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STATE OF TEXAS:
COUNTY OF BURNET:

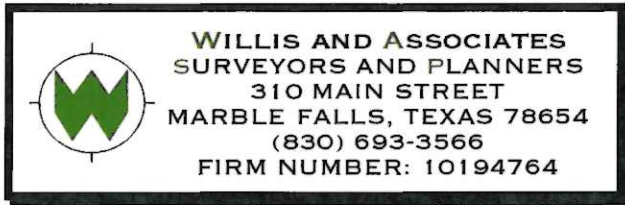
FIELD NOTES TO ACCOMPANY A SURVEY PLAT OF **6.72 ACRES**, OUT OF THE MARIA CATALINA SALINAS SURVEY NO. 17, ABSTRACT NO. 776, BURNET COUNTY, TEXAS, CONSISTING OF 2.74 ACRE PORTION OF 9.7855 ACRES CONVEYED TO WINDERMERE OAKS WATER SUPPLY CORPORATION, IN VOLUME 752, PAGE 199, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS (O.P.R.B.C.T.). AND A 3.98 ACRE PORTION OF 4.027 ACRES CONVEYED TO WINDERMERE OAKS WATER SUPPLY CORPORATION, IN DOCUMENT NO. 200705996, O.P.R.B.C.T. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD 83. DISTANCES SHOWN ARE GRID DISTANCES. SURFACE DISTANCES CAN BE OBTAINED BY APPLYING A GRID TO SURFACE SCALE FACTOR OF 1.00012. () DENOTES RECORD INFORMATION. MONUMENTS OF RECORD DIGNITY FOR THIS SURVEY ARE ALL MONUMENTS FOUND WITH AND WITHOUT SURVEY CAPS.

BEGINNING AT A 1/2" REBAR FOUND WITH CAP STAMPED "WATSON SURVEYING", BEING THE NORTHEAST CORNER OF SAID 0.69 ACRE PORTION OF 9.7855 ACRES AND BEING THE EAST END OF THE 22ND CALL OF THE FIELD NOTES OF SAID 9.7855 ACRES, AND BEING AN ELL CORNER IN THE SOUTH LINE OF LOT 19, WINDERMERE AIRPARK, RECORDED IN CABINET 2, SLIDE 106-D, PLAT RECORDS, BURNET COUNTY, TEXAS (P.R.B.C.T.), AN ELL CORNER OF A 10 FT. WIDE UTILITY EASEMENT WITHIN THIS 6.72 ACRES DESCRIBED HEREIN BELOW AND BEING THE NORTHEAST CORNER HEREOF;

THENCE **S01°54'13"E 65.20'** (S00°05'W 65.00'), TO A 1/2" REBAR FOUND WITH CAP STAMPED "WATSON SURVEYING" BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 19, AND AN ELL CORNER IN THE NORTH LINE OF SAID 9.7855 ACRES AT THE SOUTH END OF THE 23RD CALL IN ITS FIELD NOTES, AND AN ANGLE POINT IN THE EAST LINE HEREOF, AT THE NORTHWEST CORNER OF TRACT H1-A, REPLAT OF TRACT H ON PIPER LANE, RECORDED IN DOCUMENT NO. 201700783, O.P.R.B.C.T. AND THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 10 FT. WIDE UTILITY EASEMENT;

THENCE WITH THE EAST LINE HEREOF, AND THE WEST LINE OF SAID REPLAT OF TRACT H ON PIPER LANE, THE NEXT 3 CALLS, 1.) **S01°55'06"E 135.45'** (S00°24'33"W 135.76') TO A 1/2" REBAR FOUND AT THE SOUTHEAST CORNER OF SAID 0.69 ACRE PORTION OF 9.7855 ACRES AND AT THE MOST EASTERLY NORTHEAST CORNER OF SAID 4.027 ACRES, 2.) **S02°27'28"E 259.80'** (S00°04'53"E 259.64') TO A 1/2" REBAR FOUND AT THE SOUTHEAST CORNER OF SAID 4.027 ACRES AND 3) **S01°50'23"E 149.68'** (S00°05'42"W 149.86') TO A 1/2" REBAR FOUND WITH CAP STAMPED "WATSON SURVEYING" AT THE SOUTHWEST CORNER OF SAID REPLAT OF TRACT H ON PIPER LANE AND THE SOUTHEAST CORNER HEREOF, IN THE NORTH LINE OF 0.241 ACRE CONVEYED TO ARTURO CONTRERAS IN DOCUMENT NO. 201403145, O.P.R.B.C.T.;

