

Surveyor:  
**Maples & Associates**  
420 S. Liveoak, Ste 200  
P.O. Box 893  
Lampasas, Texas 76550  
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Basis of Bearings:  
Texas State Plane Coordinate System  
NAD83 Texas Central Zone.

This survey was performed without  
the benefit of a Title Commitment.

LEGEND

- 1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
- Mag Nail Set
- 1/2" Iron Pin Found with cap
- 1/2" Iron Pin Found with cap marked "MAPLES RPLS 5043"
- 1/2" Iron Pin Found with cap marked "CCC 4835"
- 2.5" Pipe Post
- Wire Fence
- Atmos Natural Gas Line
- Record Calls

LINE	BEARING	DISTANCE
L1	N5°48'23"E	320.00'

22.00 Acres

Janice Gail Berry Perry  
(411 acres)  
Vol. 56 Page 650 Probate Min.  
Vol. 66 Page 102 DRBC

Lissa M. Nichols  
(25.32 acres)  
Doc. No. 201709621

Jana Lee Perry, et al  
(20.00 acres)  
Doc. No. 200811434

County Road 101

LAND TITLE SURVEY

Being 22.00 acres of the James Leonard Survey, Abst. No. 526 in Burnet County, Texas, and being part of a 411 acre tract of land described in a deed from A. August, et ux, to W.H. Berry, dated December 5, 1922, as recorded in Vol. 66, Page 102 of the Official Public Records of Burnet County, Texas, and being part of a 92 acre tract of land described in a deed from W.F. Jarvis to W. H. Berry, dated July 18, 1918, as recorded in Vol. 59, Page 179 of said official public records.

A legal description of even survey date herewith of the tract shown hereon accompanies this plat.

Surveyed on the ground on December 30, 2024.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition IV Land Title Survey.

Paul W. Maples, RPLS

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Job No. 241205 - 240305

