEY, ABSTRACT NO. 1239 AND THE WILLIAM JOHNSON SURVEY, ABSTRACT 444, ALL OF LEON COUNTY, TEXAS, AND FURTHER BEING A PORTION OF A CALLED 1415.04 ACRE TRACT AS SHOWN ON DOCUMENT FROM KEVIN MURPHY, EXECUTOR OF THE ESTATE OF FINIS R. WELCH TO LSLP CENTERVILLE LAND, LLC IN DOCUMENT NO. 2021-445769 OF THE OFFICIAL RECORDS OF LEON COUNTY, TEXAS.

PROJ. NO. 211103
PREPARED FOR: LONESTAR LAND PARTNERS
TECH: A. HART
APPROVED: K. CUPLIN
FIELDWORK PERFORMED ON: 8/26/21
CPL-0001-2021

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH. 325-388-3300 / 800-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 200'
NAD 83

CUPLIN & ASSOCIATES
LAND SURVEYORS & PLANNERS

SHEET
1 OF 12

BEING A 1314.92 ACRE TRACT BEING A PART OF THE THOMAS TILLEY SURVEY, ABSTRACT NO. 961, THE ROBERT STEELE SURVEY, ABSTRACT NO. 829, THE ANDREW J. POWERS SURVEY, ABSTRACT NO. 665, THE STERLING B. ROSS SURVEY, ABSTRACT NO. 744, THE FANNIE V. PRICE SURVEY, ABSTRACT NO. 1239 AND THE WILLIAM JOHNSTON SURVEY, ABSTRACT 444, ALL OF LEON COUNTY, TEXAS, AND FURTHER BEING A PORTION OF A CALLED 1415.04 ACRE TRACT AS SHOWN ON DOCUMENT FROM KEVIN MURPHY, EXECUTOR OF THE ESTATE OF FINIS K. WELCH TO LSLP CENTERVILLE LAND, LLC IN DOCUMENT NO. 2021-445769 OF THE OFFICIAL RECORDS OF LEON COUNTY, TEXAS, SAID 1314.92 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND WITH CRH 1645 CAP AT THE SOUTHWEST CORNER OF A CALLED 239.88 ACRE TRACT AS SHOWN ON DOCUMENT TO GARY EDMUND BELVIN AND BRENDA FERRO BELVIN IN VOLUME 1787, PAGE 418 OF THE OFFICIAL RECORDS OF LEON COUNTY; ALONG THE NORTHERLY LINE OF A CALLED 400.24 ACRE TRACT, TRACT ONE AS SHOWN ON DOCUMENT TO COLLINS RED STAG PROPERTIES, LLC IN VOLUME 1653, PAGE 633 OF THE OFFICIAL RECORDS OF LEON COUNTY, AT THE SOUTHEAST CORNER OF SAID 1415.04 ACRE TRACT, AND BEING THE SOUTHEAST CORNER HEREOF,

THENCE SOUTH 57°43'57" WEST, GENERALLY NORTH OF A WIRE FENCE, ALONG THE NORTH LINE OF SAID 400.24 ACRE TRACT, THE SOUTH LINE OF SAID 1415.04 ACRE TRACT, AND HEREOF, A DISTANCE OF 3543.53; TO A 1/2" IRON PIN SET WITH CUPLIN CAP 1.8± NORTH OF A FENCE CORNER AT THE NORTHWEST CORNER OF SAID 400.24 ACRE TRACT AND BEING THE NORTHEAST CORNER OF A CALLED 210.213 ACRE TRACT TO COLLINS RED STAG PROPERTIES, LLC IN VOLUME 1715, PAGE 474 OF THE OFFICIAL RECORDS OF LEON COUNTY,

THENCE SOUTH 55°17'00" WEST, GENERALLY ALONG A WIRE FENCE, ALONG THE NORTH LINE OF SAID 210.213 ACRE TRACT, THE SOUTH LINE OF SAID 1415.04 ACRE TRACT, AND HEREOF, PASSING A FOUND 1/2" IRON PIN WITH CRH 1645 CAP ALONG THE EASTERLY OCCUPIED LINE OF COUNTY ROAD 231 AT A DISTANCE OF 4691.92, FOR A TOTAL DISTANCE OF 4630.52; TO A 1/2" IRON PIN FOUND WITH CRH 1645 CAP ALONG THE WESTERLY OCCUPIED LINE OF SAID COUNTY ROAD 231, ALONG THE EASTERLY LINE OF A CALLED 100.00 ACRE TRACT AS SHOWN RECORDED IN VOLUME 124, PAGE 581, THE SOUTHWEST CORNER OF SAID 1415.04 ACRE TRACT AND HEREOF,

THENCE NORTH 32°53'59" WEST, ALONG THE EASTERLY LINE OF SAID 100.00 ACRE TRACT, GENERALLY ALONG A WIRE FENCE OF THE WESTERLY OCCUPIED LINE OF SAID COUNTY ROAD 231, THE WESTERLY LINE OF SAID 1415.04 ACRE TRACT, AND HEREOF, PASSING A FOUND 1/2" IRON PIN 10.6 FT LEFT OF LINE AT A DISTANCE OF 250.86 NEAR THE SOUTHEAST CORNER OF A CALLED 50.00 ACRE TRACT AS SHOWN ON DOCUMENT TO LINDA A. SULLIVAN IN VOLUME 1255, PAGE 649 OF THE OFFICIAL RECORDS OF LEON COUNTY, FOR A TOTAL DISTANCE OF 473.38; TO A 1/2" IRON PIN FOUND

THENCE NORTH 32°54'55" WEST, ALONG THE EASTERLY LINE OF SAID 50.00 ACRE TRACT, GENERALLY ALONG A WIRE FENCE, THE WESTERLY LINE OF SAID 1415.04 ACRE TRACT, AND HEREOF, A DISTANCE OF 1452.43; TO A 1/2" IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 50.00 ACRE TRACT, THE SOUTHEAST CORNER OF A CALLED 90AC FIRST TRACT AS SHOWN ON DOCUMENT TO JOSEPH WUNDERLICH IN VOLUME 1425, PAGE 154 OF THE OFFICIAL REAL RECORDS OF LEON COUNTY,

THENCE NORTH 32°38'58" WEST, GENERALLY ALONG A FENCE, THE EASTERLY LINE OF SAID 80 ACRE TRACT, THE WESTERLY LINE OF SAID 1415.04 ACRE TRACT, AND HEREOF, A DISTANCE OF 1629.11; TO A 1/2" IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 80 ACRE TRACT, AND THE SOUTHEAST CORNER OF A CALLED 26.24 ACRE TRACT SECOND TRACT AS SHOWN ON DOCUMENT TO JENKINS LUSK IN VOLUME 400, PAGE 438 OF THE OFFICIAL RECORDS LEON COUNTY

THENCE NORTH 32°33'11" WEST, GENERALLY ALONG A WIRE FENCE, THE EASTERLY LINE OF SAID 26.24 ACRE TRACT, THE WESTERLY LINE OF SAID 1415.04, AND HEREOF, A DISTANCE OF 667.48; TO AN AXLE FOUND IN A FENCE LINE AT THE NORTHEAST CORNER OF SAID 26.24 ACRE TRACT, AND BEING A CORNER OF SAID 1415.04 ACRE TRACT,

THENCE ALONG THE NORTHERLY LINES OF SAID 26.24 ACRE TRACT, THE SOUTHERLY LINES OF SAID 1415.04 ACRE TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES,

- 1) SOUTH 56°48'39" WEST, A DISTANCE OF 1713.31; TO A 4"x4" CONCRETE MONUMENT FOUND AT A FENCE CORNER,
- 2) SOUTH 32°53'58" EAST, A DISTANCE OF 667.11; TO A 1/2" IRON PIN FOUND WITH 5978 CAP AT A FENCE CORNER AT THE SOUTHWESTERLY CORNER OF SAID 26.24 ACRE TRACT, ALONG THE NORTHERLY LINE OF SAID 80 ACRE TRACT AND BEING A SOUTHERLY CORNER OF SAID 1415.04 ACRE TRACT