THENCE WITH A NORTHERLY SOUTH LINE HEREOF, AND THE NORTH LINE OF SAID CONTRERAS 0.241 ACRE, THEN THE NORTH LINE OF 0.0344 ACRE CONVEYED TO ARTURO CONTRERAS IN DOCUMENT NO. 201605577, O.P.R.B.C.T., THEN THE NORTH LINE OF 0.2408 ACRE



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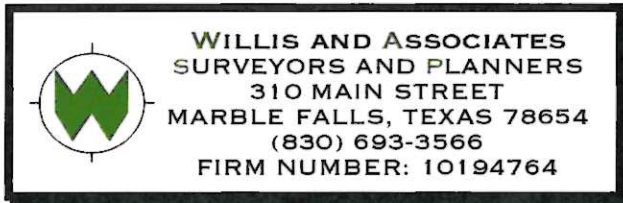
CONVEYED TO MARLENE G. VAN EMAN, IN DOCUMENT NO. 201610819, O.P.R.B.C.T., THEN THE NORTH LINE OF 0.2761 ACRE CONVEYED TO ROBB S. VAN EMAN IN DOCUMENT NO. 201610818, O.P.R.B.C.T., **S87°53'58"W 180.02'** (S89°55'W) TO A 1/2" REBAR FOUND AT THE NORTHWEST CORNER OF SAID 0.2761 ACRE TRACT AT AN ELL CORNER OF SAID 9.7855 ACRES AND BEING THE MOST NORTHERLY NORTHEAST CORNER OF A 0.53 ACRE ACCESS AND UTILITY EASEMENT RECORDED IN VOLUME 752, PAGE 192, O.P.R.B.C.T.;

THENCE WITH THE WEST LINE OF SAID 0.2761 ACRE THEN THE WEST LINE OF 0.344 ACRE CONVEYED TO ROBERT FISHER IN 201207973, O.P.R.B.C.T. ALSO BEING THE EAST LINE OF SAID 0.53 ACRE EASEMENT PORTION OF SAID 9.7855 ACRES **S02°06'29"E 299.91'** (S00°05'W 300.05') TO A MAG NAIL FOUND WITH "WATSON" WASHER AT THE SOUTHWEST CORNER OF SAID 0.344 ACRE AND BEING AN ELL CORNER OF SAID 0.53 ACRE EASEMENT PORTION OF SAID 9.7855 ACRES;

THENCE WITH THE SOUTHERLY NORTH LINE OF SAID 0.53 ACRE EASEMENT PORTION OF SAID 9.7855 ACRES **N87°52'07"E** (S89°55'E) AT 100.00 PASSING A 1/2" REBAR WITH "WATSON" CAP FOUND AT THE COMMON SOUTH CORNER OF SAID FISHER 0.344 ACRE AND THE 0.344 ACRE CONVEYED TO KEVIN S. BARTON IN 202108343, O.P.R.B.C.T., AT ANOTHER 200.00' PASSING A 1/2" REBAR WITH "WATSON" CAP FOUND AT THE COMMON SOUTH CORNER OF 0.344 ACRE CONVEYED TO SSCK HOLDINGS, LTD. IN 202203607, O.P.R.B.C.T. AND 0.344 ACRE CONVEYED TO GENERATIONAL AVIATION, LLC IN 202108862, O.P.R.B.C.T., AT ANOTHER 100.00' PASSING A 1/2" REBAR WITH "WATSON" CAP FOUND AT THE COMMON SOUTH CORNER OF SAID GENERATIONAL AVIATION, LLC 0.344 ACRE AND 0.448 ACRE CONVEYED TO SPENCER I. MANN IN VOLUME 280, PAGE 77, DEED RECORDS, BURNET COUNTY, TEXAS AND IN ALL **530.00'** TO A 1/2" REBAR SET WITH "WILLIS" CAP AT THE SOUTHEAST CORNER OF SAID 0.448 ACRE ALSO BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID 0.53 ACRE EASEMENT PORTION OF SAID 9.7855 ACRES AND LYING IN THE WEST LINE OF 22.725 ACRES CONVEYED TO SPICEWOOD AVIATION, INC. IN VOLUME 851, PAGE 57, O.P.R.B.C.T.;

