

LOCAL ADDRESS: 5268 U.S. HIGHWAY NO. 281, JOHNSON CITY, TEXAS.

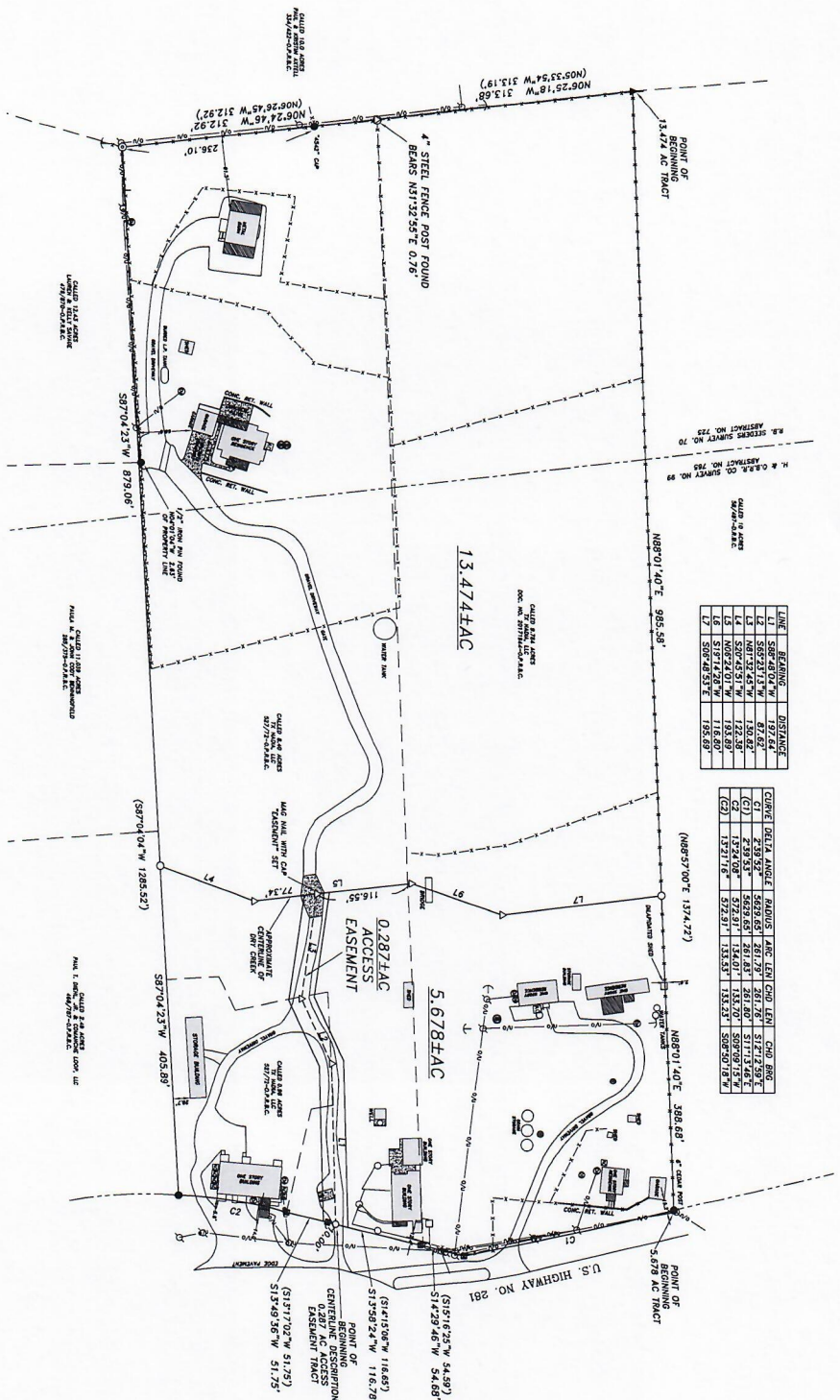
BEING A 3.5474 ACRE TRACT OF LAND IN THE H.A.O.B.R. CO. SURVEY, NO. 95, ABSTRACT NO. 765, BLANCO COUNTY, TEXAS, AND THE R.B. SEEDERS SURVEY, NO. 27, ABSTRACT NO. 725, BLANCO COUNTY, TEXAS, FURTHER BEING A PORTION OF THE CALLED 8.40 ACRE TRACT DESCRIBED IN DOCUMENT TO TX NADA, LLC., RECORDED IN VOLUME 327, PAGE 72 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND FURTHER BEING A PORTION OF THE CALLED 97.84 ACRE TRACT DESCRIBED IN DOCUMENT TO TX NADA, LLC., RECORDED IN DOCUMENT NO. 20171944 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, SAID 3.5474 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