THENCE SOUTH 56°54'54" WEST, GENERALLY ALONG A WIRE FENCE, THE NORTHERLY LINE OF SAID 80 ACRE TRACT, THE SOUTHERLY LINE OF SAID 1415.04 ACRE TRACT AND HEREOF, A DISTANCE OF 429.09; TO A 4"x4" CONCRETE MONUMENT FOUND AT A FENCE CORNER AT THE SOUTHEASTERLY CORNER OF A CALLED 6.56 ACRE TRACT AS SHOWN ON DOCUMENT TO ELWOOD L. COLEMAN, ETUX IN VOLUME 449, PAGE 573 OF THE OFFICIAL RECORDS LEON COUNTY

THENCE GENERALLY ALONG A WIRE FENCE, THE EASTERLY AND NORTHERLY LINES OF SAID 6.56 ACRE TRACT, THE SOUTHERLY LINE OF SAID 1415.04 ACRE TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES,

- 1) NORTH 32°27'23" WEST, A DISTANCE OF 666.53; TO A 4"x4" CONCRETE MONUMENT FOUND AT THE NORTHEASTERLY CORNER OF SAID 6.56 ACRE TRACT,
- 2) SOUTH 56°49'47" WEST, A DISTANCE OF 428.43; TO A 4"x4" CONCRETE MONUMENT FOUND AT THE NORTHWESTERLY CORNER OF SAID 6.56 ACRE TRACT, THE NORTHEASTERLY CORNER OF A CALLED 19.68 ACRE SECOND TRACT AS SHOWN ON DOCUMENT TO NIVEK PROPERTIES, LLC IN VOLUME 1381, PAGE 585 OFFICIAL RECORDS LEON COUNTY,

THENCE SOUTH 56°54'12" WEST, GENERALLY ALONG A WIRE FENCE, THE NORTHERLY LINE OF SAID 19.68 ACRE TRACT, THE SOUTHERLY LINE OF SAID 1415.04 ACRE TRACT, AND HEREOF, A DISTANCE OF 1291.67; TO A FLAT IRON BAR FOUND AT THE NORTHWESTERLY CORNER OF SAID 19.68 ACRE TRACT, ALONG THE EASTERLY LINE OF A CALLED 128 ACRE TRACT, AS SHOWN ON DOCUMENT TO NEULON L. CROUCH IN VOLUME 488, PAGE 944 OF THE OFFICIAL RECORDS LEON COUNTY AND BEING THE SOUTHWESTERLY CORNER OF SAID 1415.04 ACRE TRACT AND HEREOF,

THENCE NORTH 33°10'43" WEST, ALONG THE EASTERLY LINE OF SAID 128 ACRE TRACT, THE WESTERLY LINE OF SAID 1415.04 ACRE TRACT, AND HEREOF, PASSING A FOUND 4"x4" CONCRETE MONUMENT 6.8' LEFT OF LINE AT A DISTANCE OF 600.10 BEING NEAR THE NORTHEAST CORNER OF SAID 128 ACRE TRACT, AND BEING NEAR THE SOUTHEASTERLY CORNER OF A CALLED 26.298 ACRE TRACT FIRST TRACT AS SHOWN ON DOCUMENT TO JENKINS LUSK IN VOLUME 400, PAGE 438 OF THE OFFICIAL RECORDS LEON COUNTY, FOR A TOTAL DISTANCE OF 702.65; TO A 4"x4" CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF A CALLED 62.54 ACRE TRACT AS SHOWN ON DOCUMENT TO JENKINS LUSK IN VOLUME 400, PAGE 431 OF THE OFFICIAL RECORDS LEON COUNTY, THE NORTHWESTERLY CORNER OF SAID 1415.04 ACRE TRACT, AND HEREOF,

THENCE NORTH 56°49'10" EAST, ALONG THE SOUTHERLY LINE OF SAID 62.54 ACRE TRACT, THE NORTHERLY LINE OF SAID 1415.04 ACRE TRACT, AND HEREOF, A DISTANCE OF 3871.92; TO A 1/2" IRON PIN FOUND WITH 5978 CAP 8.5± NORTHEASTERLY OF A WIRE FENCE, ALONG THE WESTERLY LINE OF A CALLED 200.48 ACRE TRACT AS SHOWN ON DOCUMENT TO OLIVER ELLIS IN VOLUME 241, PAGE 55 OF THE OFFICIAL RECORDS LEON COUNTY, AND BEING THE NORTHEASTERLY CORNER OF SAID 1415.04 ACRE TRACT, AND HEREOF,

THENCE SOUTH 32°10'03" EAST, ALONG THE WESTERLY LINE OF SAID 200.48 ACRE TRACT, THE EASTERLY LINE OF SAID 1415.04 ACRE TRACT, AND HEREOF, A DISTANCE OF 446.26; TO A 8" CONCRETE TILE PIPE LEANING NEAR A FENCE CORNER POST, AT A NORTHWESTERLY CORNER OF SAID 1415.04 ACRE TRACT, AND HEREOF:

THENCE DEPARTING THE EASTERLY LINE OF SAID 1415.04 ACRE TRACT, ALONG THE SOUTHERLY LINES OF SAID 200.48 ACRE TRACT, THE NORTHERLY LINES OF SAID 1415.04 ACRE TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES:

- 1) NORTH 57°04'58" EAST, A DISTANCE OF 1859.23; TO A 5/8" IRON PIN FOUND AT A FENCE CORNER,
- 2) NORTH 35°13'19" WEST, WESTERLY OF A WIRE FENCE, A DISTANCE OF 560.51; TO A 3/4" IRON PIN FOUND 34.4± WESTERLY OF A FENCE CORNER POST AT SOUTHEASTERLY CORNER OF SAID 200.48 ACRE TRACT, THE SOUTHWESTERLY CORNER OF A CALLED 18.84 ACRE TRACT AS SHOWN ON DOCUMENT TO OLIVER ELLIS IN VOLUME 242, PAGE 31 OF THE OFFICIAL RECORDS LEON COUNTY,

THENCE NORTH 64°31'16" EAST, ALONG THE SOUTHERLY LINE OF SAID 18.84 ACRE TRACT, A NORTHERLY LINE OF SAID 1415.04 ACRE TRACT, AND HEREOF, PASSING SAID FENCE CORNER AT A DISTANCE OF 34.4±, FOR A TOTAL DISTANCE OF 398.58; TO A 12" WATER OAK TREE FOR CORNER AT THE SOUTHEASTERLY CORNER OF SAID 18.84 ACRE TRACT,

THENCE GENERALLY ALONG A WIRE FENCE, THE EASTERLY LINE OF SAID 18.84 ACRE TRACT, A WESTERLY LINE OF SAID 1415.04 ACRE TRACT AND HEREOF, THE FOLLOWING COURSES AND DISTANCES,

- 1) NORTH 30°53'08" WEST, A DISTANCE OF 1458.27; TO A POINT FOR CORNER,
- 2) NORTH 29°07'59" WEST, A DISTANCE OF 672.97; TO A 3/4" IRON PIN FOUND AT A FENCE CORNER ALONG THE SOUTHERLY LINE OF A CALLED 141 ACRE TRACT TO CENTREE LLP IN VOLUME 1417, PAGE 915 OF THE OFFICIAL RECORDS LEON COUNTY,

THENCE NORTH 54°47'18" EAST, GENERALLY SOUTH OF A WIRE FENCE, ALONG THE SOUTHERLY LINE OF SAID 141 ACRE TRACT, A NORTHERLY LINE OF SAID 1415.04 ACRE TRACT, AND HEREOF, A DISTANCE OF 1111.37; TO A 3/4" IRON PIN FOUND 17.9± SOUTH OF A FENCE CORNER POST, BEING THE SOUTHEAST CORNER OF SAID 141 ACRE TRACT, AND HEREOF,

THENCE ALONG THE EASTERLY LINE OF SAID 141 ACRE TRACT, THE WESTERLY LINE OF SAID 1415.04 ACRE TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES,

- 1) NORTH 33°55'33" WEST, PASSING SAID FENCE CORNER POST AT A DISTANCE OF 17.9± AND THEN GENERALLY ALONG A WIRE FENCE, FOR A TOTAL DISTANCE OF 663.00; TO A 1/2" IRON PIN SET WITH CUPLIN CAP,
- 2) NORTH 30°34'44" WEST, A DISTANCE OF 1812.48; TO A 1/2" IRON PIN FOUND WITH CRH 1645 CAP CALLED TO BE ALONG THE SOUTHEAST LINE OF COUNTY ROAD 232 PER SAID SUBJECT DEED, BEING 8.9± SOUTH OF A FENCE CORNER POST ALONG THE OCCUPIED SOUTHEAST LINE OF SAID COUNTY ROAD 232;

