

STATE OF NC COUNTY OF Cherokee

KNOW ALL MEN BY THESE PRESENTS: THAT MTX960, LLC, BEING THE OWNER OF THE TRACT SHOWN HEREON, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES TO GILLESPIE COUNTY, TEXAS FOR THE USE OF THE PUBLIC FOREVER, ALL ROADS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES SHOWN HEREON, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JOHN SNOW - MANAGING MEMBER

STATE OF NC COUNTY OF Cherokee

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOHN SNOW, THE OWNER AND MANAGING MEMBER FOR MTX960, LLC, KNOWN OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

Yvonne Phillips NOTARY PUBLIC

STATE OF NC COUNTY OF Cherokee

KNOW ALL MEN BY THESE PRESENTS: THAT BROWN RANCH LEND, LLC, BEING THE LIEN HOLDER OF THE TRACT SHOWN HEREON, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES TO GILLESPIE COUNTY, TEXAS FOR THE USE OF THE PUBLIC FOREVER, ALL ROADS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES SHOWN HEREON, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JOHN SNOW - MANAGING MEMBER

STATE OF NC COUNTY OF Cherokee

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOHN SNOW, THE OWNER AND MANAGING MEMBER FOR BROWN RANCH LEND, LLC, KNOWN OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGING INSTRUMENT AND ACKNOWLEDGED THAT (S)HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

Yvonne Phillips NOTARY PUBLIC

STATE OF TEXAS: COUNTY OF GILLESPIE:

THIS PLAT OF "MAVERICK" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF GILLESPIE COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COURT. DATED THIS 26th DAY OF September, 2022.



MARK STROEHER, COUNTY JUDGE, GILLESPIE COUNTY, TEXAS

STATE OF TEXAS: COUNTY OF GILLESPIE:

I DO HEREBY CERTIFY: THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY DESCRIBED AND PLATTED HEREON AS DETERMINED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

Danny J. Stark REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5802



STATE OF TEXAS: COUNTY OF GILLESPIE:

APPROVED BY THE COMMISSIONERS COURT OF GILLESPIE COUNTY, TEXAS ON THE 26 DAY OF September, 2022 A.D. BY ORDER NO. OF SAID COURT.

Lindsay Brown COUNTY CLERK OF GILLESPIE COUNTY, TEXAS

FILED AND RECORDED OFFICIAL PUBLIC RECORDS

Lindsay Brown County Clerk Gillespie County Texas September 29, 2022 09:00:08 AM

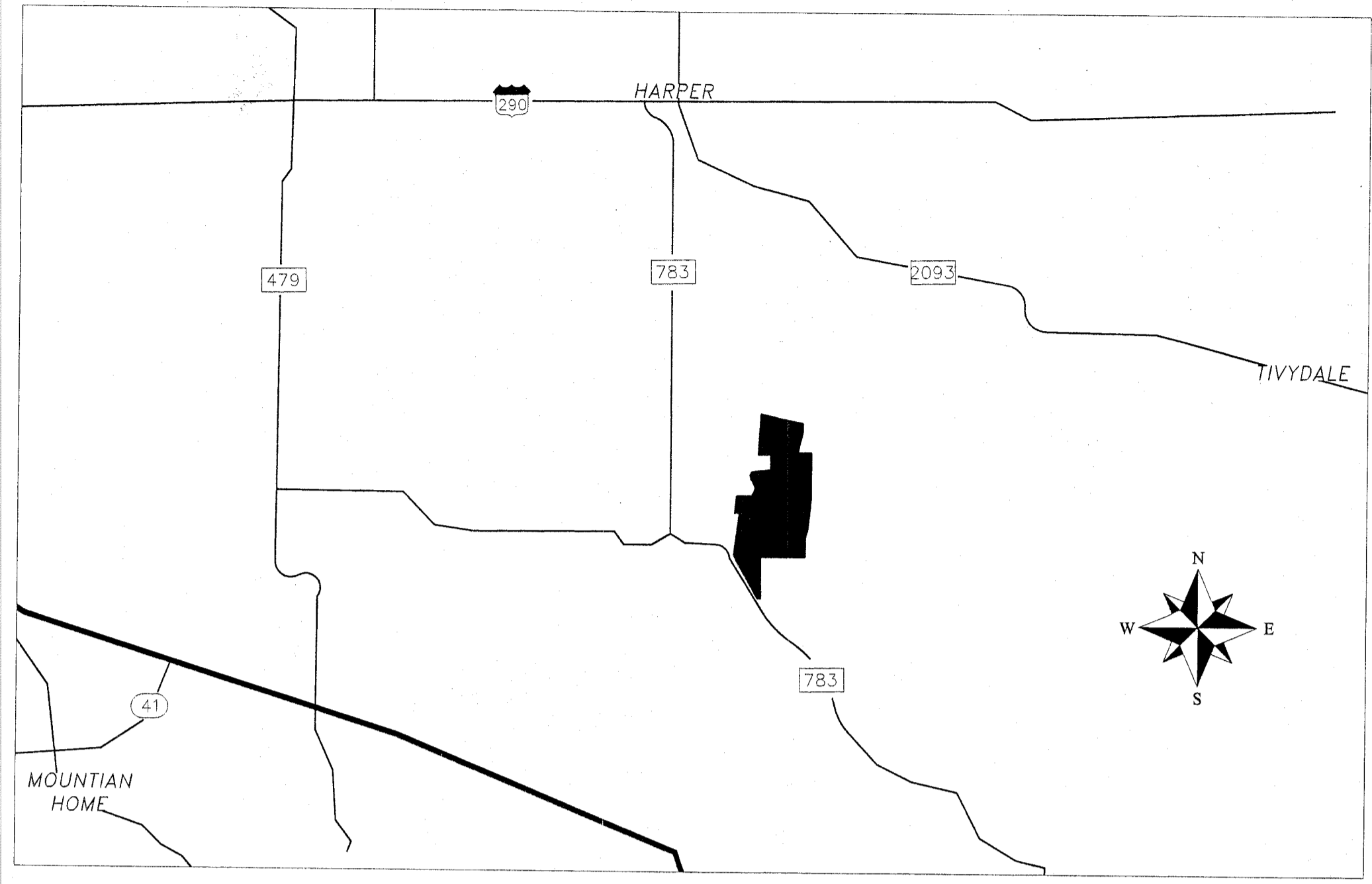


TXDOT NOTES:

- 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE REDUCTION.
2. THE DEVELOPER/OWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO THE STATE HIGHWAY (RR 783) FROM THIS PROPERTY, WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. ONE ACCESS POINT AS SHOWN ON THE PLAT, LABELED "PACK SADDLE DRIVE" WILL BE ALLOWED. NO ADDITIONAL ACCESS WILL BE GRANTED TO THE DEVELOPED PROPERTY.
4. ANY CURRENT OR FUTURE TRAFFIC CONTROL MEASURES AS A RESULT OF THIS DEVELOPMENT, (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
5. THE DEVELOPER WILL BE REQUIRED TO INSTALL AN APPROVED MAIL DELIVERY SYSTEM OUTSIDE OF THE STATE RIGHT-OF-WAY FOR POSTAL PATRONS OCCUPYING THE DEVELOPMENT/PROPERTY.

NOTES:

- 1. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X/A (AREAS INSIDE/OUTSIDE THE 100 YEAR FLOOD PLAIN), AS SHOWN ON THE COUNTY FLOOD INSURANCE RATE MAP NO. 48171C0400C DATED OCTOBER 19, 2001.
2. MTX960, LLC, BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT GILLESPIE COUNTY SHALL HAVE NO OBLIGATIONS WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN IN THIS SUBDIVISION UNTIL AND UNLESS MTX960, LLC, AND/OR MAVERICK RANCH HOMEOWNERS ASSOCIATION, INC. HAS IMPROVED THE ROADWAYS TO THE THEN CURRENT STANDARDS REQUIRED BY GILLESPIE COUNTY AND THEY HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL WRITTEN ACTION OF THE GILLESPIE COUNTY COMMISSIONER COURT AND THE ROADWAY OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO MAVERICK RANCH HOMEOWNERS ASSOCIATION, INC. FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.
3. THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE GILLESPIE COUNTY SUBDIVISION RULES AND REGULATIONS.
4. THERE ARE 39,333.02 LINEAR FEET AND 59.37 ACRES OF NEW ROADS WITHIN THIS SUBDIVISION LOCATED IN GILLESPIE COUNTY.
5. THERE ARE 137 NEW RESIDENTIAL LOTS AND 2 COMMON AREA LOTS WITHIN THIS SUBDIVISION.
6. GILLESPIE COUNTY AND THE HILL COUNTRY UNDERGROUND WATER CONSERVATION DISTRICT MAKE NO REPRESENTATION OR GUARANTEE AS TO WATER QUALITY OR THAT A PRESENT OR FUTURE ADEQUATE WATER SUPPLY EXISTS.
7. GILLESPIE COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; THE PROPERTY OWNERS IN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS GILLESPIE COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
8. BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE PROPERTY WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS. GILLESPIE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR CONTROL EROSION. GILLESPIE COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
9. BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD83.
10. NO LOTS WITHIN THIS SUBDIVISION SHALL BE RE-SUBDIVIDED.
11. DISTANCES AS SHOWN HEREON ARE GRID VALUES. FOR SURFACE CONVERSION, USE SCALE FACTOR OF 1.00008888.
12. THIS SUBDIVISION IS A RESIDENTIAL DEVELOPMENT.
13. LOTS WILL BE SERVED BY INDIVIDUAL WATER WELLS AND SEPTIC SYSTEMS.
14. PRIOR TO CONSTRUCTION ON ANY LOT THE OWNER OF SAID LOT SHALL CONTACT GILLESPIE COUNTY OSSF DESIGNATED REPRESENTATIVE. ALL LOTS IN THIS SUBDIVISION ARE REQUIRED TO COMPLY WITH ALL CURRENT AND FUTURE OSSF REGULATIONS ADOPTED BY GILLESPIE COUNTY. INDIVIDUAL OSSF SYSTEMS SELECTION MUST BE MADE IN CONJUNCTION WITH THE SITE EVALUATION WITH RESPECT TO THE INDIVIDUAL SITE PERMITTING PROCESS, IN ACCORDANCE WITH THE 30 TAC 285 OSSF RULES.
15. ENTRY FEATURE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE HOA FOR THE PURPOSE OF MAINTAINING THE ENTRY FEATURE AREA. NO INDIVIDUAL OWNER SHALL ERRECT OR CAUSE TO BE ERRECTED ANY VERTICAL IMPROVEMENTS WITHIN THIS EASEMENT.
16. GRANTED UNTO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. A TEXAS CORPORATION, WHOSE POST OFFICE ADDRESS IS FREDRICKSBURG, TEXAS, AND ITS SUCCESSORS OR ASSIGNS, AN EASEMENT, AS FOLLOWS: GRANTORS HEREBY DEDICATE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN (10) FEET OF THE REAR, FRONT AND SIDE LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, BOULEVARDS, LANES, AND ROADS OF THE SUBDIVISION, AND TEN (10) FEET ALONG THE OTHER BOUNDARIES OF ALL STREETS, BOULEVARDS, LANES, AND ROADS, WHERE PROPERTY LINES OF INDIVIDUAL LOTS AND/OR TRACTS ARE DEEDED TO THE CENTER OF SAID AVENUES AND TWENTY (20) FEET ALONG THE ENTIRE PERIMETER OF SAID SUBDIVISION AND WITH THE AUTHORITY TO PLACE, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE, AND REPLACE THEREON AN ELECTRIC DISTRIBUTION LINE OR SYSTEM. THE EASEMENT RIGHTS HEREBY GRANTED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREAS OF EACH LOT AND/OR TRACTS AND ALL IMPROVEMENTS WITHIN IT SHALL BE RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL THE RIGHTS AND BENEFITS NECESSARY AND CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREBY GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO, AND EGRESS FROM SAID RIGHT-OF-WAY AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT AND TRIM TREES, UNDERGROWTH, AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID INSTALLATIONS. THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR REMOVAL OF ANY OR ALL LIMBS, DEBRIS, BRANCHES OR BRUSH THAT MUST BE CUT IN ORDER TO CLEAR THE RIGHT-OF-WAY FOR NEW CONSTRUCTION OR MAINTENANCE OF ANY LINES CONSTRUCTED ON THE PROPERTY.
17. PROPERTY OWNERS MAY NOT UTILIZE DRAINAGE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE. NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE MAVERICK RANCH HOMEOWNERS ASSOCIATION INC.
18. DRAINAGE EASEMENTS SHOWN HEREON ARE INTENDED TO DEPICT THE PRESENCE OF AN EXISTING DRAINAGE PATH, BASED ON THE LIDAR CONTOURS. THE FILL SPREAD OF THE STORMWATER MAY OR MAY NOT BE FULLY CONTAINED WITHIN THE EASEMENT. THE EASEMENT ALLOWS FOR MAINTENANCE OF THE DRAINAGE PATHS, IF REQUIRED. ANY CHANGES TO OR ALONG THE NATURAL DRAINAGE PATHS (I.E. CHANGES TO GRADE OR CHARACTER OF WATER FLOW) MUST BE DESIGNED BY A PROFESSIONAL ENGINEER.
19. ALL WELLS DRILLED WITHIN MAVERICK SHALL BE COMPLETED IN THE TRINITY HENSEL AQUIFER AND THE EDWARDS AQUIFER SHALL BE SEALED OFF FROM ANY PRODUCTION. EACH WELL SHOULD BE DRILLED AS DEEP AS PRACTICAL TO THE BASE OF THE TRINITY AQUIFER TO PROVIDE A MAXIMUM POSSIBLE YIELD, AND PUMPS SHOULD BE SET AS DEEP AS PRACTICAL TO PROTECT FROM LOWER WATER LEVELS DURING DROUGHT.



