

Leon County  
Christie Wakefield  
Leon County Clerk  
Centerville, Texas 75833



70 2021 00446650

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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

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**\*\* Examined and Charged as Follows: \*\***

Miscellaneous Override	61.00
Recording Charge:	61.00

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**\*\* 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  
Receipt Number: 168354  
Recorded Date/Time: October 27, 2021 10:10:13A  
Book-Vol/Pg: Bk-OR VI-1853 Pg-145

HALEY CREEK FARMS  
HAND DELIVERED  
10/27/2021  
CENTERVILLE TX 75833

STATE OF TEXAS:  
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, PORTION OF THAT SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAN TO BE 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

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, \_\_\_\_\_, WHOSE NAME AND ADDRESS ARE SHOWN ON THE ATTACHED PLAT OF SAID SUBDIVISION, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

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, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.  
TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF LEON COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

STATE OF TEXAS:  
COUNTY OF LEON:  
BYRON RYDER, COUNTY JUDGE, LEON COUNTY, TEXAS

JOE SULLIVAN, COMMISSIONER PRECINCT I LEON COUNTY, TEXAS  
DAVID FERROUSO, COMMISSIONER PRECINCT II LEON COUNTY, TEXAS

KYLE WOOD, COMMISSIONER PRECINCT III LEON COUNTY, TEXAS  
DAVID SMILES, MANAGING MEMBER PRECINCT IV LEON COUNTY, TEXAS

STATE OF TEXAS:  
COUNTY OF BURNET:  
I, KYLE P. CUPPLIN, 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.



KYLE P. CUPPLIN, R.P.L.S. NO. 5938

- NOTES:
1. 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. 4838040450 DATED NOVEMBER 20, 2013.
  2. 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 UTILITIES DELIVERED AND SHOWN ON THIS PLAT, AND BRIGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS AND OTHER PUBLIC UTILITIES 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 REFERRED 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.
  3. THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE LEON COUNTY SUBDIVISION REGULATIONS DATED JULY 28, 2021.
  4. THERE ARE 9,481.07 LINEAR FEET AND 1,417 ACRES OF NEW ROADS WITHIN THIS SUBDIVISION.
  5. EXISTING COUNTY ROAD 231 HEREBY DEDICATED TO THE COUNTY AS SHOWN HEREON TO CONTAIN 9,900.81 LINEAR FEET (EXISTING) AND 2.39 ACRES OF NEW ROADWAY.
  6. EXISTING COUNTY ROAD 232 HEREBY DEDICATED TO THE COUNTY AS SHOWN HEREON TO CONTAIN 3448.26 LINEAR FEET AND 2.38 ACRES
  7. THERE ARE 99 NEW LOTS WITHIN THIS SUBDIVISION.
  8. 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 1.000106831589
  9. WATER TO BE PROVIDED BY SOUTHEAST WATER SUPPLY CORPORATION.
  10. ELECTRIC TO BE PROVIDED BY HOUSTON COUNTY ELECTRIC COOPERATIVE, INC.
  11. SUBDIVISION TO BE SERVED BY ON-SITE SEWAGE FACILITY.
  12. THE CENTERLINE OF A 30 FT. WIDE EASEMENT AS SHOWN ON DOCUMENT TO WATKINSON PIPELINES OF TEXAS, INC. RECORDED IN 827/184 AS SHOWN HEREON WAS REVIEWED AND FOUND TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE TEXAS ABSTRACT ROAD ACT AND THE TEXAS ABSTRACT ROAD ACT AS AMENDED BY THE PLAT PROVIDED AS TO WHEN) NO DOCUMENT IS LISTED ON THE PROVIDED TITLE COMMITMENT OR KNOW TO SURVEYOR FOUND OF RECORD FROM THE PUBLIC RECORDS OF LEON COUNTY, TEXAS. THE OPERATOR IS LISTED AS THE ENTERPRISE GRADE PIPELINE, LLC, P.O. BOX 253156, TELEPHONE 713-981-5585. 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 DIE AT YOUR OWN RISK.

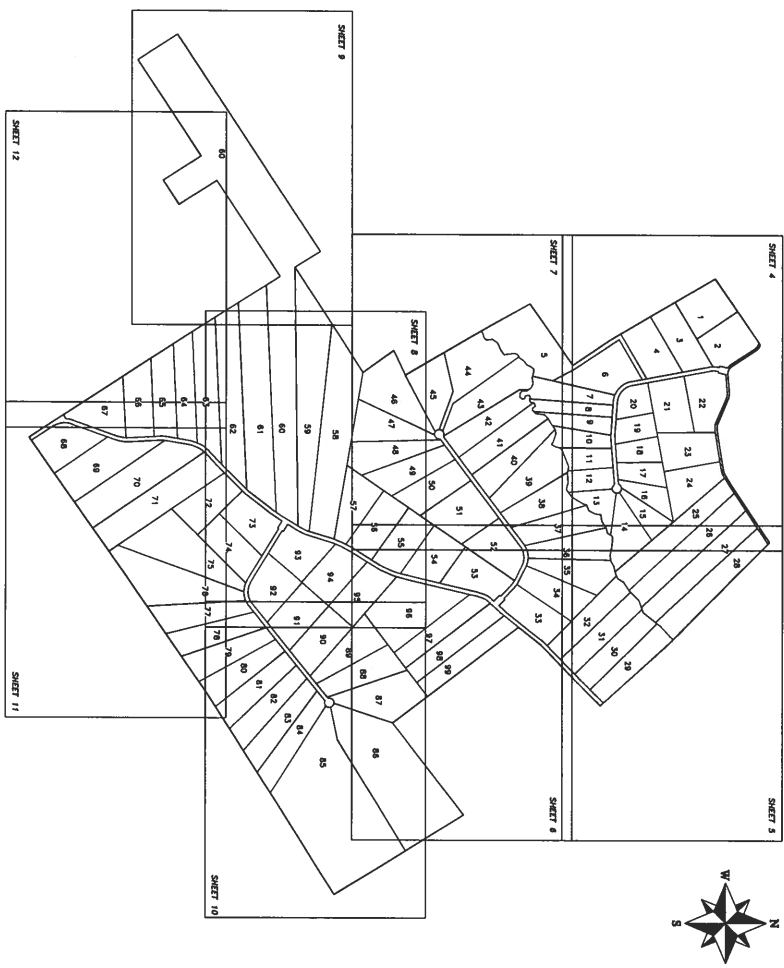
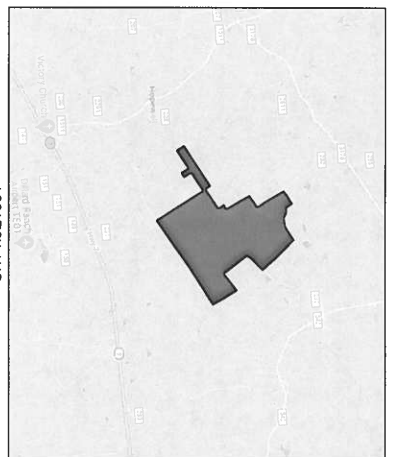
- SUBJECT NOTES:
- 143,193ACRES OUT OF THE THOMAS TILLEY SURVEY, ABSTRACT NO. 861
  - 151,044ACRES OUT OF THE STERLING B. ROSS SURVEY, ABSTRACT NO. 744
  - 214,793ACRES OUT OF THE ROBERT STEEL SURVEY, ABSTRACT NO. 829
  - 598,693ACRES OUT OF THE ANDREW J. POWERS SURVEY, ABSTRACT NO. 665
  - 138,153ACRES OUT OF THE FANNIE V. PRICE SURVEY, ABSTRACT NO. 1239
  - 69,073ACRES 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  
25 FT. ALONG SIDE OF ALL PROPERTY LINES

ENGINEER:  
WILLIAM H. ENGINEERING  
1001 W. 10TH STREET, SUITE 200  
MURFREESBORO, TN 37055  
(931) 553-1555

SURVEYOR:  
CUPPLIN AND ASSOCIATES  
1001 W. 10TH STREET, SUITE 200  
MURFREESBORO, TN 37055  
(931) 553-1555

DEVELOPER:  
LEONSTAR LAND PARTNERS  
1001 W. 10TH STREET, SUITE 200  
MURFREESBORO, TN 37055  
(931) 553-1555



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. 211133  
PREPARED FOR: LEONSTAR LAND PARTNERS  
APPROVED: K. CUPPLIN  
FIELDWORK PERFORMED ON: 9/25/21  
PROFESSIONAL SEAL NO. 10128800