THENCE NORTH 55°44'43" EAST, SOUTH OF A WIRE FENCE ALONG THE OCCUPIED SOUTHERLY LINE OF SAID COUNTY ROAD 232, BUT CALLED TO BE THE SOUTHEAST LINE OF SAID COUNTY ROAD 232 PER SUBJECT DEED, ALONG THE NORTHERLY LINE OF SAID 1415.04 ACRE TRACT, AND HEREOF, PASSING A 1/2" IRON PIN FOUND WITH CRH 1645 ONLINE AT A DISTANCE OF 1132.99, FOR A TOTAL DISTANCE OF 1188.56; TO A POINT FOR CORNER ALONG THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 232,

THENCE ALONG THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 232, THE NORTHERLY LINE OF SAID 1415.04 ACRE TRACT AND HEREOF, THE FOLLOWING COURSES AND DISTANCES ALL WITH A CALCULATED POINT FOR CORNER,

- 1) SOUTH 63°40'54" EAST, A DISTANCE OF 26.26;
- 2) SOUTH 56°57'05" EAST, A DISTANCE OF 38.66;
- 3) SOUTH 41°24'02" EAST, A DISTANCE OF 46.75;
- 4) SOUTH 33°02'56" EAST, A DISTANCE OF 474.32;
- 5) SOUTH 41°32'12" EAST, A DISTANCE OF 47.87;
- 6) SOUTH 58°20'09" EAST, A DISTANCE OF 30.57;
- 7) SOUTH 77°59'18" EAST, A DISTANCE OF 42.92;
- 8) NORTH 85°08'49" EAST, A DISTANCE OF 297.59;
- 9) SOUTH 83°39'15" EAST, A DISTANCE OF 66.37;
- 10) SOUTH 66°30'50" EAST, A DISTANCE OF 432.46;
- 11) SOUTH 36°56'47" EAST, A DISTANCE OF 72.23;
- 12) NORTH 81°39'59" EAST, A DISTANCE OF 301.02;
- 13) NORTH 80°05'36" EAST, A DISTANCE OF 323.70;
- 14) NORTH 79°57'30" EAST, A DISTANCE OF 56.52;
- 15) NORTH 58°33'59" EAST, A DISTANCE OF 160.94;
- 16) NORTH 56°47'48" EAST, A DISTANCE OF 1059.08; AT THE NORTHWEST CORNER OF THE REMAINING PORTION OF A CALLED 258.694 ACRE TRACT TRACT 8 AS SHOWN ON DOCUMENT TO WORD HOLDINGS, LP IN VOLUME 1536, PAGE 39 OF THE OFFICIAL RECORDS LEON COUNTY,

THENCE SOUTH 45°21'04" EAST, ALONG THE WESTERLY REMAINING PORTION OF SAID 258.694 ACRE TRACT, THE EASTERLY LINE OF SAID 1415.04 ACRE TRACT, AND HEREOF, PASSING A FOUND 1/2" IRON PIN WITH CRH 1645 CAP ALONG THE OCCUPIED SOUTHERLY LINE OF SAID COUNTY ROAD 232 AT A DISTANCE OF 23.39, THEN GENERALLY ALONG A WIRE FENCE, FOR A TOTAL DISTANCE OF 2199.28; TO A 1/2" IRON PIN FOUND WITH CRH 1645 CAP AT THE NORTHWESTERLY CORNER OF A CALLED 33.471 ACRE TRACT AS SHOWN DOCUMENT TO LARRY SCHLABACH, ETUX IN VOLUME 1346, PAGE 286 OF THE OFFICIAL RECORDS LEON COUNTY;

THENCE ALONG THE WESTERLY LINE OF SAID 33.471 ACRE TRACT, THE EASTERLY LINE OF SAID 1415.04 ACRE TRACT, AND HEREOF THE FOLLOWING COURSES AND DISTANCES,

- 1) SOUTH 42°18'35" EAST, GENERALLY ALONG A WIRE FENCE, A DISTANCE OF 1331.26; TO A 1/2" IRON PIN FOUND WITH CRH 1645 CAP ALONG THE NORTHERLY OCCUPIED LINE OF SAID COUNTY ROAD 231;
- 2) SOUTH 44°25'03" EAST, CROSSING SAID COUNTY ROAD 231, PASSING THE SOUTHWESTERLY CORNER OF SAID 33.471 ACRE TRACT AT A DISTANCE OF 24.71; ALSO BEING THE NORTHWESTERLY CORNER OF SAID 239.88 ACRE TRACT, FOR A TOTAL DISTANCE OF 51.04; TO A 1/2" IRON PIN FOUND WITH CRH 1645 CAP ALONG THE SOUTHERLY OCCUPIED LINE OF SAID COUNTY ROAD 231;

THENCE SOUTH 42°14'14" EAST, ALONG THE WESTERLY LINE OF SAID 239.88 ACRE TRACT, THE EASTERLY LINE OF SAID 1415.04 ACRE TRACT AND HEREOF, GENERALLY ALONG A WIRE FENCE, A DISTANCE OF 4.33; TO A 1/2" IRON PIN SET WITH "CUPLIN" CAP,

THENCE DEPARTING THE WESTERLY LINE OF SAID 239.88 ACRE TRACT, OVER AND ACROSS SAID 1415.04 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES,

- 1) SOUTH 45°16'10" WEST, A DISTANCE OF 525.22; TO A 1/2" IRON PIN SET WITH "CUPLIN" CAP,
- 2) ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 4.58', A RADIUS OF 330.04'; A CHORD BEARING OF SOUTH 45°40'04" WEST, AND A CHORD LENGTH OF 4.58'; TO A 1/2" IRON PIN SET WITH "CUPLIN" CAP;
- 3) SOUTH 46°03'58" WEST, A DISTANCE OF 608.69; TO A 1/2" IRON PIN SET WITH "CUPLIN" CAP;
- 4) ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 6.97', A RADIUS OF 276.03'; A CHORD BEARING OF SOUTH 45°24'00" WEST, AND A CHORD LENGTH OF 6.97'; TO A 1/2" IRON PIN SET WITH "CUPLIN" CAP,
- 5) SOUTH 44°28'03" WEST, A DISTANCE OF 127.53; TO A 1/2" IRON PIN SET WITH "CUPLIN" CAP,
- 6) ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 30.42', A RADIUS OF 270.03'; A CHORD BEARING OF SOUTH 41°22'26" WEST, AND A CHORD LENGTH OF 30.40'; TO A 1/2" IRON PIN SET WITH "CUPLIN" CAP,
- 7) SOUTH 38°08'50" WEST, A DISTANCE OF 387.68; TO A 1/2" IRON PIN SET WITH "CUPLIN" CAP,
- 8) SOUTH 57°31'27" EAST, A DISTANCE OF 2353.05; TO A 1/2" IRON PIN SET WITH "CUPLIN" CAP,
- 9) NORTH 52°28'32" EAST, A DISTANCE OF 1733.01; TO A 1/2" IRON PIN FOUND WITH CRH 1645 CAP ALONG THE WESTERLY LINE OF SAID 239.88 ACRE TRACT AND THE EASTERLY LINE OF SAID 1415.04 ACRE TRACT

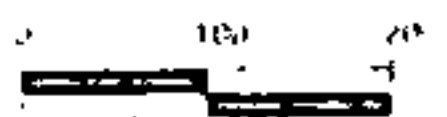
THENCE SOUTH 31°30'47" EAST, ALONG THE WESTERLY LINE OF SAID 239.88 ACRE TRACT AND THE EASTERLY LINE OF SAID 1415.04 ACRE TRACT, A DISTANCE OF 2253.48; TO THE POINT OF BEGINNING, AND CONTAINING 1314.92 ACRES, MORE OR LESS

216A-220B

PROJ. NO. 211153
PREPARED FOR: LONESTAR LAND PARTNERS
DRAWN BY: J. HANCOY
APPROVED: K. CUPLIN
FIELDWORK PERFORMED ON: 8/26/21
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SCALE 1" = 200'