THENCE WITH THE COMMON LINE OF THE 0.53 ACRE EASEMENT PORTION OF SAID 9.7855 ACRES AND SAID 22.725 ACRES **S02°07'53"E 32.78'** (S00°05'W 33.79') TO A 1/2" REBAR SET WITH "WILLIS" CAP IN THE NORTH LINE OF TRACT II: 0.846 ACRES CONVEYED TO JACKS TRACTS, LLC IN 202211355, O.P.R.B.C.T. WHICH BEARS **S88°13'45"W 2.25'** FROM WHICH A MAG NAIL FOUND WITH "HOLLAND" WASHER;

THENCE WITH THE SOUTH LINE OF SAID 0.53 ACRE EASEMENT PORTION OF SAID 9.7855 ACRES AND THE NORTH LINE OF SAID 0.846 ACRES THEN THE NORTH LINE OF TRACT I: 1.814 ACRES CONVEYED TO JACKS TRACTS, LLC IN 202211355, O.P.R.B.C.T. **S88°13'45"W 550.16'** (N89°24'W 550.02') TO A 1/2" REBAR WITH "WATSON" CAP FOUND IN THE NORTH LINE OF SAID 1.814 ACRES AND BEING AT THE SOUTHEAST CORNER OF TRACT 1 OF SPICEWOOD AIRPORT ESTATES, RECORDED IN 201702968, O.P.R.B.C.T. AND BEING THE SOUTHWEST CORNER OF SAID 0.53 ACRE EASEMENT PORTION OF SAID 9.7855 ACRES;



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THENCE WITH THE WEST LINE SAID 0.53 ACRE EASEMENT PORTION OF SAID 9.7855 ACRES AND THE EAST LINE OF TRACTS 1 AND 7 OF SAID SPICEWOOD AIRPORT ESTATES **N02°05'06"W 329.24'** (N00°05'E 328.88') TO A TO A 1/2" REBAR WITH "WATSON" CAP FOUND AT THE NORTHEAST CORNER OF SAID TRACT 7 AT AN ELL CORNER IN THE SOUTH LINE OF SAID 9.7855 ACRES AND BEING THE NORTHWEST CORNER OF SAID 0.53 ACRE EASEMENT PORTION OF SAID 9.7855 ACRES;

THENCE WITH A NORTHERLY SOUTH LINE OF SAID 9.7855 ACRES AND THE NORTH LINE OF SAID SPICEWOOD AIRPORT ESTATES, **S87°29'43"W** (N89°55'W), **239.97'** TO A 1/2" REBAR FOUND AT THE SOUTHEAST CORNER OF 2.76 ACRES CONVEYED TO GERALD R. REID, IN VOLUME 0916, PAGE 0572, O.P.R.B.C.T. AT THE NORTHWEST CORNER OF SAID SPICEWOOD AIRPORT ESTATES IN THE WEST RIGHT-OF-WAY OF SODA CREEK PRIVATE ROAD SHOWN ON THE PLAT OF THE RANCH AT WINDERMERE RECORDED IN CABINET 2, SLIDE 62-B THRU 63-A, P.R.B.C.T.;