1500 OLLIE LANE  
MURFREESBORO, TN 37055  
WWW.CUPPLINANDASSOCIATES.COM

SCALE 1" = 200'  
0 100 200



5015  
109  
12

BEING A 1314.92 ACRE TRACT BEING A PART OF THE THOMAS TILLEY SURVEY ABSTRACT NO. 861, THE ROBERT STEELE SURVEY ABSTRACT NO. 893, THE ANDREW J. POWERS SURVEY ABSTRACT NO. 865, THE STERLING B. ROSS SURVEY ABSTRACT NO. 744, THE FANNIE PRICE SURVEY ABSTRACT NO. 1289 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 R. WELCH, L11P CENTREVILLE LAM, LLC, IN DOCUMENT NO. 2021-049789 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 X, IRON PIN FOUND WITH CCH 1646 CAP AT THE SOUTHWEST CORNER OF A CALLED 298.88 ACRE TRACT AS SHOWN ON DOCUMENT TO GARY EDWARD BELVIN AND BRENDA FERRO BELVIN IN VOLUME 1797, 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 1683, PAGE 633 OF THE OFFICIAL RECORDS OF LEON COUNTY, AT THE SOUTHEAST CORNER OF SAID 415.04 ACRE TRACT; AND BEING THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 57°45'37" WEST, GENERALLY NORTH OF A WIRE FENCE, ALONG THE NORTH LINE OF SAID 402.24 ACRE TRACT, THE SOUTH LINE OF SAID 1415.04 ACRE TRACT AND HEREOF, A DISTANCE OF 564.93 TO A 1/2" IRON PIN FOUND WITH CCH 1646 CAP ALONG THE WESTERLY LINE OF SAID 415.04 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 57°17'07" 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, A DISTANCE OF 469.62 TO A 1/2" IRON PIN FOUND WITH CCH 1646 CAP ALONG THE EASTERLY LINE OF COUNTY ROAD 231 AT A DISTANCE OF 459.92, FOR A TOTAL DISTANCE OF 1000.00 ACRE TRACT AS SHOWN RECORDED IN VOLUME 124, PAGE 581, THE SOUTHWEST CORNER OF SAID 415.04 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 WIRE FENCE, THE SOUTHEAST CORNER OF A CALLED 80.00 ACRE TRACT, TRACT TWO AS SHOWN ON DOCUMENT TO LINDA A. SULLIVAN IN VOLUME 1255, PAGE 549 OF THE OFFICIAL RECORDS OF LEON COUNTY; FOR A TOTAL DISTANCE OF 473.39 TO A 1/2" IRON PIN FOUND;

THENCE NORTH 32°54'59" WEST, ALONG THE EASTERLY LINE OF SAID 50.00 ACRE TRACT, GENERALLY ALONG A WIRE FENCE, THE WESTERLY LINE OF SAID 415.04 ACRE TRACT AND HEREOF, A DISTANCE OF 1462.43 TO A 1/2" IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 50.00 ACRE TRACT, THE SOUTHEAST CORNER OF A CALLED 80.00 ACRE TRACT AS SHOWN ON DOCUMENT TO JOSEPH WUNDERLICH IN VOLUME 1425, PAGE 154 OF THE OFFICIAL REAL RECORDS OF LEON COUNTY;

THENCE NORTH 32°38'59" WEST, GENERALLY ALONG A FENCE, THE EASTERLY LINE OF SAID 90.00 ACRE TRACT, THE WESTERLY LINE OF SAID 1415.04 ACRE TRACT AND HEREOF, A DISTANCE OF 1429.11 TO A 1/2" IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 90.00 ACRE TRACT, AND THE SOUTHEAST CORNER OF A CALLED 26.24 ACRE TRACT SECOND TRACT AS SHOWN ON DOCUMENT TO JENNINS LUSK IN VOLUME 400, PAGE 439 OF THE OFFICIAL RECORDS OF 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 ACRE TRACT AND HEREOF, A DISTANCE OF 691.48 TO A NAIL 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°46'39" WEST, A DISTANCE OF 1713.31 TO A 4"x4" CONCRETE MONUMENT FOUND AT A FENCE CORNER;  
2) SOUTH 56°23'58" EAST, A DISTANCE OF 667.11 TO A X, IRON PIN FOUND WITH 5918 CAP AT A FENCE CORNER AT THE SOUTHWESTERLY CORNER OF SAID 26.24 ACRE TRACT; ALONG THE NORTHERLY LINE OF SAID 80.00 ACRE TRACT AND BEING A SOUTHERLY CORNER OF SAID 115.04 ACRE TRACT;

THENCE SOUTH 56°54'54" WEST, GENERALLY ALONG A WIRE FENCE, THE NORTHERLY LINE OF SAID 80.00 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 SOUTHEAST CORNER OF A CALLED 6.56 ACRE TRACT AS SHOWN ON DOCUMENT TO ELWOOD L. COLEMAN, ETUX IN VOLUME 440, PAGE 573 OF THE OFFICIAL RECORDS OF 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 NORTHEAST 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 NORTHEAST CORNER OF A CALLED 19.88 ACRE SECOND TRACT AS SHOWN ON DOCUMENT TO NINEK PROPERTIES, LLC IN VOLUME 1381, PAGE 565 OF OFFICIAL RECORDS OF LEON COUNTY;

THENCE SOUTH 56°54'12" WEST, GENERALLY ALONG A WIRE FENCE, THE NORTHERLY LINE OF SAID 19.88 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 19.88 ACRE TRACT, ALONG THE EASTERLY LINE OF A CALLED 128 ACRE TRACT, AS SHOWN ON DOCUMENT TO NEELON L. CROUCH, IN VOLUME 488, PAGE 944 OF THE OFFICIAL RECORDS OF LEON COUNTY AND BEING THE SOUTHWESTERLY CORNER OF SAID 1415.04 ACRE TRACT AND HEREOF;

THENCE NORTH 33°10'45" 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 NORTHWEST CORNER OF SAID 128 ACRE TRACT, AND BEING NEAR THE SOUTHEAST CORNER OF A CALLED 26.288 ACRE TRACT FIRST TRACT AS SHOWN ON DOCUMENT TO JENNINS LUSK IN VOLUME 400, PAGE 438 OF THE OFFICIAL RECORDS OF LEON COUNTY, FOR A TOTAL DISTANCE OF 702.66' TO A 4"x4" CONCRETE MONUMENT CORNER OF A CALLED 62.54 ACRE TRACT AS SHOWN ON DOCUMENT TO JENNINS LUSK IN VOLUME 400, PAGE 435 OF THE OFFICIAL RECORDS OF LEON COUNTY, THE NORTHWESTERLY CORNER OF SAID 1415.04 ACRE TRACT, AND HEREOF;

THENCE NORTH 56°48'10" 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 3871.32 TO A 1/2" IRON PIN FOUND WITH 5978 CAP 8.53' NORTHEASTERNLY 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 OF LEON COUNTY, AND BEING THE NORTHEASTERNLY CORNER OF SAID 1415.04 ACRE TRACT, AND HEREOF;

THENCE SOUTH 32°10'07" 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 LEAVING 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 35°13'19" EAST, A DISTANCE OF 560.57 TO A 3/4" IRON PIN FOUND, 34.44' WESTERLY OF A FENCE CORNER POST AT THE SOUTHWESTERLY CORNER OF SAID 200.48 ACRE TRACT, AND BEING NEAR THE SOUTHWEST CORNER OF SAID 1415.04 ACRE TRACT;  
2) NORTH 35°13'19" WEST, WESTERLY OF A WIRE FENCE, A DISTANCE OF 560.57 TO A 3/4" IRON PIN FOUND, 34.44' WESTERLY OF A FENCE CORNER POST AT THE SOUTHEASTERNLY CORNER OF SAID 200.48 ACRE TRACT, THE SOUTHWESTERLY CORNER OF A CALLED 16.84 ACRE TRACT AS SHOWN ON DOCUMENT TO OLIVER ELLIS IN VOLUME 242, PAGE 31 OF THE OFFICIAL RECORDS OF LEON COUNTY;