BEING A 5.678 ACRE TRACT OF LAND IN THE H&O.B.R., CO. SURVEY NO. 99, ABSTRACT NO. 765, BLANCO COUNTY, TEXAS, FURTHER BEING A PORTION OF THE CALLED 8.40 ACRE TRACT AND THE CALLED 0.98 ACRE TRACT DESCRIBED IN DOCUMENT TO TX NADIA, L.L.C., RECORDED IN VOLUME 527, PAGE 72 OF THE PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND FURTHER BEING A PORTION OF THE CALLED 9.784 ACRE TRACT DESCRIBED IN DOCUMENT TO TX NADIA, L.L.C., RECORDED IN DOCUMENT NO. 20171944 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, SAID 5.678 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

BEING A 0.287 ACRE TRACT OF LAND IN THE H&B A.C.R. CO. SURVEY NO. 765, BLANCO COUNTY, TEXAS, FURTHER BEING A PORTION OF THE CALLED 0.407 ACRE TRACT AND THE CALLED 0.908 ACRE TRACT, IN DOCUMENT TO TX MAP, LLANO, "RECORDED IN VOLUME 527, PAGE 72 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, SAID 0.287 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE CENTERLINE DESCRIPTION OF EVIDENCE TO ACCOMPANY THIS SURVEY.

HEREBY CERTIFY EXCLUSIVELY TO BARBARA LACEY, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS OF PRACTICE AS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, CULPIN & ASSOCIATES, INC. I ASSUME NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY ASSIGNED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2017, CULPIN & ASSOCIATES, INC. ®.

K.P. conf
FILED
APLIN. R.P.L.S. NO. 5938
DATED 11/06/2017



LINE	BEARING	DISTANCE
L1	S88°48.04"W	197.64'
L2	S65°23'3" W	87.62'
L3	N61°32'45"W	150.82'
L4	S20°45'51"W	122.38'
L5	N06°24.01"W	193.89'
L6	S19°14'28"W	116.80'
L7	S06°40'53"E	195.69'

CURVE	DELTA ANGLE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	2°39.52'	5629.65	261.79°	261.76°	S17°12.59'E
(C1)	2°39.53'	5629.93	261.83°	261.80°	S17°13.66'E
C2	1°52.08'	5722.91'	135.01°	135.70°	S09°09.15'E
(C2)	1°52'11.6"	5722.91'	135.35°	135.23°	S08°50.78"W

GAUPLIN & ASSOCIATES, INC.
LAND SURVEYORS & PLANNERS

SCALE: 1"=100'

0' 100' 200'

[illegible]

NOTES:

- 1) NO FLOOD INFORMATION IS AVAILABLE FOR THIS PROPERTY FROM FEMA.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURETOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

SCALE 1" = 100'

4		
4		

REVISEMENTS	NO.	DESCRIPTION
	DATE	

REVISIONS

[illegible]

1 OF 4
SHEET

BEING A 13.474 ACRE TRACT OF LAND IN THE H.&O.B.R.R. CO. SURVEY NO. 99, ABSTRACT NO. 765, BLANCO COUNTY, TEXAS, AND THE R.B. SEEDERS SURVEY NO. 70, ABSTRACT NO. 725, BLANCO COUNTY, TEXAS, FURTHER BEING A PORTION OF THE CALLED 8.40 ACRE TRACT DESCRIBED IN DOCUMENT TO TX NADIA, LLC., RECORDED IN VOLUME 527, PAGE 72 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND FURTHER BEING A PORTION OF THE CALLED 9.784 ACRE TRACT DESCRIBED IN DOCUMENT TO TX NADIA, LLC., RECORDED IN DOCUMENT NO. 20171944 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, SAID 13.474 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

Beginning at an 60d nail found in a cedar corner fence post, along the east line of a called 10.0 acre tract described in document to Paul & Kristin Axtell, recorded in Volume 334, Page 422 of the Official Public Records of Blanco County, Texas, at the southwest corner of a called 10 acre tract of land, described in Volume 58, Page 497 of the Deed Records of Blanco County, Texas, at the northwest corner of said 9.784 acre tract, and hereof;