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		REVISIONS

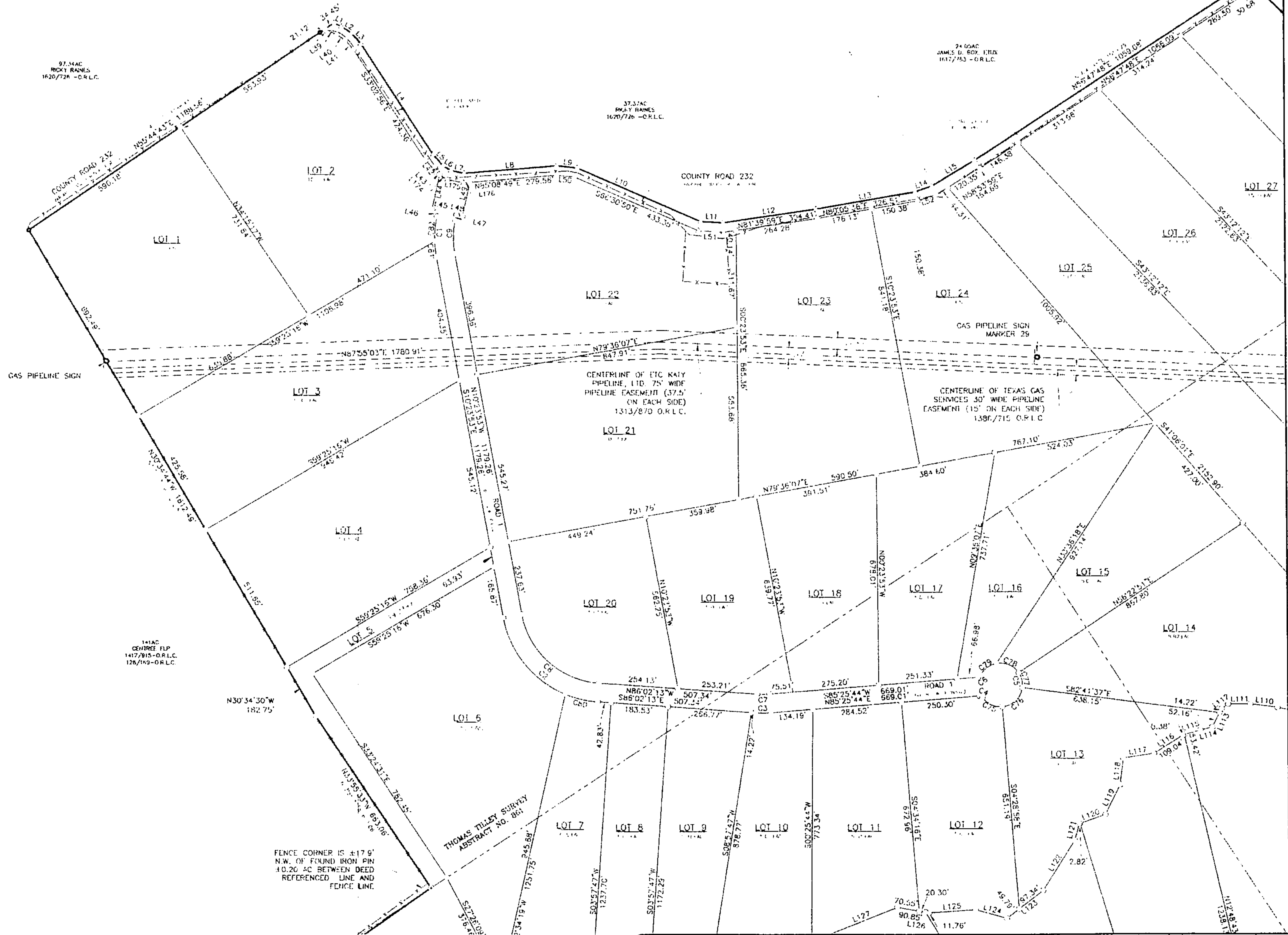
SHEET
2 OF 12



217A-220B

LEGEND

- 1/2" IRON PIN FOUND WITH PIN 1/4" CAP (UNLESS NOTED)
- 3/4" IRON PIN FOUND SET 1/2" IRON PIN WITH CUPLIN PROPERTY SURVEY POINT
- ✱ 4" x 4" CONC. MONUMENT AND VOLUME/PAGE
- OFFICIAL RECORDS (FROM TO RECORD INFO/SUBJECT)
- RECORD INFO/ADJOINER
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITY
- TELEPHONE POLE/STAL
- ELECTRIC METER
- WELL
- WIRE FENCE
- SIGN



PROJ. NO. 211153
PREPARED FOR: LONESTAR LAND PARTNERS
TECH: A. HARTY
APPROVED: K. CUPLIN
FIELDWORK PERFORMED ON: 8/76/21
CONTRACT: 2021

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MARBLE FALLS, TX 78654
PH: 325-388-1100 X30-693-8815
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SCALE 1" = 200'

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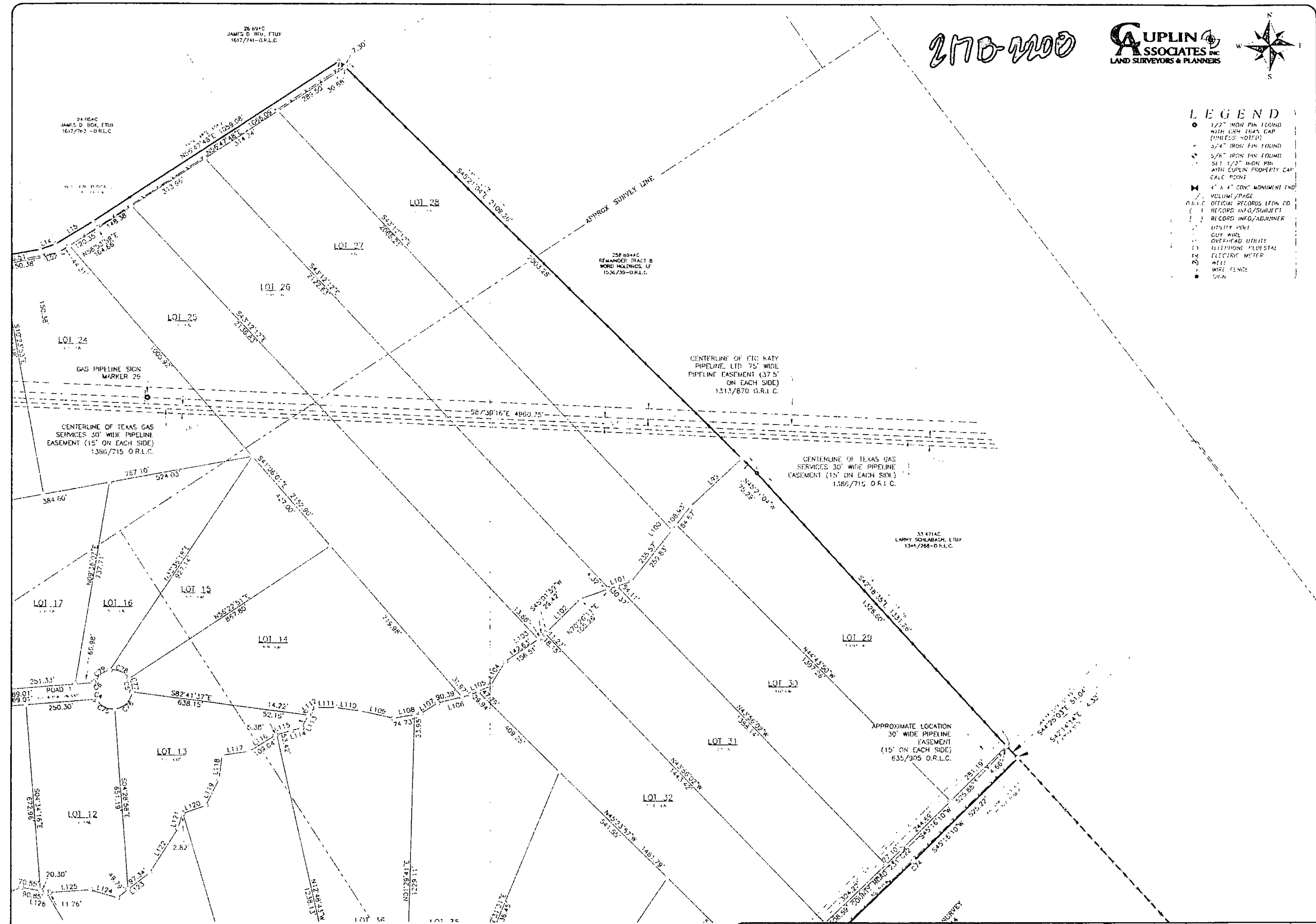
4 OF 12
SHEET