THENCE NORTH 64°31'46" EAST, ALONG THE SOUTHERLY LINE OF SAID 16.84 ACRE TRACT, A NORTHERLY LINE OF SAID 1415.04 ACRE TRACT AND HEREOF, PASSING SAID FENCE CORNER AT A DISTANCE OF 344.2, FOR A TOTAL DISTANCE OF 390.59 TO A 1/2" WATER OAK TREE FOR CORNER AT THE SOUTHWESTERLY CORNER OF SAID 16.84 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 33°52'33" WEST, A DISTANCE OF 484.27 TO A POINT FOR CORNER;  
2) NORTH 29°07'56" WEST, A DISTANCE OF 622.97 TO A 3/4" IRON PIN FOUND AT A FENCE CORNER, ALONG THE SOUTHERLY LINE OF A CALLED 141 ACRE TRACT TO CENTRE FLTP IN VOLUME 1417, PAGE 915 OF THE OFFICIAL RECORDS OF 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 17.93' 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°52'33" WEST, PASSING SAID FENCE CORNER POST AT A DISTANCE OF 173.3' AND THEN GENERALLY ALONG A WIRE FENCE, FOR A TOTAL DISTANCE OF 863.08 TO A 1/2" IRON PIN SET WITH CUPPLIN' CAP, TO A 1/2" IRON PIN FOUND WITH CCH 1646 CAP CALLED TO BE ALONG THE SOUTHEAST LINE OF COUNTY ROAD 232 PER SAID SUBJECT DEED, BEING 8.93' 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 X, IRON PIN FOUND WITH CCH 1646 CAP ALONG A DISTANCE OF 1132.99, FOR A TOTAL DISTANCE OF 1188.99 TO A POINT FOR CORNER ALONG THE APPROXIMATE CENTRELINE OF SAID COUNTY ROAD 232.

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

1) SOUTH 63°40'54" EAST, A DISTANCE OF 26.85;  
2) SOUTH 56°57'05" EAST, A DISTANCE OF 36.66;  
3) SOUTH 41°24'02" EAST, A DISTANCE OF 46.75;  
4) SOUTH 33°02'56" EAST, A DISTANCE OF 424.32;  
5) SOUTH 33°02'56" WEST, A DISTANCE OF 424.32;  
6) SOUTH 87°22'08" EAST, A DISTANCE OF 30.77;  
7) SOUTH 77°59'48" EAST, A DISTANCE OF 42.92;  
8) NORTH 85°08'49" EAST, A DISTANCE OF 597.99;

9) SOUTH 83°39'15" EAST, A DISTANCE OF 66.37;  
10) SOUTH 86°39'59" EAST, A DISTANCE OF 62.46;  
11) NORTH 81°38'59" EAST, A DISTANCE OF 42.02;  
12) NORTH 81°38'59" EAST, A DISTANCE OF 42.02;  
13) NORTH 80°05'59" EAST, A DISTANCE OF 523.70';  
14) NORTH 70°57'59" EAST, A DISTANCE OF 56.82;  
15) NORTH 86°47'48" EAST, A DISTANCE OF 160.94;

16) NORTH 86°47'48" EAST, A DISTANCE OF 109.08 AT THE NORTHWEST CORNER OF THE REMAINING PORTION OF A CALLED 258.684 ACRE TRACT TRACT 8 AS SHOWN ON DOCUMENT TO MORG HOLLANDS, LP IN VOLUME 1536, PAGE 39 OF THE OFFICIAL RECORDS OF LEON COUNTY;

THENCE SOUTH 45°21'04" EAST, ALONG THE WESTERLY REMAINING PORTION OF SAID 258.684 ACRE TRACT, THE EASTERLY LINE OF SAID 1415.04 ACRE AND HEREOF, PASSING A FOUND X, IRON PIN WITH CCH 1646 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 2109.26 TO A 1/2" IRON PIN FOUND WITH CCH 1646 CAP AT THE NORTHWESTERLY CORNER OF A CALLED 33.471 ACRE TRACT AS SHOWN DOCUMENT TO LARRY SCHLABACH, ETUX IN VOLUME 1346, PAGE 288 OF THE OFFICIAL RECORDS OF 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 1331.28 TO A 1/2" IRON PIN FOUND WITH CCH 1646 CAP ALONG THE NORTHERLY OCCUPIED LINE OF SAID COUNTY ROAD 231;

2) SOUTH 44°26'03" EAST, CROSSING SAID COUNTY ROAD 231, PASSING THE SOUTHWESTERLY CORNER OF SAID 33.471 ACRE TRACT AT A DISTANCE OF 125.99 TO A 1/2" IRON PIN FOUND WITH CCH 1646 CAP ALONG THE WESTERLY LINE OF SAID COUNTY ROAD 231; FOR A TOTAL DISTANCE OF 51.04' TO A 1/2" IRON PIN FOUND WITH CCH 1646 CAP ALONG THE SOUTHERLY OCCUPIED LINE OF SAID COUNTY ROAD 231;

THENCE SOUTH 42°14'12" EAST, ALONG THE WESTERLY LINE OF SAID 238.88 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 CUPPLIN' CAP;

THENCE DEPARTING THE WESTERLY LINE OF SAID 238.88 ACRE TRACT, OVER AND ACROSS SAID 1415.04 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:  
1) SOUTH 45°16'10" WEST, A DISTANCE OF 526.22 TO A 1/2" IRON PIN SET WITH CUPPLIN' CAP;  
2) ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 4.59, A RADIUS OF 330.04', A CHORD BEARING OF SOUTH 45°40'04" WEST, AND A CHORD LENGTH OF 4.99 TO A 1/2" IRON PIN SET WITH CUPPLIN' CAP;

3) SOUTH 46°03'59" WEST, A DISTANCE OF 638.89 TO A 1/2" IRON PIN SET WITH CUPPLIN' CAP;  
4) SOUTH 46°03'59" WEST, A CHORD BEARING OF SOUTH 45°30'00" WEST, AND A CHORD LENGTH OF 6.90 TO A 1/2" IRON PIN SET WITH CUPPLIN' CAP;  
5) SOUTH 44°39'07" WEST, A DISTANCE OF 172.53 TO A 1/2" IRON PIN SET WITH CUPPLIN' 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°22'29" WEST, AND A CHORD LENGTH OF 30.40 TO A 1/2" IRON PIN SET WITH CUPPLIN' CAP;  
7) SOUTH 45°16'10" WEST, A DISTANCE OF 677.88 TO A 1/2" IRON PIN SET WITH CUPPLIN' CAP;  
8) SOUTH 45°16'10" WEST, A DISTANCE OF 2233.01 TO A 1/2" IRON PIN SET WITH CUPPLIN' CAP;  
9) NORTH 62°35'35" EAST, A DISTANCE OF 1133.01 TO A 1/2" IRON PIN FOUND WITH CCH 1646 CAP ALONG THE WESTERLY LINE OF SAID 238.88 ACRE TRACT AND THE EASTERLY LINE OF SAID 1415.04 ACRE TRACT;

THENCE SOUTH 31°30'47" EAST, ALONG THE WESTERLY LINE OF SAID 238.88 ACRE TRACT AND THE EASTERLY LINE OF SAID 1415.04 ACRE TRACT, A DISTANCE OF 2253.48 TO TO THE POINT OF BEGINNING, AND CONTAINING 13,652 ACRES, MORE OR LESS

PROJ. NO. 211153	1590 OLLIE LANE
PREPARED FOR: LONESTAR LAND PARTNERS	MARKLE FALLS TX 78854
APPROVED: K. CURPIN	WWW.CURPINASSOCIATES.COM
FIELDWORK: FIELDWORK ON: 6/26/21	
PROFESSIONAL SEAL NO. 1018800	