THENCE ALONG THE WEST LINE HEREOF AND THE EAST LINE OF SAID 2.76 ACRES, **N02°31'12"W** (N00°08'W), **607.38'** (653.46') PASSING THE SOUTHWEST CORNER OF SAID 4.027 ACRE TRACT, TO A 1/2" REBAR FOUND WITH CAP STAMPED "WILLIS" BEING THE NORTHWEST CORNER HEREOF, WHICH BEARS **S02°31'12"E 46.31'** FROM A 1/2" REBAR FOUND AT THE NORTHWEST CORNER OF SAID 4.027 ACRE TRACT;

THENCE TRAVERSING ACROSS THE NORTH TIP OF SAID 4.027 ACRES **N85°54'53"E 87.10'** TO A 1/2" REBAR FOUND AT AN ANGLE POINT IN THE NORTH LINE OF SAID 4.027 ACRE TRACT IN THE SOUTH LINE OF LOT 14, OF SAID WINDERMERE AIR PARK;

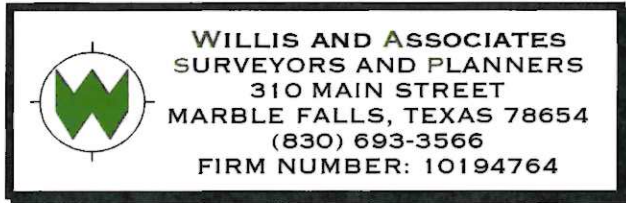
THENCE ALONG THE SOUTH LINE OF SAID WINDERMERE AIR PARK AND THE NORTH LINE OF SAID 4.027 ACRES AND THEN THE NORTH LINE OF THE 0.69 ACRE PORTION OF SAID 9.7855 ACRES **N87°40'10"E** (S89°55'E) **357.10'** TO THE PLACE OF BEGINNING.

WINDERMERE OAKS WATER SUPPLY CORPORATION HEREBY RESESERVES A 10' UTILITY EASEMENT ALONG AND WITHIN THE NORTH LINE AND A PORTION OF ITS EAST LINE OF THE ABOVE DESCRIBED 6.72 ACRES DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED 6.72 ACRES AT THE ELL CORNER IN THE SOUTH LINE OF SAID LOT 19, WINDERMERE AIRPARK II.

THENCE WITH THE WEST LINE OF SAID LOT 19 AND THE EAST LINE OF SAID 6.72 ACRES **S01°54'13"E 65.20'** TO A 1/2" REBAR WITH "WATSON" CAP FOUND AT THE SOUTHWEST CORNER OF SAID LOT 19 AND BEING THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE MOST SOUTHERLY SOUTH LINE HEREOF **S88°05'47"W 10.00'** TO THE MOST SOUTHERLY SOUTHWEST CORNER HEREOF;



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THENCE **N01°54'13"W 55.13'** TO AN ELL CORNER HEREOF;

THENCE **S87°40'10"W 346.87'** TO AN ANGLE POINT IN THE SOUTH LINE HEREOF;

THENCE **S85°54'53"W 87.22'** TO THE SOUTHWEST CORNER HEREOF IN THE COMMON LINE OF THE ABOVE DESCRIBED 6.72 ACRES AND SAID 2.76 ACRES;

THENCE ALONG SAID COMMON LINE **N02°31'12"W 10.01'** TO A 1/2" REBAR FOUND WITH CAP STAMPED "WILLIS" BEING THE NORTHWEST CORNER OF SAID 6.72 ACRES AND HEREOF;

THENCE WITH THE NORTH LINE OF SAID 6.72 ACRES AND HEREOF THE NEXT 2 CALLS: 1.) **N85°54'53"E 87.10'** AND 2.) **N87°40'10"E 357.10'** TO THE PLACE OF BEGINNING.

I HEREBY CERTIFY THAT THE FIELD NOTES HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT ALL CORNERS ARE AS DESCRIBED HEREON.

THIS SURVEY WAS MADE FOR THE BENEFIT OF WINDERMERE OAKS WATER SUPPLY CORPORATION.


DATE 11/9/22
DONALD SHERMAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1877
JOB #: 16873 OFFICE: D. SHERMAN FIELD: T. MARTINKA