270-2200



LEGEND

- 1/2" IRON PIN FOUND WITH GRAY 1/4" CAP (UNLESS NOTED)
- 3/4" IRON PIN FOUND
- 5/8" IRON PIN FOUND
- SLT 1/2" IRON PIN WITH CUPLIN PROPERTY CAP CALC POINT
- 4" x 4" CONC MONUMENT END
- VOLUME/PAGE
- O.R.L.C. OFFICIAL RECORDS FROM CO.
- () RECORD INFO/SUBJECT
- [] RECORD INFO/ADJUTANT
- UTILITY PIPE
- GUY WIRE
- OVERHEAD UTILITY
- TELEPHONE POLE/STAL
- ELECTRIC METER
- WELL
- WIRE FENCE
- SKIN

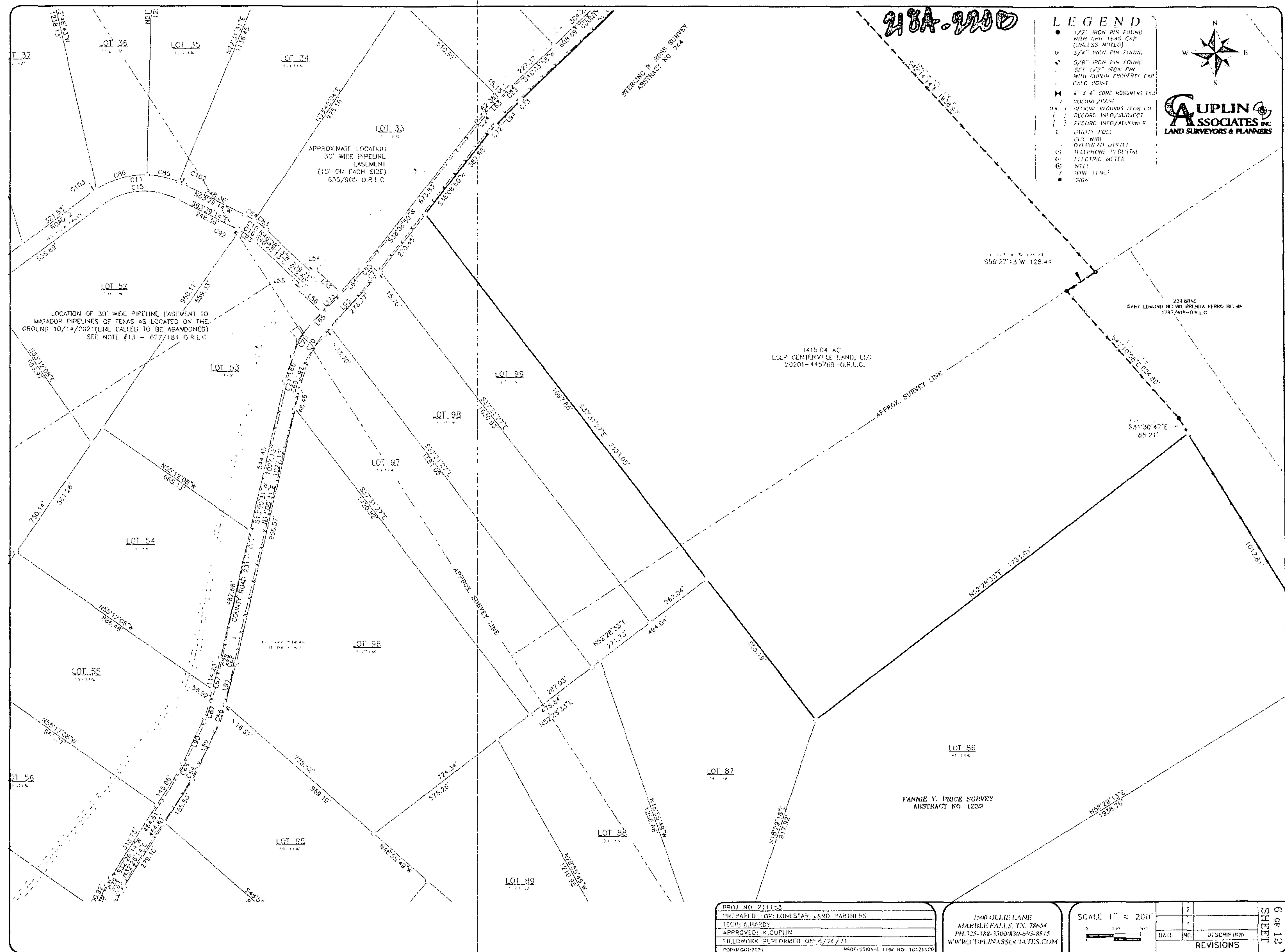


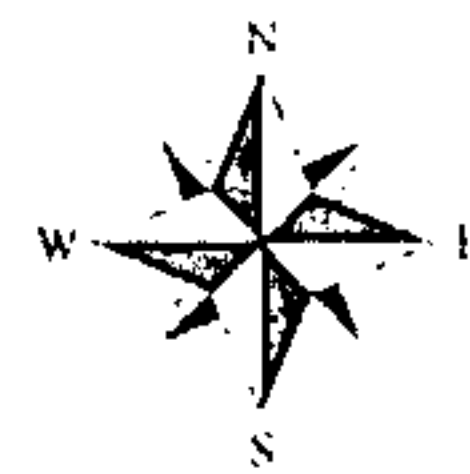
PROJ NO. 211153
PREPARED FOR: LONESTAR LAND PARTNERS
TECH: A. HARDY
APPROVED: K. CUPLIN
FIELDWORK PERFORMED ON: 8/26/21
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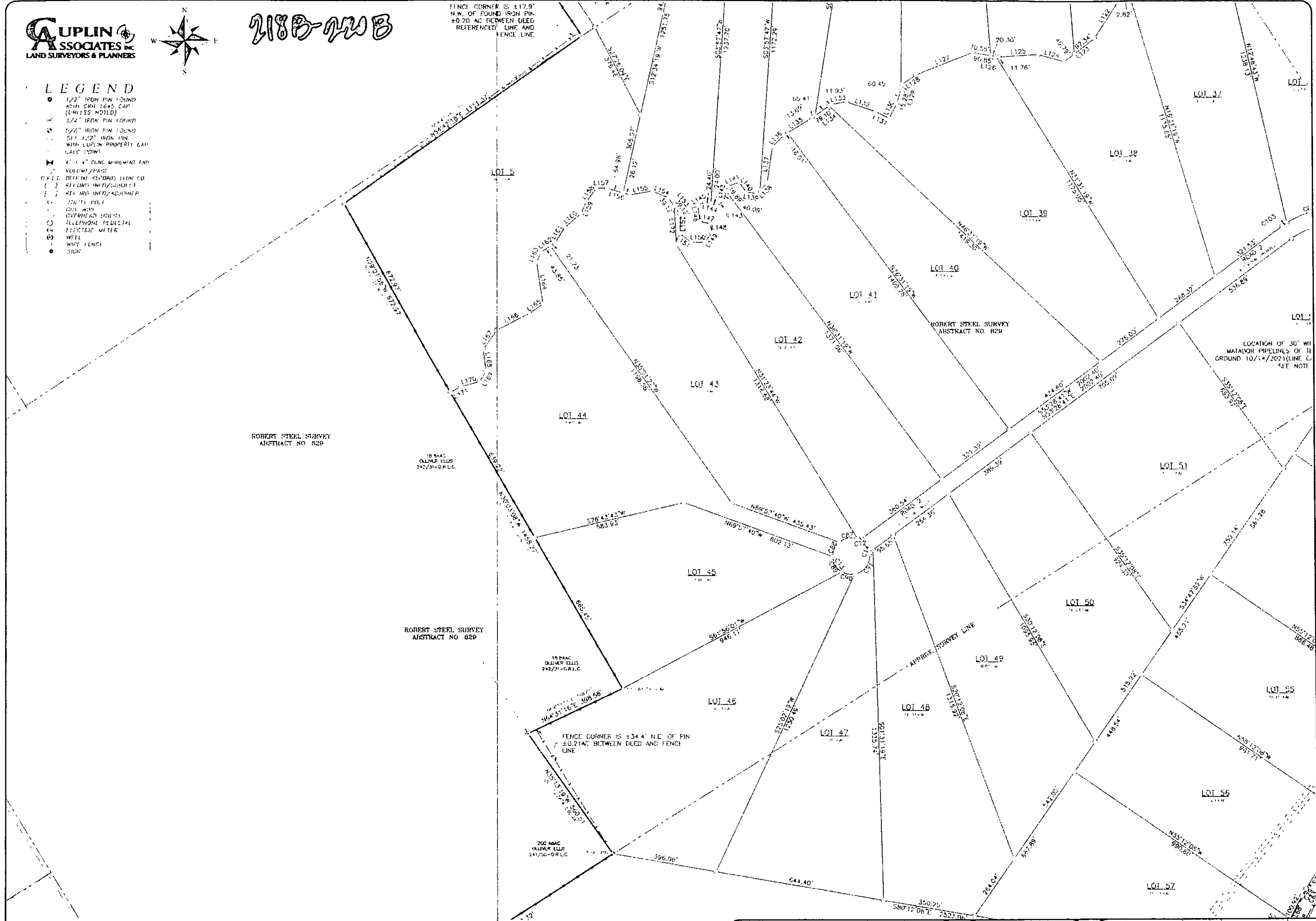