SCALE 1" = 200'	2	
0 100 200	1	
DATE	NO.	DISCREPION
REVISIONS		

2	SH
9	8
1	2

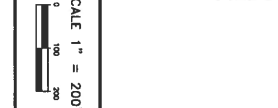
CURVE DELTA ANGLE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1 22.3148	330.04	129.28	128.94	N0752.01E
C2 4.3920	330.04	45.69	45.44	N86.1305E
C3 4.3920	330.04	10.00	10.00	N64.3416W
C4 60.0000	10.00	366.56	70.01	N04.3416W
C5 300.0000	70.01	10.47	10.00	N55.2544E
C6 60.0000	10.00	10.47	10.00	S89.4145W
C7 8.3204	270.03	40.22	40.18	N46.1303W
C8 25.3820	270.03	306.48	301.5	N46.1303W
C9 31.4853	270.03	363.04	358.02	N54.5844W
C10 17.0101	330.04	330.04	365.09	S84.5943W
C11 6.3205	330.04	363.04	365.09	S84.5943W
C12 60.0000	10.00	10.47	10.00	S84.5943W
C13 300.0000	70.01	366.56	70.01	S36.3119E
C14 60.0000	10.00	10.47	10.00	S24.2841W
C15 12.0101	270.03	403.11	378.51	N86.0338E
C16 12.0101	330.04	403.11	10.47	N81.0411E
C17 60.0000	10.00	366.56	70.01	N38.5549W
C18 300.0000	70.01	10.47	10.00	S21.0411W
C19 60.0000	10.00	39.81	309.89	S66.0008E
C20 60.0000	10.00	39.81	309.89	S66.0008E
C21 92.2853	270.03	39.81	8.44	S45.2000W
C22 12.2784	330.04	8.44	37.16	S45.2000W
C23 6.2713	330.04	37.17	20.61	N40.2033E
C24 4.2226	330.04	20.61	20.61	N40.2033E
C25 25.0648	330.04	144.66	143.50	S28.5129W
C26 12.3157	330.04	29.34	29.33	S19.1729W
C27 51.4105	330.04	27.01	30.15	S28.4912W
C28 4.4119	330.04	27.01	27.00	S24.5129W
C29 51.4105	330.04	30.20	30.19	N19.5334E
C30 51.4105	330.04	30.20	30.19	N19.5334E
C31 51.4105	330.04	26.98	26.97	S20.0802W
C32 54.3327	270.03	41.45	41.40	S27.2335W
C33 44.2898	270.03	15.32	15.32	S38.5957W
C34 31.4853	270.03	32.71	32.69	N41.4837E
C35 6.5698	270.03	6.81	6.81	S45.9711W
C36 12.6400	270.03	6.81	6.81	S45.9711W
C37 4.5953	330.04	111.21	110.69	S34.1034W
C38 19.1825	330.04	21.89	110.69	S32.0126W
C39 4.6808	330.04	23.66	23.59	S15.3604W
C40 8.3242	330.04	48.22	48.17	S01.1058W
C41 5.1703	270.03	24.90	24.90	S00.2852E
C42 12.1523	330.04	57.76	57.65	S08.1921E
C43 12.1523	270.03	107.57	107.09	S11.2720W
C44 18.4026	330.04	70.60	70.46	N07.3030W
C45 23.3810	270.03	81.94	81.91	N10.3530W
C46 31.4853	330.04	70.60	70.46	N07.3030W
C47 5.1703	330.04	30.44	30.43	N07.2852W
C48 12.1523	330.04	40.27	40.23	S01.1058W
C49 8.3242	270.03	19.38	19.38	N07.3041E
C50 4.0646	270.03	60.24	60.21	N15.9508E
C51 12.1523	270.03	23.56	23.56	N44.1049E
C52 4.5953	270.03	8.32	8.32	N45.5711E
C53 12.6400	330.04	39.98	39.96	S41.4837W
C54 6.5628	330.04	18.71	18.73	N36.3957E
C55 31.453	330.04	18.73	18.73	N33.2457E
C56 3.1506	330.04	24.71	24.70	S27.0802E
C57 5.4327	330.04	24.71	24.70	N19.5334E
C58 4.4119	270.03	22.10	22.09	S24.5129W
C59 5.1405	270.03	24.67	24.66	N29.4812E
C60 7.4448	330.04	44.62	44.59	N28.3548E
C61 10.1837	330.04	58.50	58.48	N26.3378E
C62 10.1837	270.03	48.59	48.53	S19.3206W
C63 1.2217	330.04	7.90	7.90	N13.4159E
C64 4.2357	270.03	20.73	20.73	N15.1229E
C65 25.0648	270.03	118.36	117.41	N29.5752E
C66 6.2526	330.04	25.19	25.19	S40.2010W
C67 1.2217	270.03	6.90	6.90	S45.2000W
C68 0.4748	330.04	4.59	4.59	S45.4004W
C69 5.9544	70.01	69.91	69.91	S64.3137E
C70 78.1239	70.01	95.56	88.31	N08.2442E
C71 40.9532	70.01	50.08	49.95	S1.50823E
C72 40.9532	70.01	69.91	69.91	S1.50823E
C73 5.9544	70.01	69.91	69.91	S62.3172E
C74 15.1657	330.04	46.21	46.17	S62.5736E
C75 8.0119	330.04	131.45	130.59	S76.2253E
C76 22.4916	330.04	135.83	134.87	N78.2053E
C77 22.3349	330.04	77.94	77.94	N78.2053E
C78 63.4713	70.01	80.13	75.83	N14.2934E
C79 65.3450	70.01	80.13	75.83	N51.0518W
C80 65.3450	70.01	128.36	111.12	S43.3545W
C81 105.0307	70.01	22.97	22.96	S85.2852E
C82 3.9415	330.04	44.26	44.26	S92.9829E
C83 10.2835	270.03	23.26	23.26	S16.5506W
C84 4.5807	270.03	28.43	28.43	S16.5506W

LINE	BEARING	DISTANCE
L1 563.4054E	26.28	
L2 565.4054E	26.28	
L3 567.4054E	26.28	
L4 569.4054E	26.28	
L5 571.4054E	26.28	
L6 573.4054E	26.28	
L7 575.4054E	26.28	
L8 577.4054E	26.28	
L9 579.4054E	26.28	
L10 581.4054E	26.28	
L11 583.4054E	26.28	
L12 585.4054E	26.28	
L13 587.4054E	26.28	
L14 589.4054E	26.28	
L15 591.4054E	26.28	
L16 593.4054E	26.28	
L17 595.4054E	26.28	
L18 597.4054E	26.28	
L19 599.4054E	26.28	
L20 601.4054E	26.28	
L21 603.4054E	26.28	
L22 605.4054E	26.28	
L23 607.4054E	26.28	
L24 609.4054E	26.28	
L25 611.4054E	26.28	
L26 613.4054E	26.28	
L27 615.4054E	26.28	
L28 617.4054E	26.28	
L29 619.4054E	26.28	
L30 621.4054E	26.28	
L31 623.4054E	26.28	
L32 625.4054E	26.28	
L33 627.4054E	26.28	
L34 629.4054E	26.28	
L35 631.4054E	26.28	
L36 633.4054E	26.28	
L37 635.4054E	26.28	
L38 637.4054E	26.28	
L39 639.4054E	26.28	
L40 641.4054E	26.28	
L41 643.4054E	26.28	
L42 645.4054E	26.28	
L43 647.4054E	26.28	
L44 649.4054E	26.28	
L45 651.4054E	26.28	
L46 653.4054E	26.28	
L47 655.4054E	26.28	
L48 657.4054E	26.28	
L49 659.4054E	26.28	
L50 661.4054E	26.28	
L51 663.4054E	26.28	
L52 665.4054E	26.28	
L53 667.4054E	26.28	
L54 669.4054E	26.28	
L55 671.4054E	26.28	
L56 673.4054E	26.28	
L57 675.4054E	26.28	
L58 677.4054E	26.28	
L59 679.4054E	26.28	
L60 681.4054E	26.28	
L61 683.4054E	26.28	
L62 685.4054E	26.28	
L63 687.4054E	26.28	
L64 689.4054E	26.28	
L65 691.4054E	26.28	
L66 693.4054E	26.28	
L67 695.4054E	26.28	
L68 697.4054E	26.28	
L69 699.4054E	26.28	
L70 701.4054E	26.28	
L71 703.4054E	26.28	
L72 705.4054E	26.28	
L73 707.4054E	26.28	
L74 709.4054E	26.28	
L75 711.4054E	26.28	
L76 713.4054E	26.28	
L77 715.4054E	26.28	
L78 717.4054E	26.28	
L79 719.4054E	26.28	
L80 721.4054E	26.28	
L81 723.4054E	26.28	
L82 725.4054E	26.28	
L83 727.4054E	26.28	
L84 729.4054E	26.28	
L85 731.4054E	26.28	
L86 733.4054E	26.28	
L87 735.4054E	26.28	
L88 737.4054E	26.28	
L89 739.4054E	26.28	