MAVERICK 960.307 ACRES L. GIL SURVEY NO. 171, ABSTRACT 244, B. KENDRICK SURVEY NO. 172, ABSTRACT 352, B.B.B. C.R.R. CO. SURVEY NO. 173, ABSTRACT 78, J. STEVENS SURVEY NO. 553, ABSTRACT 1259, J. COOK SURVEY NO. 158, ABSTRACT 999, B.B.B. C.R.R. CO. SURVEY NO. 356, ABSTRACT 76, J. LEYENDECKER SURVEY NO. 228, ABSTRACT 440, B.S. & FORWOOD SURVEY NO. 307, ABSTRACT 810, L.I.&A. ASS. SURVEY NO. 157, ABSTRACT 866, GILLESPIE COUNTY, TEXAS

Table with 2 columns: No., Description. Row 1: 1, PROJ. NO. 211614. Row 2: 2, PREPARED FOR: JOHN SNOW. Row 3: 3, TECH: A. HARDY. Row 4: 4, APPROVED: DANNY STARK. Row 5: 5, FIELDWORK PERFORMED ON: [blank].

Table with 2 columns: No., Description. Row 1: 1, 1500 OLLIE LANE MARBLE FALLS, TX 78654 PH. 325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM. Row 2: 2, [blank].



LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows 1-100.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows 101-200.

CURVE TABLE with columns: CURVE, RADIUS, ARC LEN, CHD LEN, CHD BRG. Rows 1-100.

CURVE TABLE with columns: CURVE, RADIUS, ARC LEN, CHD LEN, CHD BRG. Rows 101-200.

CURVE TABLE with columns: CURVE, RADIUS, ARC LEN, CHD LEN, CHD BRG. Rows 201-300.

CURVE TABLE with columns: CURVE, RADIUS, ARC LEN, CHD LEN, CHD BRG. Rows 301-400.

DRAINAGE EASEMENT LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows 1-100.

DRAINAGE EASEMENT LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows 101-200.

