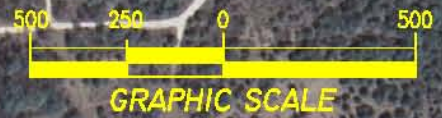


BURNET COUNTY, TX
JEPHTHA BOYCE SURVEY NO. 47,
ABSTRACT NO. 114



SPECIAL WARRANTY DEED
 FROM TURBVILLE MOTORS,
 A TEXAS GENERAL PARTNERSHIP,
 WARREN S. BELLOWS, TRUSTEE,
 AND BETTY ANNE TURBVILLE, TRUSTEE
 TO
 THE LOWER COLORADO RIVER AUTHORITY
 VOL. 577, PG. 650
 TRACT ONE - CALLED 939.812 ACRES

SANITARY CONTROL
 EASEMENT
 VOL. 850, PG. 987
 (150' RADIUS)

**LEASE TRACT
 45.809 ACRES**

CHANNEL EASEMENT
 VOL. 158, PG. 471

N 73°44'32" E
 79.91'

W.S. BELLOWS JR. &
 BETTY ANN TURBVILLE
 TO
 STATE OF TEXAS
 VOL. 158, PG. 469

CHANNEL EASEMENT
 VOL. 158, PG. 471



**P.O.B.
 45.809 Acre**

①
 COLORADO RIVER
 COMPANY
 TO
 L.C.R.A.
 VOL. 83, PG. 511
 (SEE NOTE 3)

Texas Central Zone Grid Coords
 NAD 83/HARN
 N: 10,287,759.45 USft
 E: 2,891,015.09 USft
 Lot: 30°52'37.22259"
 Lon: 98°26'17.98178"



AGREED BOUNDARY
 LINE PER
 BOUNDARY AGREEMENT
 VOL. 809, PG. 378
 GPRBCTX



DEED FROM E.L. HALLMARK TO
 KEITH R. BEEMAN
 VOL. 118, PG. 176

LAST WILL & TESTAMENT OF KEITH R. BEEMAN, SR.
 VOL. 584, PG. 426
 DEVISES PROPERTY TO KEITH R. BEEMAN JR.
 & BARBARA ANN BEEMAN RATHGEBER

DEED FROM KEITH R. BEEMAN
 AND WIFE, EDITH MAY BEEMAN
 TO
 THE STATE OF TEXAS
 VOL. 157, PG. 82

NOTES:

- 1) ALL DISTANCES SHOWN ARE SURFACE VALUES. TO COMPUTE GRID DISTANCES MULTIPLY BY THE CSF OF 0.999830904.
- 2) THERE ARE IMPROVEMENTS ON THIS TRACT THAT ARE NOT SHOWN HEREON.
- 3) THE TRACTS REFERENCED HEREON IN VOL. 83, PG. 511 IS FURTHER DESCRIBED AS THE TWENTY THIRD TRACT IN SUBDIVISION A OF SECTION THREE OF THE INDENTURE OF MORTGAGE EXECUTED BETWEEN CENTRAL TEXAS HYDRO ELECTRIC COMPANY AND CONTINENTAL ILLINOIS BANK AND TRUST COMPANY AND WILLIAM P. KOPF, TRUSTEES RECORDED IN VOL. 21, PG. 11 OF THE DEED OF TRUST RECORDS OF BURNET COUNTY, TEXAS.

LEGEND

- 1/2" IRON ROD FOUND
- COTTON SPINDLE SET
- 1/2" IRON ROD SET W/ PLASTIC CAP
- 5/8" IRON ROD SET W/ ALUM. CAP
- CONCRETE MONUMENT FOUND
- ⊕ CALCULATED POINT
- ✕ NEW DEER-PROOF FENCE
- FENCE POST
- () RECORD INFO. PER VOL. 577, PG. 650
- [] CALC'D INFO. PER TXDOT ROW MAP

BEARING BASIS: Texas Lambert Grid, Central Zone, NAD 83/93 HARN

<p>LOWER COLORADO RIVER AUTHORITY</p> <p>PLAT SHOWING 45.809 ACRE LEASE TRACT BEING A PORTION OF RESOURCE TRACT BE-24 BURNET COUNTY, TEXAS</p>	FIELD BOOK: 98-06 & 2000-02
	WP FILE: LBUC019H-0003A.DOC
	WA NO.: WO# 385836
	DRAWN BY: G.THOMPSON SURVEYING & MAPPING DEPT.
	SCALE: 1" = 500' 02/06/2007 LBUC019H-0003A