218B-22B

FENCE CORNER IS ±17.9'
N.W. OF FOUND IRON PIN
±0.20 AC BETWEEN USED
AND REFERENCED
FENCE LINE

LEGEND

- 1/2" IRON PIN FOUND
WITH CH# 1845 CAP
(UNLESS NOTED)
- 3/4" IRON PIN FOUND
- 1/2" IRON PIN FOUND
WITH 1/2" IRON PIN
WITH LUTON PROPERTY CAP
CALC POINT
- 4" x 4" CONCRETE MONUMENT WITH
VOLUME PAGE
- OFFICIAL SURVEY FROM TO
RECORD INFO/ADJOURN
- RECORD INFO/ADJOURN
- DITCH POLE
- OLD WIRE
- OVERHEAD UTILITY
- TELEPHONE PEDESTAL
- ELECTRIC METER
- WELL
- WIRE FENCE
- SIGN



PROJ. NO. 211153
PREPARED FOR: LONESIA LAND PARTNERS
TECH: A. HARDY
APPROVED: J. CUPLIN
FIELDWORK PERFORMED ON: 12/26/21
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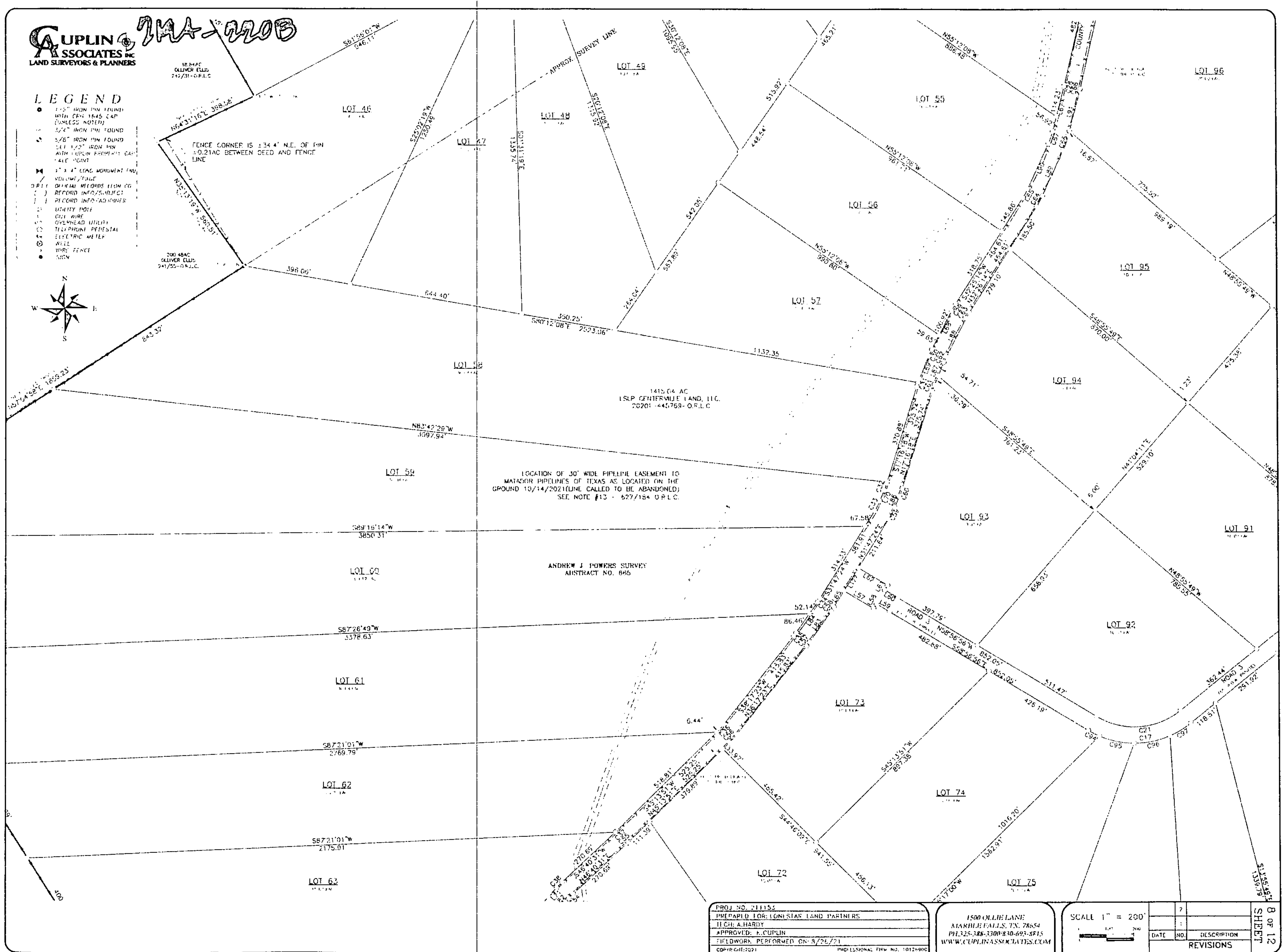
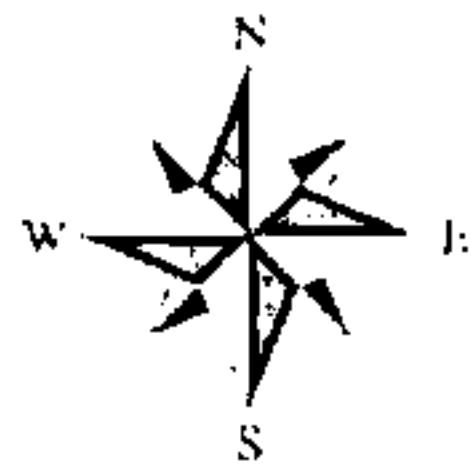
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SHEET

LEGEND

- 1-1/2" IRON PIN FOUND WITH CEN 1645 CAP (UNLESS NOTED)
- 3/4" IRON PIN FOUND
- 5/8" IRON PIN FOUND
- 1/2" IRON PIN FOUND
- 1-1/2" IRON PIN WITH CUPEN PROPERTY CAP & 1/4" POINT
- 1" x 4" LONG MONUMENT (NU VOLUME/TAG)
- ORIGINAL RECORD FROM RECORD INFO/ADJUTER
- UTILITY POLE
- OVERHEAD UTILITY
- TELEPHONE PERESTAL
- ELECTRIC METER
- WELL
- WIRE FENCE
- IRON



PROJ. NO. 211153
PREPARED FOR: LONSTAR LAND PARTNERS
TECH: A. HARDY
APPROVED: E. CUPLIN
FIELDWORK PERFORMED ON: 5/26/21
COPIED: 5/26/21