LINE	BEARING	DISTANCE
L90 524.4125W	185.93	
L91 N147.248E	171.15	
L92 N172.248E	92.90	
L93 S44.3603W	159.43	
L94 S44.3603W	15.67	
L95 N01.334E	15.67	
L96 S14.2703W	6.76	
L97 S14.2703W	6.76	
L98 S46.5233W	252.50	
L99 S01.0739W	844.89	
L100 S01.0739W	844.89	
L101 S45.0159W	165.82	
L102 S45.0159W	158.51	
L103 S61.9255W	158.51	
L104 S31.0253W	104.81	
L105 S65.5644W	77.73	
L106 S16.1450W	123.37	
L107 S67.3108W	98.68	
L108 S76.5710W	98.68	
L109 N78.0404W	123.26	
L110 N27.0051W	98.18	
L111 N80.0000W	71.43	
L112 S54.5014W	25.62	
L113 S67.3108W	66.38	
L114 S73.3955W	58.80	
L115 S73.3955W	58.80	
L116 S7.74250W	109.04	
L117 S81.4207W	99.90	
L118 S06.5201W	86.46	
L119 S06.5201W	86.46	
L120 S15.3155W	55.31	
L121 S15.3155W	55.31	
L122 S32.2328W	190.61	
L123 S27.2511W	107.13	
L124 N47.1133W	102.47	
L125 S86.0558W	149.62	
L126 S86.0558W	149.62	
L127 S87.1158W	233.09	
L128 S55.4753W	63.98	
L129 S15.4148W	75.73	
L130 S27.4618W	63.57	
L131 N64.0103W	56.96	
L132 S00.0022W	57.28	
L133 S55.2725W	91.02	
L134 S55.2725W	91.02	
L135 S89.2212W	125.50	
L136 S45.3415W	61.63	
L137 S08.4212W	142.63	
L138 S89.1718W	35.94	
L139 S89.1718W	35.94	
L140 N55.2725W	45.79	
L141 S72.4719W	47.37	
L142 S14.0235W	59.97	
L143 S88.3181W	29.76	
L144 N45.0859W	48.41	
L145 S42.3116W	115.80	
L146 S06.2104E	62.18	
L147 S79.3805E	41.15	
L148 S07.0744E	36.25	
L149 S36.3233W	44.44	
L150 N60.0000W	50.54	
L151 N60.0000W	72.84	
L152 N00.0000W	72.84	
L153 N55.2500W	78.25	
L154 N66.5417W	64.93	
L155 S80.2902E	87.93	
L156 S73.5022E	97.17	
L157 S67.3108E	81.88	
L158 S67.3108E	61.88	
L159 S24.3856W	51.35	
L160 S39.4249W	80.73	
L161 S32.4515W	70.30	
L162 S55.5017W	65.58	
L163 S08.4235E	141.33	
L164 S85.2806W	62.57	
L165 S85.2806W	62.57	
L166 S62.3750W	140.13	
L167 S35.1616W	90.71	
L168 S07.4543E	83.98	
L169 S33.0708E	47.75	
L170 S60.1514W	44.15	
L171 N03.0250W	146.53	
L172 N03.0250W	146.53	
L173 S42.3116W	100.00	
L174 S89.2008E	30.11	
L175 S7.75948E	52.56	
L176 S81.0924E	100.00	
L177 N81.0924E	100.00	

PROJ NO. 211133  
 PREPARED FOR: HUNTERSTAR LAND PARTNERS  
 DRAWN BY: J. K. CULPIN  
 APPROVED: J. K. CULPIN  
 FIELDWORK PERFORMED ON: 8/26/21  
 PROFESSIONAL FIRM NO. 1038800  
 CDP#HUN2021

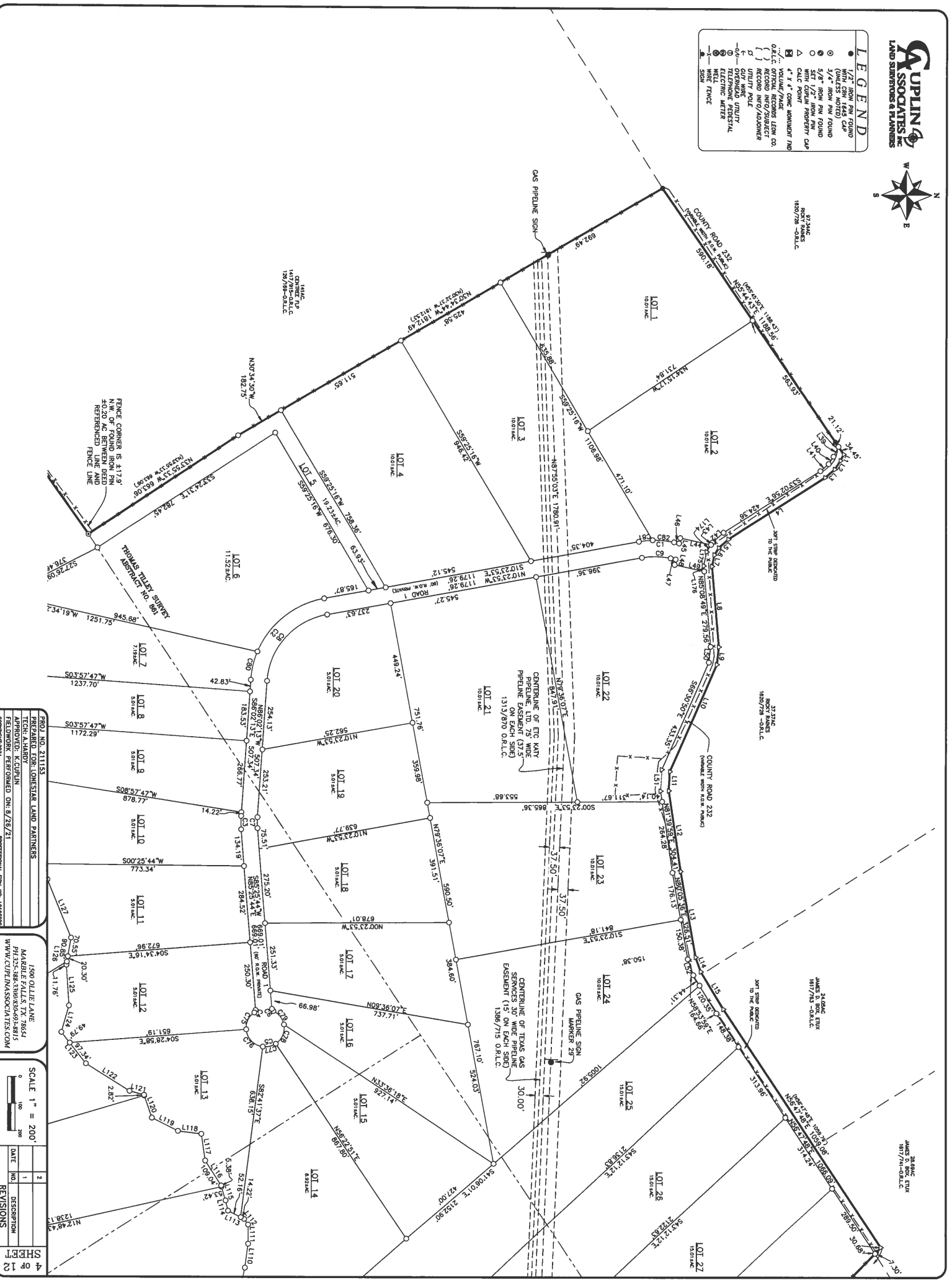
1580 OULLELANE  
 MARBLE FALLS, TX 78855  
 WWW.CULPINASSOCIATES.COM



NO.	DATE	DESCRIPTION	BY
1			



LEGEND	
●	1/2" IRON PIN FOUND WITH CHN 1845 CAP
○	3/4" IRON PIN FOUND
○	5/8" IRON PIN FOUND
○	SET 1/2" IRON PIN WITH COMMON PROPERTY CAP
△	5/8" IRON PIN FOUND
□	4" x 4" CONC. MONUMENT FOR VOLUME/PAGE
( )	O.A.L.C. RECORD RECORDS LEON CO.
( )	RECORD NWS/SUBJECT
( )	UTILITY POLE
—	GUY WIRE
—	OVERHEAD UTILITY
—	UNDERGROUND UTILITY
—	ELECTRIC METER
—	WELL FENCE
—	IRON SIGN