BEING A 960.307 ACRE TRACT OF LAND WITH APPROXIMATE ACERAGES OUT OF THE FOLLOWING SURVEYS IN GILLESPIE COUNTY, TEXAS:
SURVEY NAME SURVEY NO. ABSTRACT NO. ACRES
L. GIL 171 244 162.43
B. KENDRICK 172 352 49.00
A.B.B. C.R.R. CO. 173 78 213.08
J. STEVENS 953 1259 36.59
J. COOK 158 999 353.00
B.B.B. C.R.R. CO. 356 76 0.81
J. LEYENDECKER 228 440 0.10
B.S. FORWOOD 307 1414 14.43
L.I.A. ASS. 157 866 0.04
AND BEING THAT SAME TRACT CALLED 960.72 ACRES IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO MTX960, LLC, OF RECORD IN DOCUMENT NO. 20218621, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS, AS MODIFIED BY BOUNDARY LINE AGREEMENT BETWEEN GEORGE ANNA SHEFTALL, STEVEN HOLEKAMP AND MTX 960, LLC, OF RECORD IN DOCUMENT NO. 20225520, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS, SAID 960.307 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 3" IRON PIPE SET IN THE EASTERN RIGHT OF WAY LINE OF R.M. HIGHWAY 783, AT THE SOUTHERNMOST CORNER OF A TRACT OF LAND CALLED 10.00 ACRES IN A DEED WITHOUT WARRANTY TO JOE DEAN SPENCER AND KAREN ELAINE SPENCER, OF RECORD IN VOLUME 212, PAGE 546, DEED RECORDS OF GILLESPIE COUNTY, TEXAS, AND AN ANGLE POINT HEREOF;
THENCE N 07°11'27" E, WITH THE EASTERN BOUNDARY LINE OF SAID 10 ACRE SPENCER TRACT AND THE EASTERN BOUNDARY LINE OF A TRACT OF LAND CALLED 58.5 ACRES IN A WARRANTY DEED TO JOE DEAN SPENCER, OF RECORD IN VOLUME 144, PAGE 254, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GILLESPIE COUNTY, TEXAS, A DISTANCE OF 3054.25 FEET TO A 4" IRON PIPE FENCE POST FOR AN INTERIOR CORNER HEREOF;
THENCE S 84°31'26" W, A DISTANCE OF 315.39 FEET TO A 4" IRON PIPE POST FOUND FOR A SOUTHWESTERN CORNER HEREOF;
THENCE N 05°35'24" E, A DISTANCE OF 1098.37 FEET TO A 4" IRON PIPE POST FOUND IN OR NEAR THE SOUTH LINE OF THE W. NICHOLS SURVEY NO. 307, ABSTRACT NO. 1137 AND THE SOUTHERN BOUNDARY LINE OF A TRACT OF LAND CALLED 24 ACRES IN A WARRANTY DEED TO STEVEN HOLEKAMP, OF RECORD IN VOLUME 312, PAGE 475, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GILLESPIE COUNTY, TEXAS, AND IN OR NEAR THE NORTH LINE OF THE B. S. & FORWOOD SURVEY NO. 307, FOR A NORTHWESTERN CORNER HEREOF;
THENCE WITH THE EASTERN BOUNDARY LINE OF SAID HOLEKAMP TRACT AND THE EASTERN BOUNDARY LINE OF A TRACT OF LAND CALLED 75.5 ACRES BY GILLESPIE CENTRAL APPRAISAL DISTRICT AND CALLED 52 ACRES IN A GIFT WARRANTY DEED TO GEORGE ANNA HOLEKAMP SHEFTALL, OF RECORD IN VOLUME 280, PAGE 909, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GILLESPIE COUNTY, TEXAS, THE FOLLOWING COURSES AND DISTANCES PER BOUNDARY LINE AGREEMENT:
1.N 89°06'03" E, A DISTANCE OF 1135.05 FEET TO A 4" IRON PIPE FENCE POST FOR AN ANGLE POINT HEREOF;
2.N 01°59'53" W, A DISTANCE OF 192.76 FEET TO A 4" IRON PIPE FENCE POST FOUND FOR AN ANGLE POINT HEREOF;
3.N 40°36'01" W, A DISTANCE OF 43.61 FEET TO A COTTON SPINDLE FOUND FOR AN ANGLE POINT HEREOF;
4.N 32°36'19" E, A DISTANCE OF 98.31 FEET TO COTTON SPINDLE FOUND FOR AN ANGLE POINT HEREOF;
5.N 28°55'30" E, A DISTANCE OF 121.44 FEET TO A 1/2" IRON PIN FOUND STAMPED "SEARCHERS" FOR AN ANGLE POINT HEREOF;
6.N 12°57'34" E, A DISTANCE OF 159.78 FEET TO A 1/2" IRON PIN FOUND STAMPED "SEARCHERS" FOR AN ANGLE POINT HEREOF;
7.N 02°14'35" E, A DISTANCE OF 69.57 FEET TO COTTON SPINDLE FOUND FOR AN ANGLE POINT HEREOF;
8.N 06°17'38" W, A DISTANCE OF 59.77 FEET TO A COTTON SPINDLE FOUND FOR AN ANGLE POINT HEREOF;
9.N 14°33'10" W, A DISTANCE OF 111.19 FEET TO A 1/2" IRON PIN FOUND STAMPED "SEARCHERS" FOR AN ANGLE POINT HEREOF;
10.N 31°03'56" W, A DISTANCE OF 137.34 FEET TO A MAG NAIL WITH WASHER MARKED "SEARCHERS RPLS 6275 FOUND FOR AN ANGLE POINT HEREOF;
11.N 03°44'45" W, A DISTANCE OF 64.72 FEET TO A 1/2" IRON PIN FOUND STAMPED "SEARCHERS" FOR AN ANGLE POINT HEREOF;
12.S 30°42'33" W, AT 174.42 FEET PASSING A COTTON SPINDLE FOUND, IN ALL A DISTANCE OF 296.30 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF;
13.N 13°48'26" W, A DISTANCE OF 257.28 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF;
14.N 20°20'53" E, A DISTANCE OF 122.56 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF;
15.N 62°51'12" E, A DISTANCE OF 135.31 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF;
16.N 78°59'18" W, A DISTANCE OF 152.74 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF; AND
17.N 86°29'28" E, A DISTANCE OF 1108.82 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF, WHENCE A 2.5" IRON PIPE FENCE POST FOUND BEARS N 00°26'47" W, A DISTANCE OF 64.36 FEET;
18.N 00°43'16" W, AT 38.88 FEET PASSING A 1/2" IRON PIN FOUND STAMPED "SEARCHERS", IN ALL A DISTANCE OF 1251.19 FEET TO A 6" IRON PIPE FENCE POST FOUND IN OR NEAR THE SOUTH LINE OF THE A. GIL SURVEY NO. 171 AND IN OR NEAR THE NORTH LINE OF THE B.B.B. & C. R.R. CO. SURVEY NO. 173, FOR A REINTEGRANT CORNER HEREOF; AND
19.S 89°12'43" W, A DISTANCE OF 876.24 FEET TO A 4" IRON PIPE POST FOUND AT THE SOUTHEAST CORNER OF A TRACT OF LAND CALLED 54.19 ACRES IN A WARRANTY DEED WITH VENDOR'S LIEN TO ANDREW W. KRAMER AND WIFE, RUTH C. KRAMER, OF RECORD IN VOLUME 275, PAGE 502, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GILLESPIE COUNTY, TEXAS, FOR A SOUTHWESTERN CORNER HEREOF;
