

LEGAL DESCRIPTION: BEING 0.34 OF AN ACRE OF LAND OUT OF LOT ELEVEN (11), BLOCK TWO (2), CAMP WYATT, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN CABINET 1, SLIDE 6A, OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, SAID 0.34 OF AN ACRE OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO, SAVE & EXCEPT 136 SQUARE FEET PREVIOUSLY CONVEYED IN DEED RECORDED IN VOLUME 1164, PAGE 364, OFFICIAL PUBLIC RECORDS IF BURNET COUNTY, TEXAS.

RESTRICTIONS:
 SUBJECT TO RESTRICTIONS IN VOL. 112, PG. 618 AND VOL. 118, PG. 371.
 SUBJECT TO ALL EASEMENTS, ROADWAYS, AND RESTRICTIONS AS SET OUT ON PLAT IN CABINET 1, SLIDE A.
 SUBJECT TO THE RESTRICTIONS, RESERVATIONS, EASEMENTS AND COVENANTS IN VOL. 112, PG. 618 AND VOL. 118, PG. 371.
 SUBJECT TO THE EASEMENT TO L.C.R.A. IN VOL. 106, PG. 385.
 SUBJECT TO THE EASEMENT TO THE COUNTY OF BURNET IN VOL. 107, PG. 275, SUBJECT TO ALL EASEMENTS, ROADWAYS, AND RESTRICTIONS AS PER PLAT CABINET 1, SLIDE A.

A PORTION OF THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "AE" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO.: 48053C0285 C PANEL: 0285 C DATED: NOVEMBER 16, 1990
 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD-PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

SURVEY DATE	02/16/2006
TITLE CO.	FIRST AMERICAN TITLE CO.
G.F. NO.	2-06-5907
JOB NO.	A0211406
FIELDLED BY	CHRIS ZOTTER
CALC. BY	EDWARD RUMSEY
DRAWN BY	JUSTIN FISK
CHECKED BY	JUSTIN FISK
RPLS CHECK	LEO BOND

ALLSTAR
 Land surveying
 12731 RESEARCH BLVD.
 BUILDING A, SUITE 106
 AUSTIN, TEXAS 78759
 (512) 249-8149 PHONE
 (512) 331-5217 FAX

EXHIBIT "A"
LEGAL DESCRIPTION

FIELD NOTES DESCRIBING 0.34 OF AN ACRE OF LAND BEING OUT OF LOT ELEVEN (11), BLOCK TWO (2), CAMP WYATT, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN CABINET 1, SLIDE 6A, OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, SAID 0.34 OF AN ACRE TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, SAVE AND EXCEPT 136 SQUARE FEET CONVEYED BY DEED RECORDED IN VOLUME 1164, PAGE 364, OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS:

BEGINNING at an iron found found at a point in the north right-of-way line of County Road number 126, at a point in the south line of said Lot 11, for the most southerly southeast corner of said 0.34 of an acre of land and for the POINT OF BEGINNING hereof;

THENCE, with said right-of-way line and said south line of said Lot 11, South 58 degrees 25 minutes 23 seconds West a distance of 25.01 feet to an iron rod set at a point in said line, for the southwest corner hereof;

THENCE, North 14 degrees 54 minutes 34 seconds West a distance of 106.55 feet to a fence post found at the common west corner of said Lot 11 and Lot 10 of said subdivision, for the northwest corner hereof;

THENCE, with the south line of said Lot 10 and the north line of said Lot 11 the following two (2) courses;

- 1) North 52 degrees 00 minutes 00 seconds East a distance of 264.13 feet to an iron rod set at a point in said line;
- 2) North 52 degrees 00 minutes 00 seconds East a distance of 0.87 feet to a point, for the northeast corner hereof;

THENCE, with the east line of said Lot 11, South 19 degrees 59 minutes 52 seconds East a distance of 63.32 feet to an iron rod set, for the most easterly southeast corner hereof;

THENCE, through said Lot 11 the following five (5) courses;