THENCE North 88°01'40" East, along the south line of said 10 acre tract, the north line of said 9.784 acre tract, and hereof, a distance of 985.58', to a 1/2" iron pin with cap "CUPLIN" set at the northeast corner hereof, and at the northwest corner of a 5.678 acre tract surveyed this date, from whence a 6" cedar fence corner post at the northeast corner of said 9.784 acre tract bears North 88°01'40" East, a distance of 388.68';

THENCE over and across said 9.784 acre tract and said 8.40 acre tract, the following courses and distances;

- 1) South 06°48'53" East, a distance of 195.69' to a calculated point;
- 2) South 19°14'28" West, a distance of 116.80' to a calculated point;
- 3) South 06°24'01" East, passing a mag nail set at the termination point of a 0.287 acre access easement tract surveyed on this date, a distance of 193.89' to a calculated point;
- 4) South 20°45'51" West, a distance of 122.38' to a 1/2" iron pin with cap "CUPLIN" set along the north line of a called 2.49 acre tract described in document to Paul T. Diehl, Jr. & Comanche Loop, LLC., recorded in Volume 466, Page 787 of the Official Public Records of Blanco County, Texas, from whence a 1/2" iron pin found at the southeast corner of said 0.98 acre tract bears North 87°04'23" East, a distance of 405.89;

THENCE South 87°04'23" West, along the north line of said 2.49 acre tract, the north line of a called 11.039 acre tract described in document to Paula N. & John Cody Benningfield, recorded in Volume 285, Page 375 of the Official Public Records of Blanco County, Texas, the north line of a called 12.43 acre tract described in document to Lauren & Kelly Savage, recorded in Volume 476, Page 870 of the Official Public Records of Blanco County, Texas, the south line of said 8.40 acre tract, and hereof, a distance of 879.06', to a 4" iron pipe fence post found along the east line of said 10.0 acre tract, at the southwest corner of said 8.40 acre tract, and hereof;

THENCE along the east line of said 10.0 acre tract (Volume 334/Page 422), the west lines of said 8.40 acre tract and said 9.784 acre tract, and hereof, the following courses and distances;

- 1) North 06°24'46" West, passing a 1/2" iron pin found with "4542" cap at a distance of 236.10', for a total distance of 312.92' to a calculated point, from which a 4" steel pipe fence post found bears North 31°32'55" East, a distance of 0.76';
- 2) North 06°25'18" West, a distance of 313.68' to the **Point of Beginning**, containing 13.474 acres, more or less.

30 FEET WIDE ACCESS EASEMENT

BEING A 0.287 ACRE ACCESS EASEMENT IN THE H.&O.B.R.R. CO. SURVEY NO. 99, ABSTRACT NO. 765, BLANCO COUNTY, TEXAS, FURTHER BEING A PORTION OF THE CALLED 8.40 ACRE TRACT AND THE CALLED 0.98 ACRE TRACT DESCRIBED IN DOCUMENT TO TX NADIA, LLC., RECORDED IN VOLUME 527, PAGE 72 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND ALSO BEING OUT OF A 5.678 ACRE TRACT OF LAND AS SURVEYED THIS DATE PROVIDING ACCESS FROM THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 281 TO THE EASTERLY LINE OF A 13.474 ACRE TRACT AS SURVEYED THIS DATE, SAID 0.287 ACRE ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED BY CENTERLINE DESCRIPTION AS FOLLOWS:

Beginning at a 1/2" iron pin with "EASEMENT" cap set along the west right-of-way line of U.S. Highway No. 281, and along the east line of said 8.40 acre tract, for the beginning of said centerline description, of which said easement extends 15 feet each side of said centerline, from whence a 1/2" iron pin found at the southeast corner of said 0.98 acre tract bears South 10°38'14" West, a distance of 195.32', and from said point of beginning a found TXDOT type 1 concrete monument bears South 13°58'24" West, a distance of 10.00';

THENCE over and across said 8.40 acre tract and said 0.98 acre tract, said 5.678 acre tract as surveyed this date, and along said centerline description, the following courses and distances;

- 1) South 88°48'04" West, a distance of 197.64' to a calculated point;
- 2) South 65°23'13" West, a distance of 87.62' to a calculated point;
- 3) North 81°32'45" West, a distance of 130.82' to a mag nail with washer "CUPLIN" along the west line of said 5.678 acre tract, and the east line of said 13.474 acre tract as surveyed this date, and being the west **Point of Termination**, containing 0.287 of an acre, more or less.