PROJ. NO. 211153  
PREPARED FOR: LONESTAR LAND PARTNERS  
APPROVED: K. CUPPLIN  
FIELDWORK PERFORMED ON: 9/28/21  
PROFESSIONAL TIME NO. 1018890

1500 OLLIE LANE  
MANKIE FALLS, TX 78644  
PHONE: 817.776.5555  
WWW.CUPPLINASSOCIATES.COM

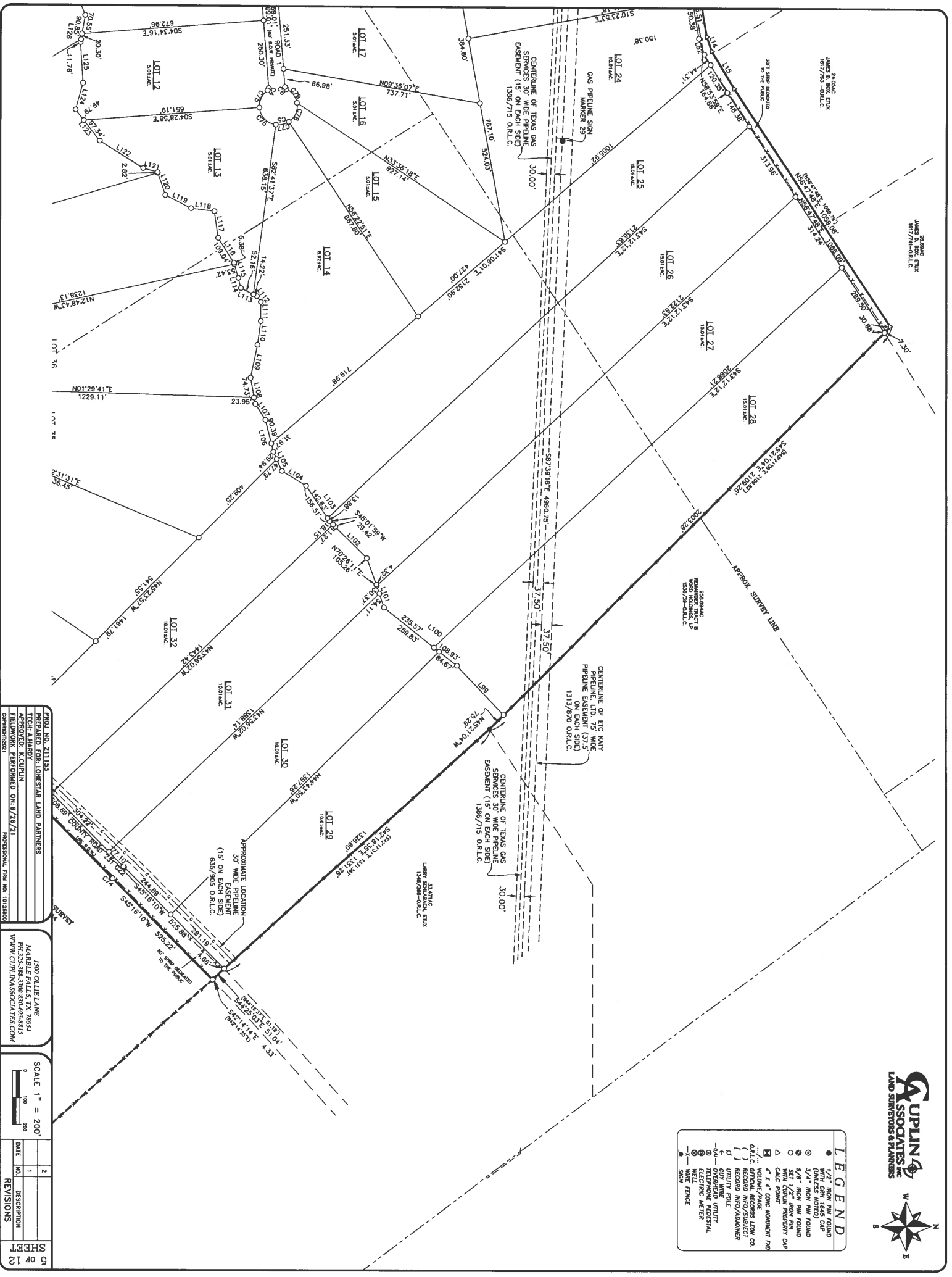
SCALE 1" = 200'

NO.	DESCRIPTION	DATE
1		
2		

SHEET 1 OF 4

**LEGEND**

- 1/4" CONCRETE PIN FOUND WITH CHISEL POINT (UNLESS NOTED)
- 3/4" IRON PIN FOUND
- 5/8" IRON PIN FOUND
- WITH CURBLINE PROPERTY CAP
- △ CALC POINT
- 4" X 4" CONC MONUMENT (NO O.R.L.C. OR INFO. RECORDS LEAD TO O.R.L.C. RECORD INFO./ADJOURNER)
- UTILITY POLE
- OVERHEAD UTILITY
- TELEPHONE POSTAL WIRE METER
- WIRE FENCE
- SIGN



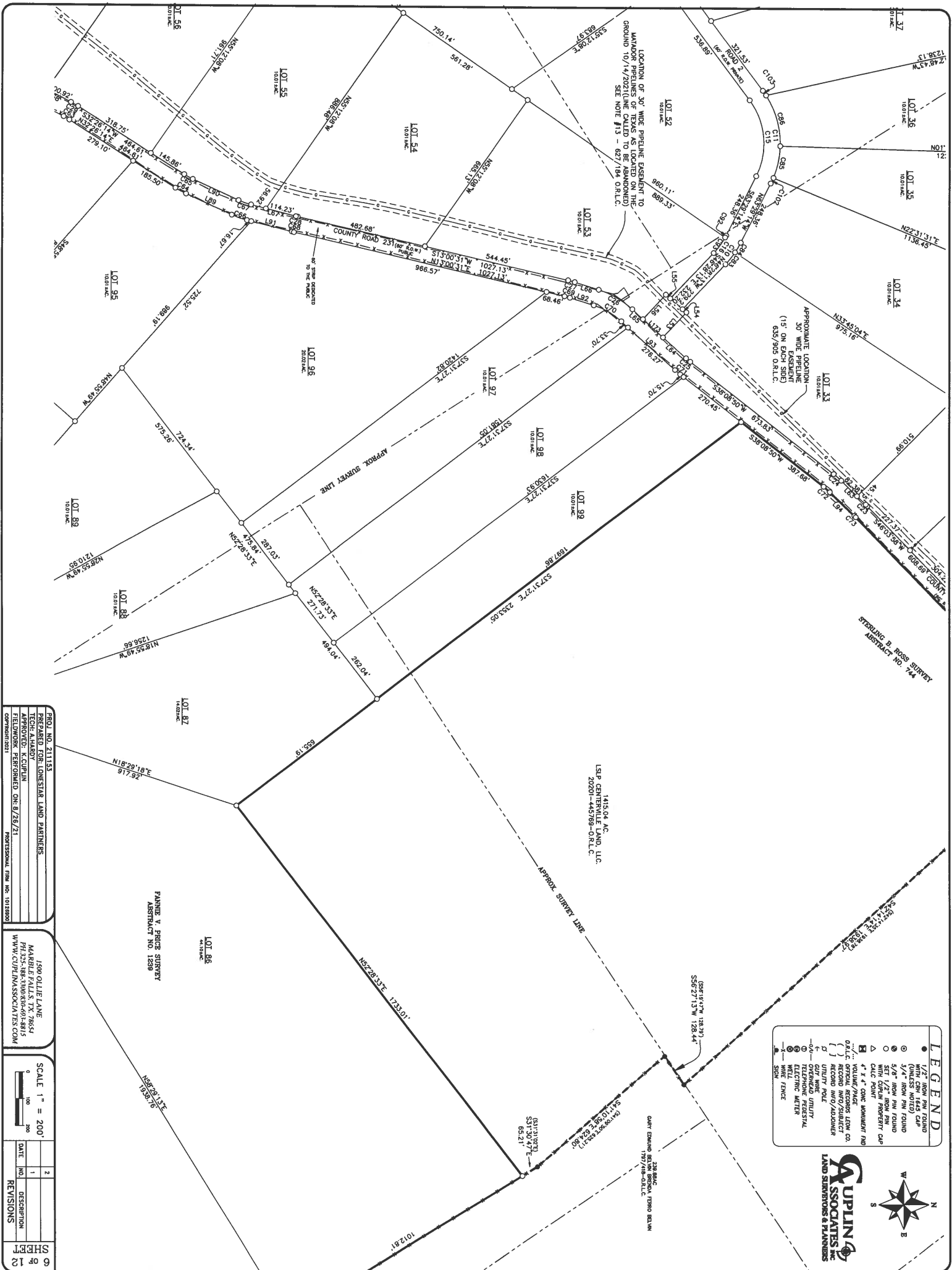
PROJ. NO. 211153  
 PREPARED FOR: LONESTAR LAND PARTNERS  
 APPROVED: K.C. CUPPLIN  
 FIELDWORK PERFORMED ON: 8/26/21  
 PROFESSIONAL FIRM NO. 1018890