THENCE N 03°31'14" E, A DISTANCE OF 2815.82 FEET TO A 2" IRON PIPE POST FOUND IN THE SOUTHERN BOUNDARY LINE OF A TRACT OF LAND CALLED 141.29 ACRES IN A DOCUMENT TO ANDREW KRAMER, OF RECORD IN A VOLUME 25, PAGE 542, DEED RECORDS OF GILLESPIE COUNTY, TEXAS, FOR THE NORTHERNMOST CORNER HEREOF;
THENCE WITH THE SOUTHERN BOUNDARY LINE OF SAID KRAMER TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1.S 75°34'57" E, A DISTANCE OF 1609.58 FEET TO A 2" IRON PIPE POST FOUND, FOR ANGLE POINT HEREOF; AND
2.S 79°15'11" E, A DISTANCE OF 1397.22 FEET TO A 3" IRON PIPE POST FOUND AT A REINTEGRANT CORNER OF A TRACT OF LAND CALLED 368.6117 ACRES IN A GENERAL WARRANTY DEED TO CHARLES R. BRIGHTWELL, JR. AND ANDREA BRIGHTWELL AS TRUSTEES OF THE CHARLES AND ANDREA BRIGHTWELL LIVING TRUST, OF RECORD IN DOCUMENT NO. 20186644, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS FOR THE NORTHERNMOST CORNER HEREOF;
THENCE WITH THE WESTERN BOUNDARY LINE OF SAID BRIGHTWELL TRUST TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:
1.S 00°27'16" E, A DISTANCE OF 537.36 FEET TO A 4" IRON PIPE POST FOUND FOR AN ANGLE POINT HEREOF;
2.S 13°30'36" E, A DISTANCE OF 1611.94 FEET TO A 2" IRON PIPE POST FOUND FOR AN ANGLE POINT HEREOF;
3.S 58°29'37" E, A DISTANCE OF 975.92 FEET TO A 6" IRON PIPE POST FOUND FOR A REINTEGRANT CORNER OF SAID BRIGHTWELL TRUST TRACT AND THE EASTERNMOST NORTHEAST CORNER HEREOF;
4.S 00°09'10" E, A DISTANCE OF 3168.73 FEET TO A 6" IRON PIPE POST FOUND FOR AN ANGLE POINT HEREOF;
5.S 06°05'35" E, A DISTANCE OF 246.45 FEET TO A 2" IRON PIPE POST FOUND FOR AN ANGLE POINT HEREOF; AND
6.S 06°00'51" W, PASSING THE NORTHWEST CORNER OF A TRACT OF LAND CALLED 217.65 ACRES IN A PARTITION DEED TO GERALD KRAMER ET AL, OF RECORD IN VOLUME 444, PAGE 225, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GILLESPIE COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF SAID BRIGHTWELL TRUST TRACT, A DISTANCE OF 807.94 FEET TO A 2" IRON PIPE POST FOUND FOR AN ANGLE POINT HEREOF;
THENCE S 06°08'25" W, A DISTANCE OF 707.55 FEET TO A 2" IRON PIPE POST FOUND FOR AN ANGLE POINT HEREOF;
THENCE S 06°17'23" W, A DISTANCE OF 596.18 FEET TO A 6" IRON PIPE POST FOUND IN THE NORTHERN RIGHT OF WAY LINE OF FIEDLER PUBLIC ROAD AT THE SOUTHWEST CORNER OF SAID GERALD KRAMER TRACT, FOR AN ANGLE POINT HEREOF;
THENCE WITH THE WESTERN AND NORTHERN BOUNDARY LINES OF SAID FIEDLER ROAD, THE FOLLOWING TEN (10) COURSES AND DISTANCES:
1.S 86°06'34" E, A DISTANCE OF 30.04 FEET TO A 3" IRON PIPE POST FOUND FOR AN ANGLE POINT HEREOF;
2.S 06°10'09" W, A DISTANCE OF 108.91 FEET TO A 4" IRON PIPE POST FOUND FOR AN ANGLE POINT HEREOF;
3.S 13°48'34" E, A DISTANCE OF 446.79 FEET TO A 4" IRON PIPE POST FOUND FOR AN ANGLE POINT HEREOF;
4.S 00°44'44" E, A DISTANCE OF 1189.51 FEET TO A 4" IRON PIPE POST FOUND FOR AN ANGLE POINT HEREOF;
5.S 42°32'48" W, A DISTANCE OF 71.81 FEET TO A 4" IRON PIPE POST FOUND FOR AN ANGLE POINT HEREOF;
6.S 89°29'46" W, A DISTANCE OF 1908.17 FEET TO A 4" IRON PIPE POST FOUND FOR AN ANGLE POINT HEREOF;
7.S 89°37'59" W, A DISTANCE OF 1185.38 FEET TO A 4" IRON PIPE POST FOUND FOR AN ANGLE POINT HEREOF;
8.S 49°44'24" W, A DISTANCE OF 85.46 FEET TO A 4" IRON PIPE POST FOUND FOR AN ANGLE POINT HEREOF;
9.S 00°28'31" E, A DISTANCE OF 1962.98 FEET TO A 4" IRON PIPE POST FOUND FOR AN ANGLE POINT HEREOF; AND
10.S 04°40'12" E, A DISTANCE OF 280.17 FEET TO A 4" IRON PIPE POST FOUND AT THE NORTHEAST CORNER OF A CEMETERY, FOR AN ANGLE POINT HEREOF;
THENCE WITH THE BOUNDARY OF SAID CEMETERY, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
1.S 89°19'18" W, A DISTANCE OF 210.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN" FOR THE NORTHWEST CORNER OF SAID CEMETERY AND A REINTEGRANT CORNER HEREOF;
2.S 00°34'53" E, A DISTANCE OF 210.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN" FOR THE SOUTHWEST CORNER OF SAID CEMETERY AND A REINTEGRANT CORNER HEREOF;
3.N 89°19'18" E, A DISTANCE OF 210.00 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN" IN THE WESTERN BOUNDARY LINE OF SAID FIEDLER ROAD FOR THE SOUTHEAST CORNER OF SAID CEMETERY AND AN ANGLE POINT HEREOF;
THENCE WITH THE WESTERN AND NORTHERN BOUNDARY LINES OF SAID FIEDLER ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1.S 00°34'49" E, A DISTANCE OF 418.75 FEET TO A 4" IRON PIPE POST FOUND FOR THE SOUTHERNMOST SOUTHEAST CORNER HEREOF; AND
2.S 89°56'35" W, A DISTANCE OF 155.32 FEET TO A 4" IRON PIPE POST FOUND IN THE EASTERN RIGHT OF WAY LINE OF R. M. HIGHWAY 783 AT ITS INTERSECTION WITH THE NORTHERN RIGHT OF WAY LINE OF SAID FIEDLER ROAD, FOR AN ANGLE POINT HEREOF;
THENCE WITH THE EASTERN RIGHT OF WAY LINE OF SAID HIGHWAY 783, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:
1.N 37°30'19" W, A DISTANCE OF 108.87 FEET TO A 4" IRON PIPE POST FOUND FOR AN ANGLE POINT HEREOF;
2.N 32°29'22" W, A DISTANCE OF 136.12 FEET TO A BROKER CONCRETE HIGHWAY MONUMENT FOR AN ANGLE POINT HEREOF;
3.N 29°08'58" W, A DISTANCE OF 2390.91 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND FOR AN ANGLE POINT HEREOF;
4.N 28°54'28" W, A DISTANCE OF 51.06 FEET TO A TYPED BRASS MONUMENT FOUND FOR AN ANGLE POINT HEREOF; AND
5.N 25°43'33" W, A DISTANCE OF 349.18 FEET TO THE POINT OF BEGINNING AND CALCULATED TO CONTAIN 960.307 ACRES.