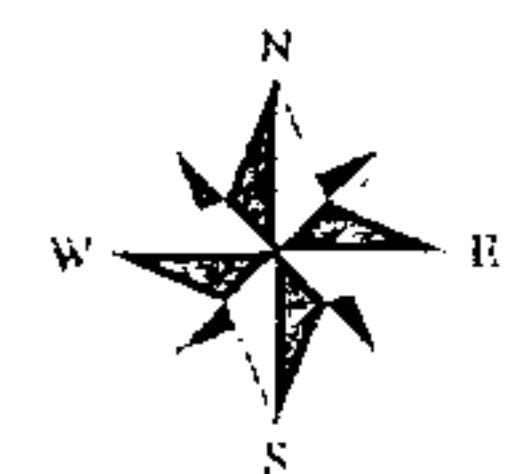
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SCALE 1" = 200'

DATE	NO.	DESCRIPTION

REVISIONS

8 OF 12
SHEET

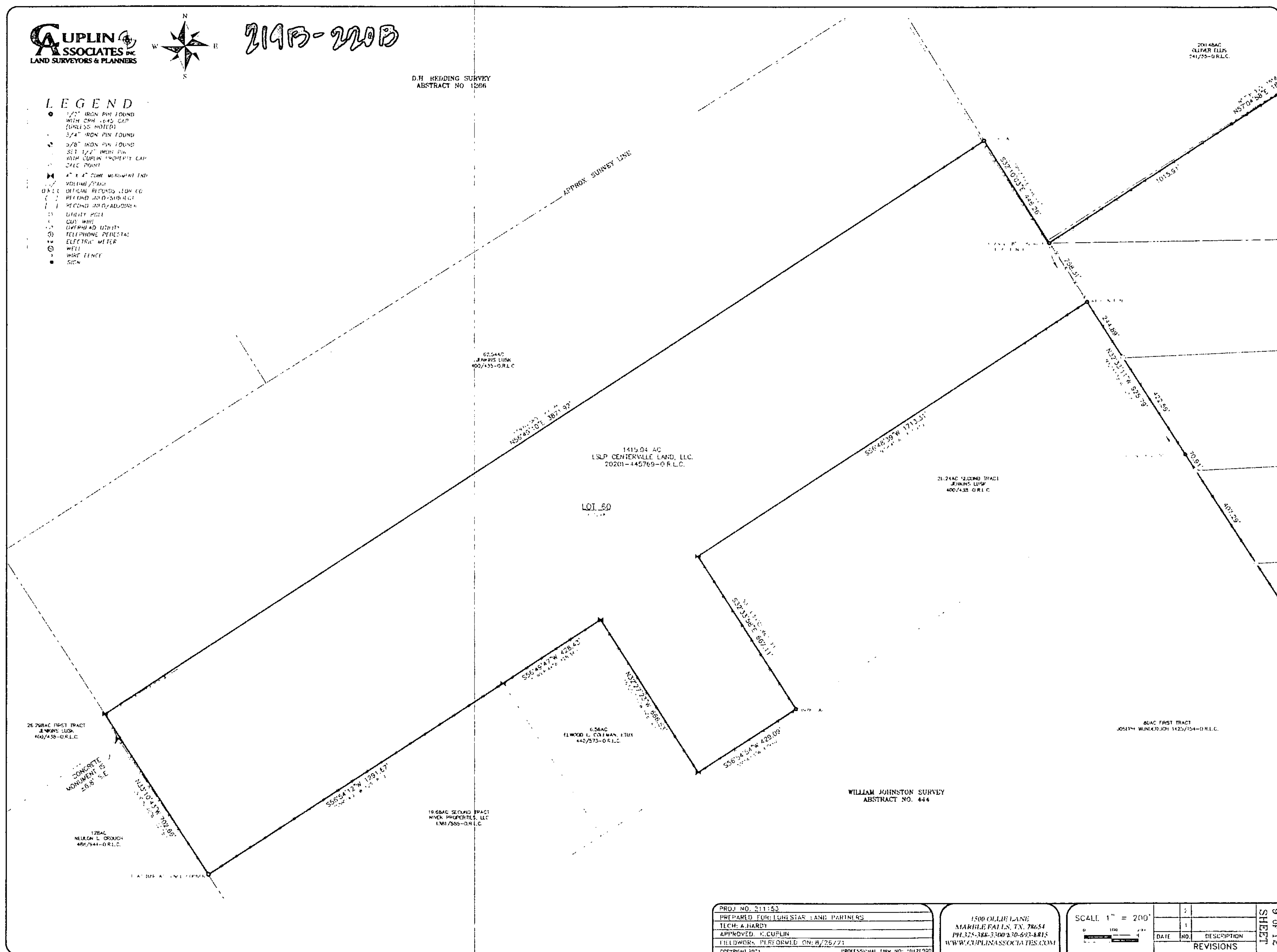


219B-220B

D.H. REDDING SURVEY
ABSTRACT NO 1286

LEGEND

- 1 1/2" IRON PIN FOUND WITH CHM. 645 CAP (USELESS NOTED)
- 3/4" IRON PIN FOUND
- 3/8" IRON PIN FOUND SET 1 1/2" IRON PIN WITH CURLIN "PROPERTY CAP" DIAL POINT
- 4" x 4" CONC. MEASUREMENT INTO YOUNG/PAUL
- OFFICIAL RECORDS SHOW CG
- RECORD AND SUB-RECORD
- RECORD IN ADJUDICATION
- UTILITY POLE
- CUS WIRE
- (EMPHASIS) UTILITY
- TELEPHONE PESTAL
- ELECTRIC METER
- WELL
- WIRE FENCE
- SIGN



PROJ NO. 31153
PREPARED FOR: LUNSTAR LAND PARTNERS
TECH: A. HARDY
APPROVED: K. CUFLIN
FIELDWORK PERFORMED ON: 8/25/71
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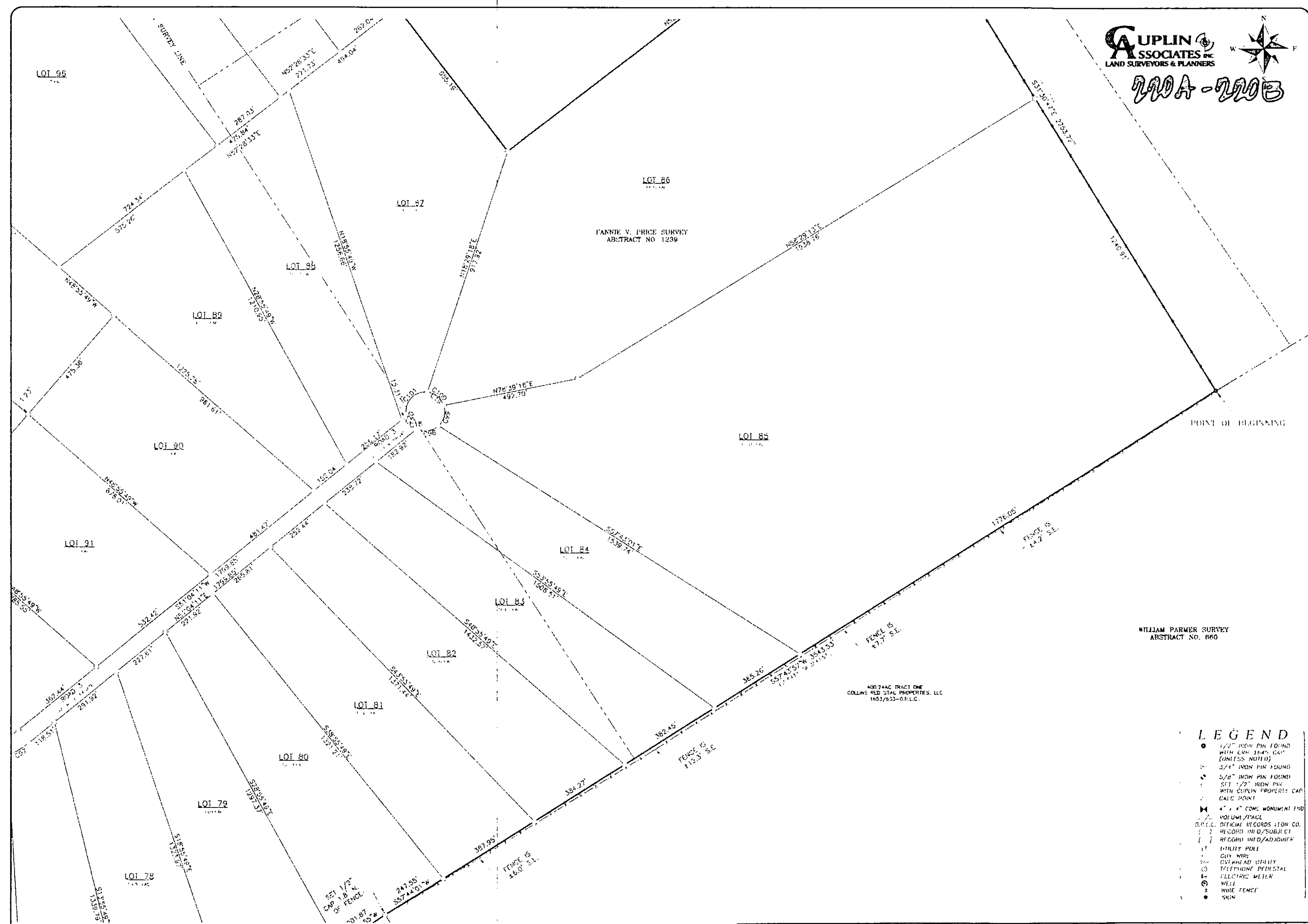
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SHEET