1500 OLLIE LANE  
 MANEFALE FALLS, TX 78864  
 PHONE: 817-291-7811  
 WWW.CUPPLINASSOCIATES.COM

SCALE 1" = 200'

NO.	DATE	DESCRIPTION
1		
2		

5 OF 12 SHEETS



LOCATION OF 30' WIDE PIPELINE EASEMENT TO GROUND 10/14/2020 LINE DRAWN AS SHOWN ABOVE. SEE NOTE #13 - 627/184 O.R.L.C.

APPROXIMATE LOCATION 30' WIDE PIPELINE (15' ON EASEMENT 635/305 O.R.L.C.)

1415.04 AC  
LSP CENTREVILLE LAND, LLC  
20201-445768-O.R.L.C.

FRANKE V. PRICE SURVEY  
ABSTRACT NO. 1238

STERLING B. ROSS SURVEY  
ABSTRACT NO. 744

**LEGEND**

- 1/2" IRON PIN FOUND WITH CENTER 1/4" CAP
- 5/8" IRON PIN FOUND
- SET 1/2" IRON PIN WITH CENTER PROPERTY CAP
- 4" x 4" CONC. MONUMENT RND
- VOLUME/PAGE
- RECORD INFO/SUBJECT
- O.R.L.C. RECORDS LESSON CO.
- RECORD INFO/SUBJECT
- GUY WIRE, UTILITY
- SURVEY POINT
- UTILITY POLE
- 2" x 4" CONC. MONUMENT
- WELLS
- ELECTRIC METER
- WELL FENCE
- SON

**CUPLIN & ASSOCIATES, P.C.**  
LAND SURVEYORS & PLANNERS

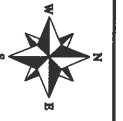
PROJ. NO. 211133  
TECHNICAL DORINESTRA LAND PARTNERS  
APPROVED: K.C. CUPLIN  
FIELDWORK PERFORMED ON: 8/28/21  
PROFESSIONAL FIRM NO. 01518890

1500 OLLIE LANE  
MAYFIELD, OHIO 44134  
PHONE: 440.233.8815  
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 200'  
0 100 200

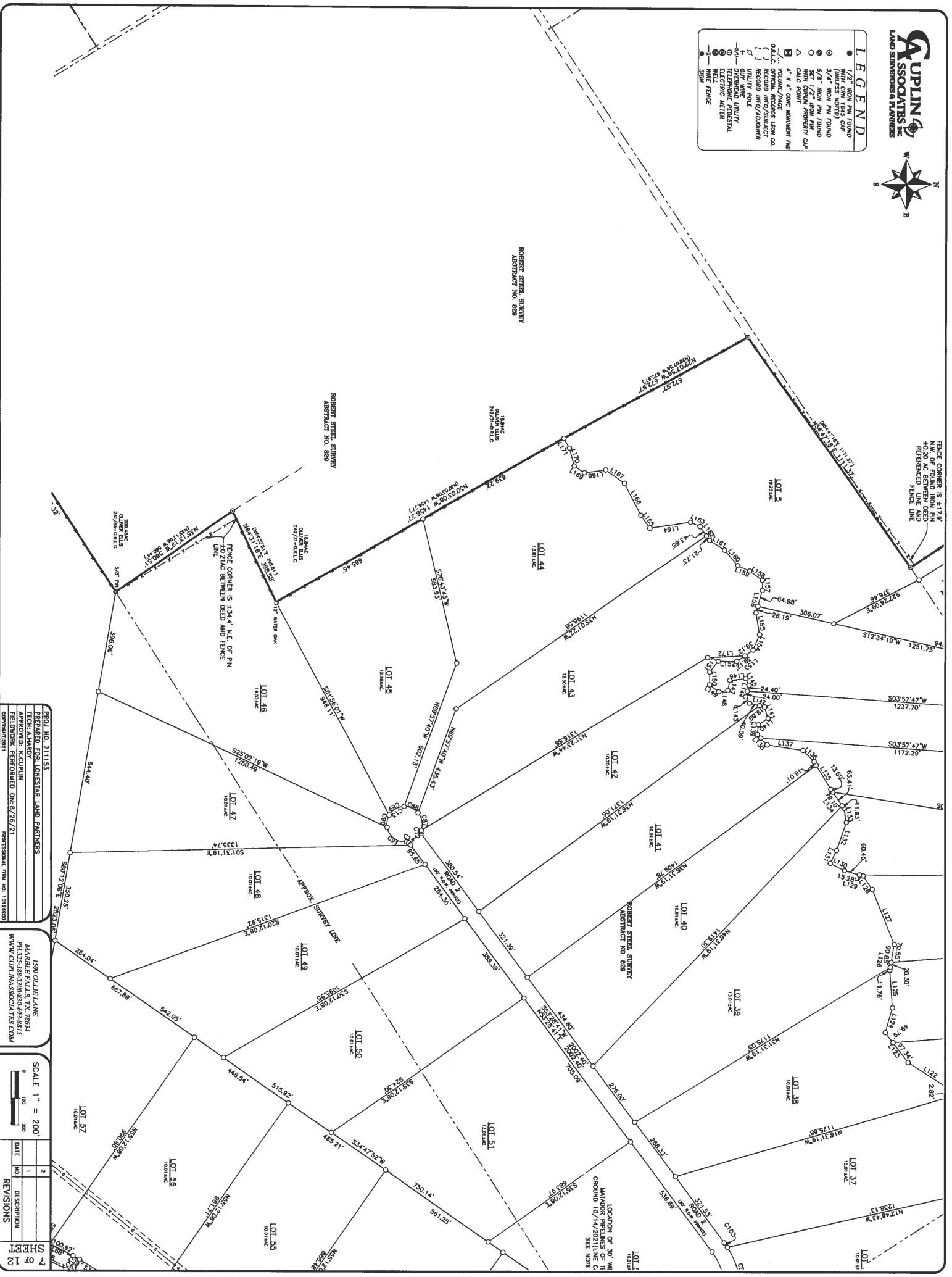
DATE	NO.	DESCRIPTION
	1	
	2	

6 OF 12 SHEETS



**LEGEND**

- 1/2" IRON PIN FOUND WITH CHAIN 1645 CAP (UNLESS NOTED)
- 3/4" IRON PIN FOUND WITH CHAIN 1645 CAP
- SET 1/2" IRON PIN WITH CHAIN PROPERTY CAP
- △ CALC. POINT
- 4" x 4" CON. MONUMENT FND
- O.A.L.C. OFFICIAL RECORDS LEOW CO.
- RECORD NHTD/SUBJECT
- RECORD NHTD/ADJUDICATOR
- QUINCY POLE
- OVERHEAD UTILITY
- ELECTRICAL METER
- WELL
- WIRE FENCE
- SIGN



PROJ. NO. 211153  
 PREPARED FOR: LONESTAR LAND PARTNERS  
 DRAWN BY: J. CURPIN  
 APPROVED: J. CURPIN  
 FIELDWORK PERFORMED ON: 8/26/21  
 PROFESSIONAL FIRM NO. 0138880  
 COMMERCIAL 2021