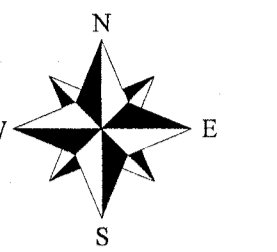
MAVERICK 960.307 ACRES

L. GIL SURVEY NO. 171, ABSTRACT 244, B. KENDRICK SURVEY NO. 172, ABSTRACT 352, B.B.B. C.R.R. CO. SURVEY NO. 173, ABSTRACT 78, J. STEVENS SURVEY NO. 553, ABSTRACT 1259, J. COOK SURVEY NO. 158, ABSTRACT 999, B.B.B. C.R.R. CO. SURVEY NO. 356, ABSTRACT 76, J. LEYENDECKER SURVEY NO. 228, ABSTRACT 440, B.S. & FORWOOD SURVEY NO. 307, ABSTRACT 810, L.I.A. ASS. SURVEY NO. 157, ABSTRACT 866, GILLESPIE COUNTY, TEXAS

Table with columns: PROJ. NO., PREPARED FOR, TECH., APPROVED, FIELDWORK PERFORMED ON, DATE, DESCRIPTION, REVISIONS.

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Table with columns: DATE, NO., DESCRIPTION, REVISIONS.



LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- PIPE FENCE CORNER POST (SIZE LABELED)
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- ⊗ COTTON SPINDLE FOUND
- ⊕ CALC. POINT
- ⊙ 2001 TYP. CONC. E.O.W. MONUMENT
- △ OFFICIAL PUBLIC RECORDS GILLESPIE COUNTY
- ⊠ D.R.G.C. DEED RECORDS GILLESPIE CO.
- C.M. CONTROLLING MONUMENT
- () RECORD INFO/SUBJECT
- [] RECORD INFO/SUBJECT
- B.S.L. B.L.G. SETBACK LINE



MAVERICK 960.307 ACRES

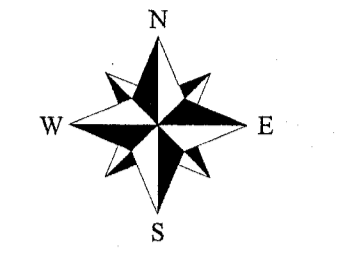
L. GIL SURVEY NO. 171, ABSTRACT 244, B. KENDRICK SURVEY NO. 172, ABSTRACT 352, B.B.B. C.R.R. CO. SURVEY NO. 173, ABSTRACT 78, J. STEVENS SURVEY NO. 553, ABSTRACT 1259, J. COOK SURVEY NO. 158, ABSTRACT 999, B.B.B. C.R.R. CO. SURVEY NO. 356, ABSTRACT 76, J. LEYENDECKER SURVEY NO. 228, ABSTRACT 440, B.S. & FORWOOD SURVEY NO. 307, ABSTRACT 810, L.I.&A. ASS. SURVEY NO. 157, ABSTRACT 866, GILLESPIE COUNTY, TEXAS

PROJ. NO. 211614
PREPARED FOR: JOHN SNOW
TECH: A. HARDY
APPROVED: DANNY STARK
FIELDWORK PERFORMED ON:
CDP/RIGHT/2022

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SCALE 1" = 200'

2	1
DATE	DESCRIPTION
REVISIONS	



LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊙ PIPE FENCE CORNER POST (SIZE LABELED)
- SET 1/2" IRON PIN WITH CURB PROPERTY CAP
- ⊕ COTTON SPINDLE FOUND
- ⊙ CALC POINT
- ⊕ TYPED TYPE I CONC
- ⊕ R.O.W. MONUMENT FND
- ⊕ OFFICIAL PUBLIC RECORDS
- ⊕ D.L.S. COUNTY
- ⊕ DEEP RECORDS GILLESPIE CO.
- ⊕ C.M. CONTROLLING MONUMENT
- () RECORD INFO/SUBJECT
- [] RECORD INFO/SUBJECT
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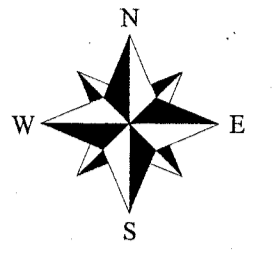