BEING A 5.678 ACRE TRACT OF LAND IN THE H.&O.B.R.R. CO. SURVEY NO. 99, ABSTRACT NO. 765, BLANCO COUNTY, TEXAS, FURTHER BEING A PORTION OF THE CALLED 8.40 ACRE TRACT AND THE CALLED 0.98 ACRE TRACT DESCRIBED IN DOCUMENT TO TX NADIA, LLC., RECORDED IN VOLUME 527, PAGE 72 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND FURTHER BEING A PORTION OF THE CALLED 9.784 ACRE TRACT DESCRIBED IN DOCUMENT TO TX NADIA, LLC., RECORDED IN DOCUMENT NO. 20171944 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, SAID 5.678 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

Beginning at a 6" cedar corner fence post along the west right-of-way line of U.S. Highway No. 281, at the southeast corner of a called 10 acre tract of land described in Volume 58, Page 497 of the Deed Records of Blanco County, Texas, along a curve to the right at the northeast corner of said 9.784 acre tract, and hereof;

THENCE along the west right-of-way line of said U.S. Highway No. 281, the east lines said 9.784 acre tract, said 8.40 acre tract and said 0.98 acre tract, the following courses and distances;

- 1) Along said curve to the right having an arc length of 261.79', a radius of 5629.65', a chord bearing of South 12°12'59" East, and a chord length of 261.76' to a TXDOT concrete monument;
- 2) South 14°29'46" West, a distance of 54.68' to a TXDOT concrete monument;
- 3) South 13°58'24" West, a distance of 116.78' to a TXDOT concrete monument;
- 4) South 13°49'36" West, a distance of 51.75' to a TXDOT concrete monument at the northeast corner of said 0.98 acre tract;
- 5) Along a curve to the left having an arc length of 134.01', a radius of 572.91', a chord bearing of South 09°09'15" West, and a chord length of 133.70' to a 1/2" iron pin found at the northeast corner of a called 2.49 acre tract described in document to Paul T. Diehl, Jr. & Comanche Loop, LLC., recorded in Volume 466, Page 787 of the Official Public Records of Blanco County, Texas, at the southeast corner of said 0.98 acre tract, and hereof;

THENCE South 87°04'23" West, along the north line of said 2.49 acre tract, the south line of said 0.98 acre tract, and hereof, a distance of 405.89', to a 1/2" iron pin with cap "CUPLIN" set at the southwest corner hereof, and being the southeast corner of a 13.474 acre tract surveyed on this date, from whence a 4" iron pipe fence corner post found at the southwest corner of said 8.40 acre tract bears South 87°04'23" West, a distance of 879.06';

THENCE over and across said 8.40 acre tract and said 9.784 acre tract, along the east line of said 13.474 acre tract, and the west line hereof, the following courses and distances;

- 1) North 20°45'51" East, a distance of 122.38' to a calculated point;
- 2) North 06°24'01" West, passing a mag nail with washer "CUPLIN" set at the centerline termination point of an access easement from said U.S. Highway No. 281 to said 13.474 acre tract at a distance of 77.34', for a total distance of 193.89' to a calculated point;
- 3) North 19°14'28" East, a distance of 116.80' to a calculated point;
- 4) North 06°48'53" West, a distance of 195.69' to a 1/2" iron pin with cap "CUPLIN" set along the south line of said 10 acre tract, for the northwest corner hereof;

THENCE North 88°01'40" East, along the south line of said 10 acre tract, the north line of said 9.784 acre tract, and hereof, distance of 388.68' to the **Point of Beginning**, containing 5.678 acres, more or less.

I HEREBY CERTIFY TO BARBARA LACEY, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS OF PRACTICE AS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2017, CUPLIN & ASSOCIATES, INC. ©. BASIS OF BEARINGS ARE TO TEXAS COORDINATE SYSTEM, CENTRAL ZONE. A PLAT OF SURVEY OF EVEN DATE WAS PREPARED AS IS INTENDED TO ACCOMPANY THE ABOVE DESCRIBED TRACT OF LAND.


Registered Professional Land Surveyor No. 5938

Dated: 11/06/2017

1500 Ollie Lane, Marble Falls, Texas 78654
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