1500 OLLIE LANE  
 MARBLE FALLS, TX 78654  
 PHONE: 817.253.1153  
 WWW.CURPINASSOCIATES.COM

SCALE 1" = 200'

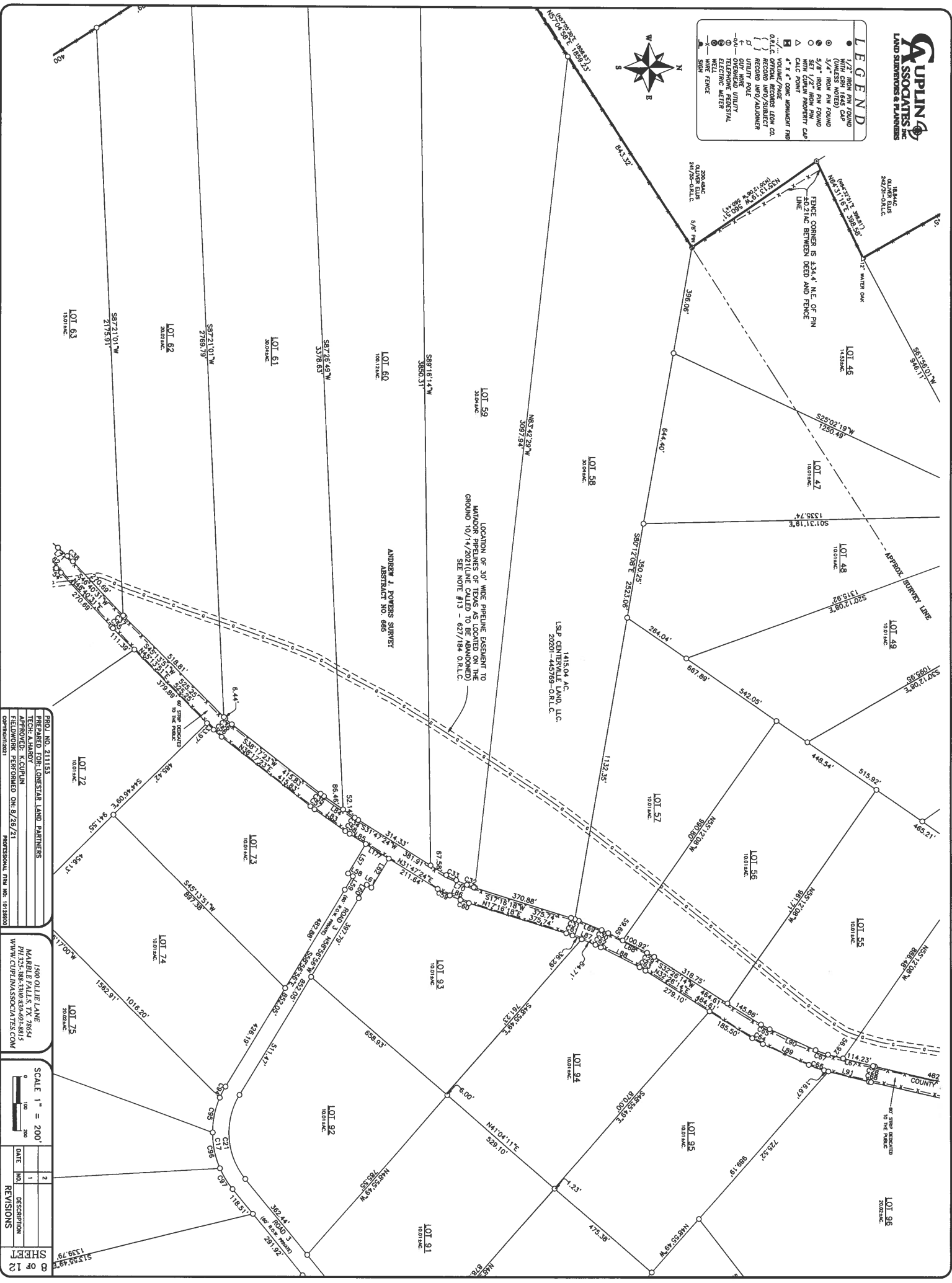
NO.	DATE	DESCRIPTION
1		
2		

REVISIONS



**LEGEND**

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- 3/4" IRON PIN FOUND
- 5/8" IRON PIN FOUND
- 3/4" IRON PIN FOUND
- 5/8" IRON PIN FOUND
- 3/4" IRON PIN FOUND
- 5/8" IRON PIN FOUND
- 3/4" IRON PIN FOUND
- 5/8" IRON PIN FOUND
- 3/4" IRON PIN FOUND
- 5/8" IRON PIN FOUND
- 3/4" IRON PIN FOUND
- 5/8" IRON PIN FOUND
- 3/4" IRON PIN FOUND
- 5/8" IRON PIN FOUND
- 3/4" IRON PIN FOUND
- 5/8" IRON PIN FOUND
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- 3/4" IRON PIN FOUND
- 5/8" IRON PIN FOUND
- 3/4" IRON PIN FOUND
- 5/8" IRON PIN FOUND
- 3/4" IRON PIN FOUND
- 5/8" IRON PIN FOUND
- 3/4" IRON PIN FOUND
8



PROJ. NO. 211153  
PREPARED FOR: FORESTAR LAND PARTNERS  
APPROVED: K.CUPULIN  
FIELDWORK PERFORMED ON: 9/28/21  
PROFESSIONAL FIRM NO. 0138880

1500 OLLIE LANE  
MANEER FALLS, TX 78844  
PHONE: 817-291-8815  
WWW.CUPULINASSOCIATES.COM

SCALE 1" = 200'

DATE	NO.	DESCRIPTION
	1	
	2	

8 OF 12 SHEETS



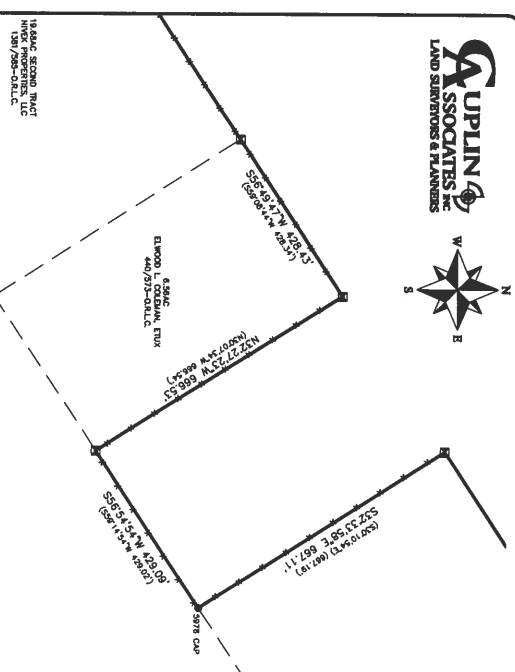






**LEGEND**

- 1/2" IRON PIN FOUND
- 3/4" IRON PIN FOUND
- 5/8" IRON PIN FOUND
- SET 1/2" IRON PIN FOUND
- △ CALC POINT
- 4" x 4" CONC MONUMENT NO. ...
- VOLUME/PAGE
- O&L.C. OFFICIAL RECORDS LEAD CO.
- ( ) RECORD INFO/ADVISER
- C UTILITY POLE
- U GUY WIRE UTILITY
- TELEPHONE POSTAL
- ELECTRIC METER
- WELL
- FENCE
- SIGN



WILLIAM JOHNSTON SURVEY  
ABSTRACT NO. 444

BOAC FIRST TRACT  
JOSEPH WANDERLICH 1427/14-O&L.C.

ARCHIBALD SMITH SURVEY  
ABSTRACT NO. 833

100.00 AC  
1247/28-O&L.C.

PROJ. NO. 211153  
PREPARED FOR: UPPIN ASSOCIATES, INC.  
APPROVED BY: [Signature]  
FIELDWORK PERFORMED ON: 6/26/21  
PROFESSIONAL FIRM NO. 0173880

1500 OLLIE LANE  
MANVILLE FALLS, TX 78854  
PHONE: 409-284-8888  
WWW.UPPINASSOCIATES.COM

SCALE 1" = 200'  
0 100 200

NO.	DATE	DESCRIPTION
1		
2		