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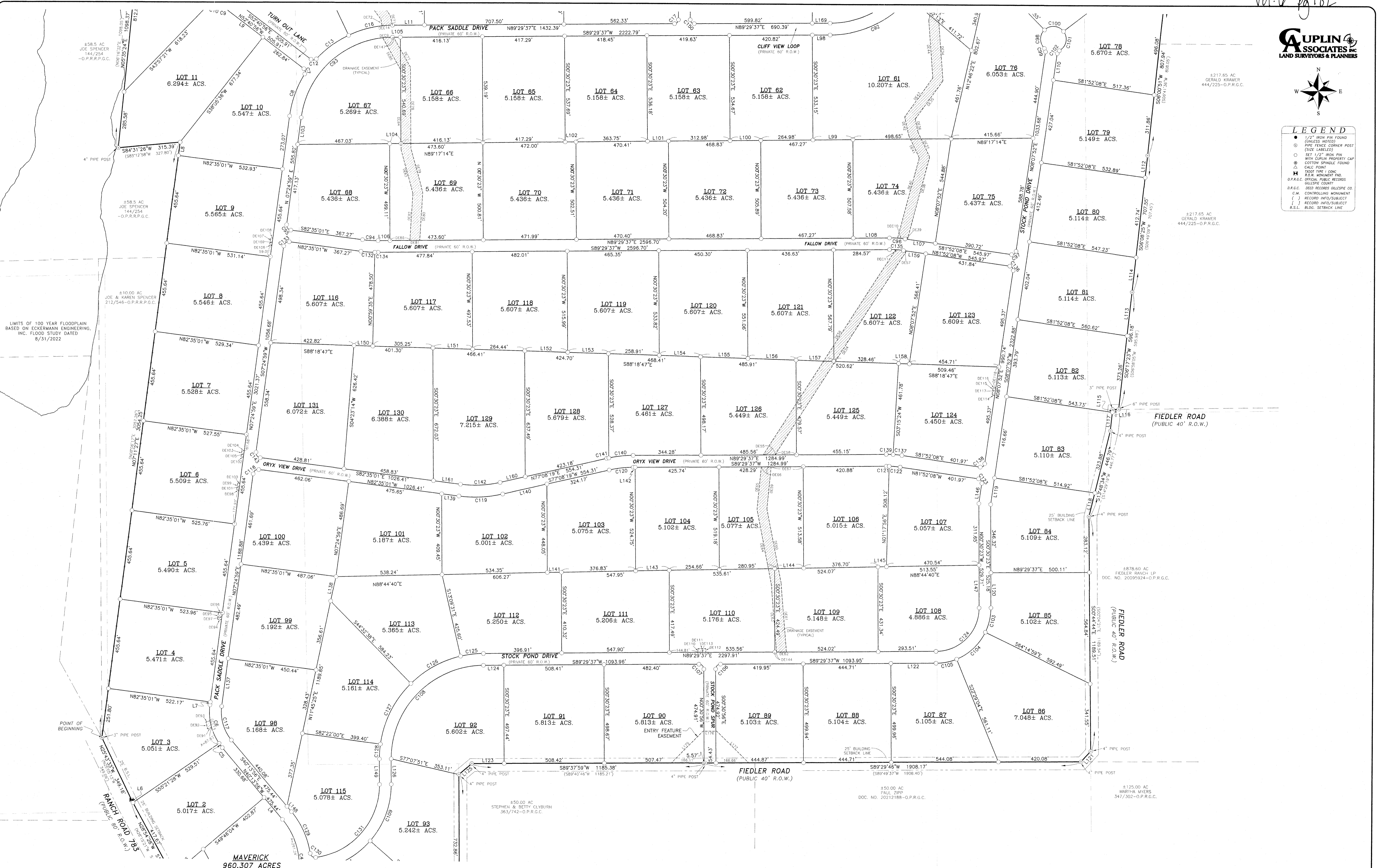
PROJ. NO. 211814	PREPARED FOR: JOHN SNOW
TECH: A.HARDY	APPROVED: DAHNY STARK
FIELDWORK PERFORMED ON:	DATE:
COPYRIGHT: 2022	PROFESSIONAL FIRM NO: 10126900

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SCALE 1" = 200'	DATE	NO.	DESCRIPTION
			REVISIONS



- LEGEND**
- 1/2" IRON PIN FOUND (UNLESS NOTED)
 - PIPE FENCE CORNER POST (SIZE LABELED)
 - SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
 - CUSTOM SPRINKLE FOUND
 - CALC. POINT
 - FROST TIE (DOME)
 - R.O.W. MONUMENT FND.
 - D.P.R.C.C. OFFICIAL PUBLIC RECORDS
 - GILLESPIE COUNTY
 - C.M. CONTROLLING MONUMENT
 - () RECORD INFO/SUBJECT
 - (L) RECORD INFO/SUBJECT
 - (S.L.) BLDG. SETBACK LINE