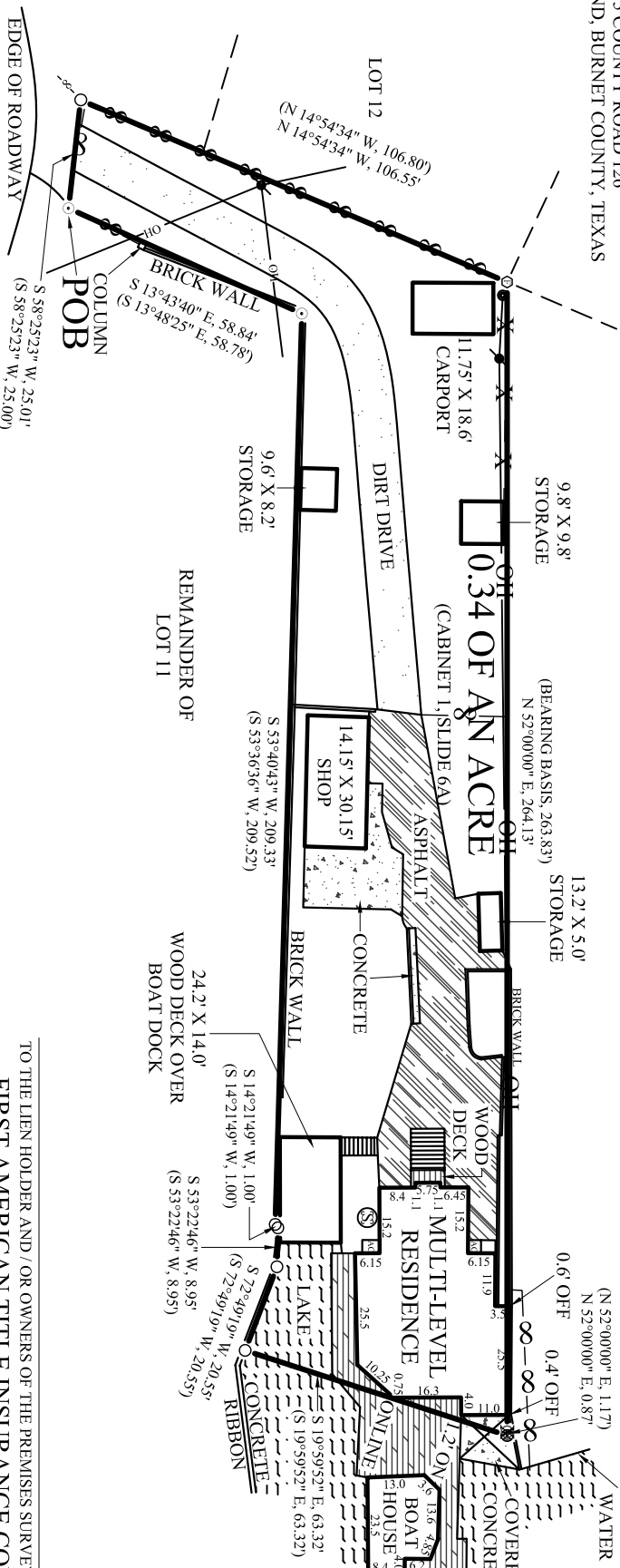
- 1) South 72 degrees 49 minutes 19 seconds West a distance of 20.55 feet to an iron rod set;
- 2) South 53 degrees 22 minutes 46 seconds West a distance of 8.95 feet to an iron rod set;
- 3) South 14 degrees 21 minutes 49 seconds West a distance of 1.00 feet to an iron rod set;
- 4) South 53 degrees 40 minutes 43 seconds West a distance of 209.33 feet to an iron pipe found, for an inside corner hereof;
- 5) South 13 degrees 43 minutes 40 seconds East a distance of 58.84 feet to the POINT OF BEGINNING and containing 0.34 of an acre of land, more or less.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT) ONLY.

Leo S. Bond
 TX R.P.L.S. No. 5793
 Job No. A0211406
 Date February 16, 2006

JOHN OSGOOD, JR., AND TONI K. OSGOOD

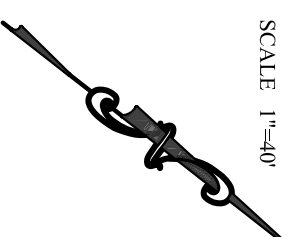
815 COUNTY ROAD 126
 KINGSLAND, BURNET COUNTY, TEXAS



LEGEND

- CALCULATED POINT
- X— SCRIE SET IN CONC.
- FENCE POST FOR CORNER
- 1/2" IRON PIPE FOUND
- 1/2" REBAR SET
- CHAIN LINK FENCE
- () RECORD INFORMATION
- ⊕ UTILITY POLE
- ⊕ DOWN GUY
- OVERHEAD UTILITY LINE(S)
- ⊕ SEPTIC
- ⊕ POINT OF BEGINNING
- INSIDE OF SUBJECT BOUNDARY
- OUTSIDE OF SUBJECT BOUNDARY

SCALE 1"=40'



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO
FIRST AMERICAN TITLE INSURANCE COMPANY
 I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCE TITLE COMMITMENT.