200A-200B



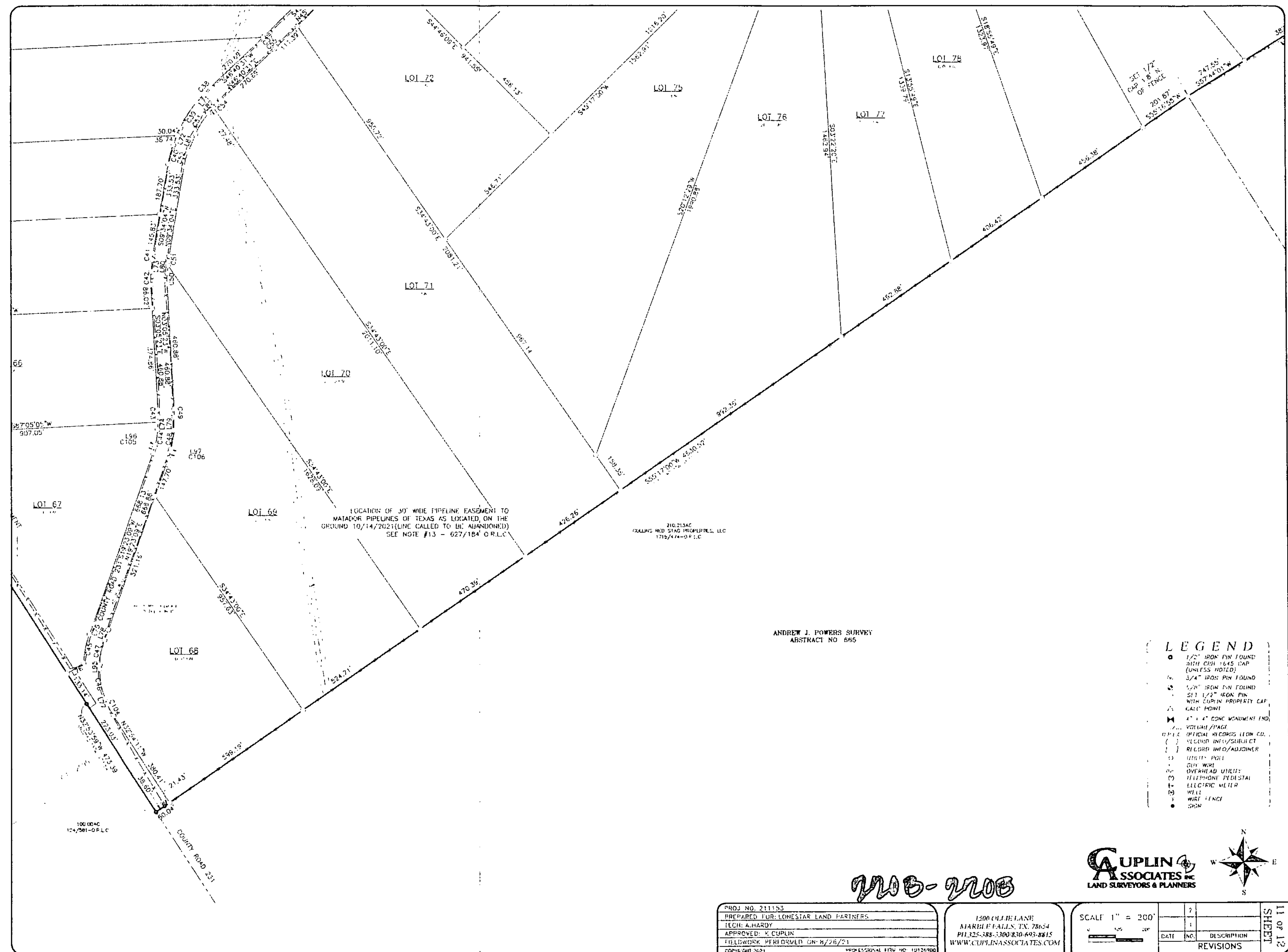
- LEGEND**
- 1/2" IRON PIN FOUND WITH ORN. 1/4" CAP (UNLESS NOTED)
 - 3/4" IRON PIN FOUND
 - ⦿ 5/8" IRON PIN FOUND SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP DATE POINT
 - ✱ 4" x 4" CONE MONUMENT AND VOLUME / PAGE
 - Ⓜ OFFICIAL RECORDS FROM CO.
 - Ⓜ RECORD INFO / SUBJECT
 - Ⓜ RECORD INFO / ADDRESS
 - Ⓜ UTILITY POLE
 - Ⓜ GUY WIRE
 - Ⓜ OVERHEAD UTILITY
 - Ⓜ TELEPHONE PEDestal
 - Ⓜ TELEPHONE MEAN
 - Ⓜ WELL
 - Ⓜ WHITE FENCE
 - Ⓜ SKIN

PROJ NO 211153
PREPARED FOR: LONESIA LAND PARTNERS
TECH: A. HARDY
APPROVED: F. CUPLIN
FIELDWORK PERFORMED ON: 4/26/21
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SCALE 1" = 200'

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22B-220E

CUPLIN & ASSOCIATES
LAND SURVEYORS & PLANNERS



PROJ NO. 211153
PREPARED FOR: LONESTAR LAND PARTNERS
TECH: A. HARDY
APPROVED: K. COPLIN
FIELDWORK PERFORMED ON: 8/26/01
FORM GUL 3621 WORKSHEETAL FIRM NO. 012168

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SCALE 1" = 200

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SHEET

115B-220B

EDGAC
ELWOOD L. GLENN, ETUX
440/213-0810

18.66AC SECOND TRACT
NEW PROPERTIES, LLC
1321/285-0810

WILLIAM JOHNSTON SURVEY
ABSTRACT NO. 444

80AC FIRST TRACT
KATHY MURKIN, RICH 1425/154-0810

ARCHIBALD SMITH SURVEY
ABSTRACT NO. 833

50.00AC
LINDA A. SULLIVAN 1255/140-0810
DIT OR 100AC
262/206-0810

100.00AC
124/581-0810

LEGEND

- 1/2" IRON PIN FOUND WITH CAP 1645 CAP (UNLESS NOTED)
- 3/4" IRON PIN FOUND
- 5/8" IRON PIN FOUND
- 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- GALE POINT
- ✱ 4" x 4" CONCRETE MONUMENT AND SURVEY PLATE
- ORILL OFFICIAL RECORDS (LGA CO.)
- () RECORD INFO/SUBJECT
- () RECORD INFO/ADJONER
- 1) UTILITY POLE
- CUY WIRE
- OVERHEAD UTILITY
- TELEPHONE PLEDESTAL
- ⊕ ELECTRIC METER
- ⊙ KITE
- KITE FENCE
- SIGN

PROJ. NO. 211153
PREPARED FOR: LONESTAR LAND PARTNERS
TECH: A. HARDY
APPROVED: K. CUPLIN
FIELDWORK PERFORMED ON: 6/26/21
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SCALE 1" = 200'

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DATE	NO.	DESCRIPTION

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12 OF 12
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