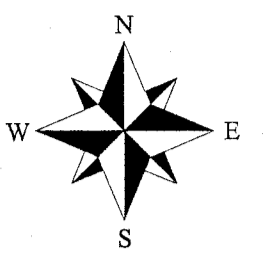
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PROJ. NO. 211614	DATE
PREPARED FOR: JOHN SNOW	1
TECH: A. HARDY	2
APPROVED: DANNY STARK	3
FIELDWORK PERFORMED ON:	4
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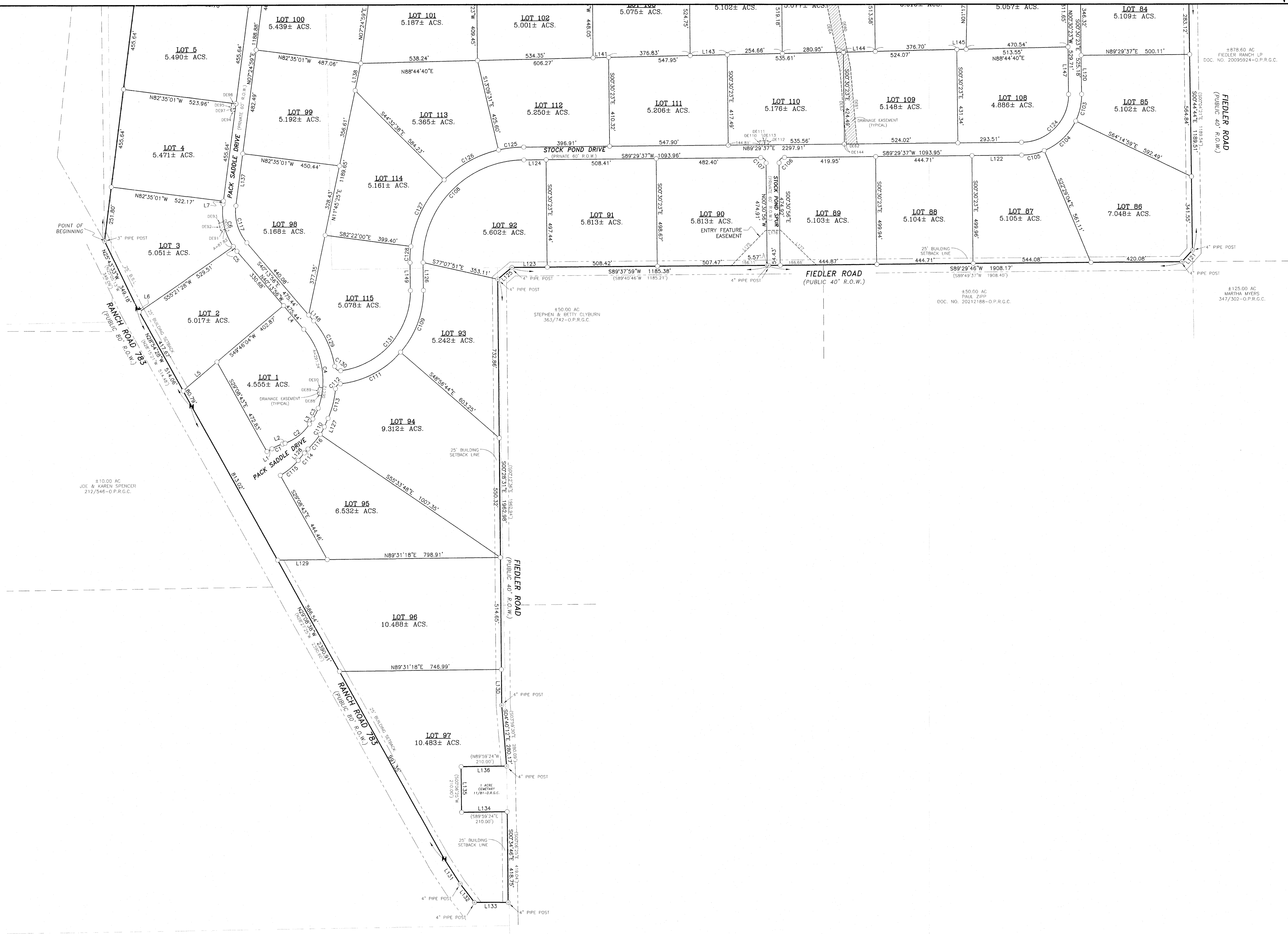
SCALE 1" = 200'

NO.	DESCRIPTION	REVISIONS



LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊙ PIPE FENCE CORNER POST (SIZE LABELED)
- SET 1/2" IRON PIN WITH GUNW PROPERTY CAP
- ⊕ COTTON SPINDLE FOUND
- ⊖ CALC POINT
- ⊗ TRESTLE CONC
- ⊘ R.O.W. MONUMENT FND
- ⊙ OFFICIAL PUBLIC RECORD GILLESPIE COUNTY
- ⊙ DEED RECORDS GILLESPIE CO.
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- () RECORD INFO/SUBJECT
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- B.S.L. BLDG. SETBACK LINE



±110.00 AC
JDE & KAREN SPENCER
212/546-O.P.R.G.C.

±50.00 AC
STEPHEN & BETTY CLYBURN
363/742-O.P.R.G.C.

±50.00 AC
PAUL ZIPF
DOC. NO. 20212188-O.P.R.G.C.

±125.00 AC
MARSHA MIERS
347/300-O.P.R.G.C.

±978.60 AC
FIEDLER RANCH LP
DOC. NO. 20095924-O.P.R.G.C.

MAVERICK
960.307 ACRES

L. GIL SURVEY NO. 171, ABSTRACT 244, B. KENDRICK SURVEY NO. 172, ABSTRACT 352, B.B.B. C.R.R. CO. SURVEY NO. 173, ABSTRACT 78, J. STEVENS SURVEY NO. 553, ABSTRACT 1259, J. COOK SURVEY NO. 158, ABSTRACT 999, B.B.B. C.R.R. CO. SURVEY NO. 356, ABSTRACT 76, J. LEYENDECKER SURVEY NO. 228, ABSTRACT 440, B.S. & FORWOOD SURVEY NO. 307, ABSTRACT 810, L.I.&A. ASS. SURVEY NO. 157, ABSTRACT 866, GILLESPIE COUNTY, TEXAS

PROJ. NO. 211614
PREPARED FOR: JOHN SNOW
TECH: A.HARDY
APPROVED: DANNY STARK
FIELDWORK PERFORMED ON:
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PROFESSIONAL FIRM NO: 10128900

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SCALE 1" = 200'

2	
1	
DATE	NO.
REVISIONS	