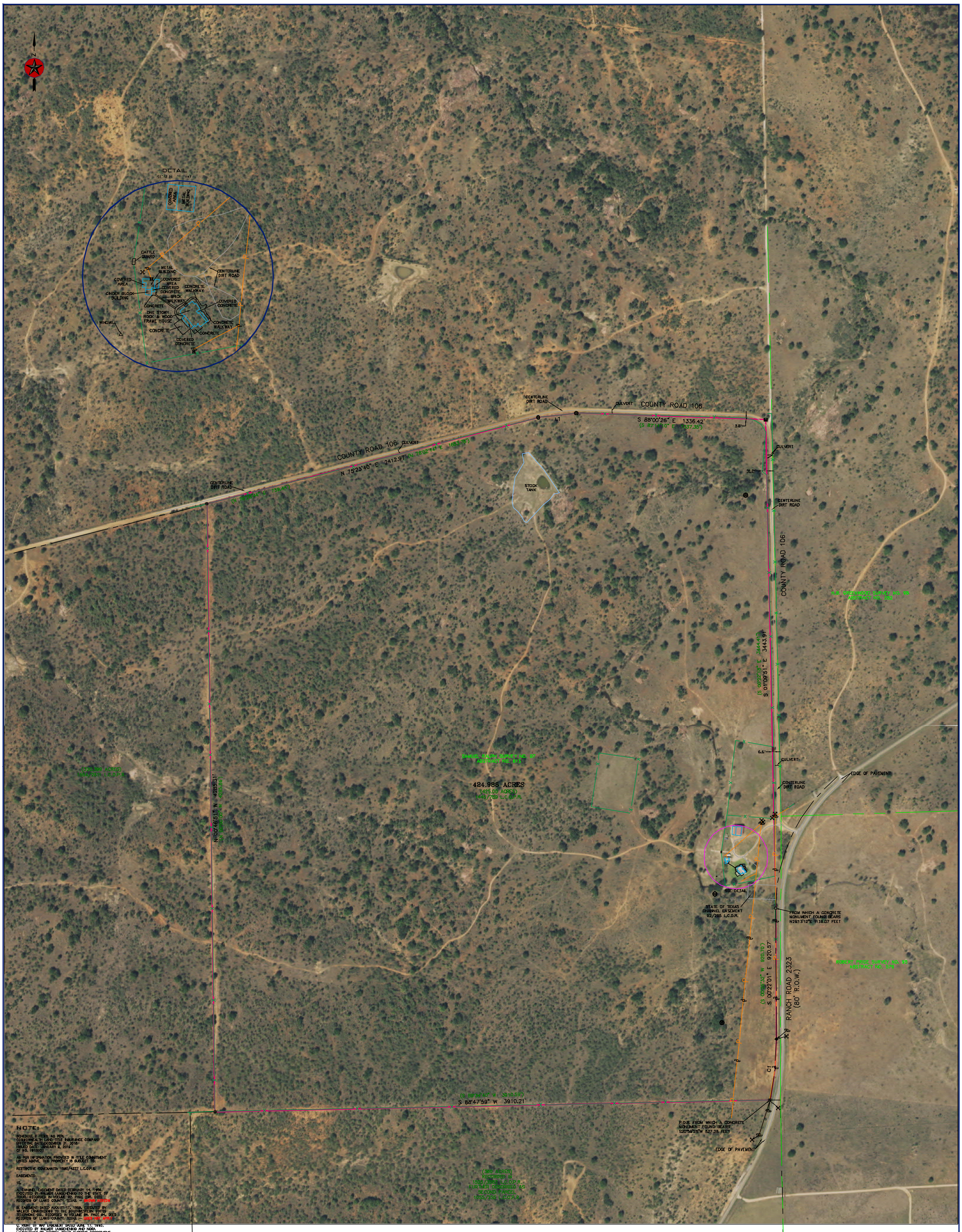

NOTE:

SCHEDULE B ITEMS, AS PER:
COMMONWEALTH LAND TITLE INSURANCE COMPANY
EFFECTIVE DATE:DECEMBER 31, 2018
ISSUED DATE: JANUARY 8, 2019
CF NO. 19100011

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: 1980/4337 L.C.O.P.R.

EASEMENTS:

10.

A. CHANNEL EASEMENT DATED FEBRUARY 14, 1964, EXECUTED BY WALMER LANGEHENNIG TO THE STATE OF TEXAS, RECORDED IN VOLUME 92, PAGE 295, DEED RECORDS OF LLANO COUNTY, TEXAS. – SHOWN HEREON

B. EASEMENT DATED AUGUST 17, 1959, EXECUTED BY WALMER LANGEHENNIG TO THE SOUTHWESTERN STATES TELEPHONE CO., RECORDED IN VOLUME 84, PAGE 94, DEED RECORDS OF LLANO COUNTY, TEXAS. – DOES NOT APPLY

C. RIGHT OF WAY EASEMENT DATED JUNE 17, 1983, EXECUTED BY WALMER LANGEHENNIG AND NORA LANGEHENNIG TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 532, PAGE 161, DEED RECORDS OF LLANO COUNTY,TEXAS. – BLANKET IN NATURE, NOT SHOWN HEREON.

D. RIGHT OF WAY EASEMENT DATED MARCH 3, 1997, EXECUTED BY WALMER LANGEHENNIG AND NORA LANGEHENNIG TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 940, PAGE 13, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. – BLANKET IN NATURE, NOT SHOWN HEREON.

E. RIGHT OF WAY EASEMENT DATED MAY 19, 2003, EXECUTED BY SIX STAR RANCH, FLP TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1219, PAGE 683, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. – BLANKET IN NATURE, NOT SHOWN HEREON.

F. RIGHT OF WAY EASEMENT DATED OCTOBER 13, 2003, EXECUTED BY SIX STAR RANCH, FLP TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1250, PAGE 184, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. – BLANKET IN NATURE, NOT SHOWN HEREON.

G. MINERAL RESERVATIONS SET OUT IN WARRANTY DEED DATED SEPTEMBER 28, 2007, EXECUTED BY NEWCLAIRE EXPLORATION, INC., JAMES D. FINLEY AND CHARLOTTE FINLEY TO WILLIAM ROBERT EVANS, III AND FAYE LAVERNE EVANS, RECORDED IN VOLUME 1446, PAGE 789, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. – NOT ADDRESSED HEREON.

H. RIGHT OF WAY EASEMENT DATED FEBRUARY 1, 2008, EXECUTED BY W.R. EVANS AND FAYE L. EVANS TO CENTRAL TEXAS ELECTRIC – BLANKET IN NATURE, NOT SHOWN HEREON.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 83°32'12" E	270.78'

RECORD LINE TABLE

LINE	BEARING	DISTANCE
L1	N 84°19'33" E	270.83'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	435.36'	1870.00'	13°20'21"	S 08°18'54" W	434.38'

RECORD CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	435.23'	1870.00'	13°20'06"	S 07°05'35" W	434.24'

STATE OF TEXAS
REGISTERED
ABRAHAM J. LEAMONS
6275
PROFESSIONAL
LAND SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON JANUARY 10, 2019; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

01-11-2019
DATE

SEARCHERS
LAND SURVEYING, LLC
MASON | FREDERICKSBURG

LEGEND:

BOUNDARY LINE
ADJOINER LINE
SURVEY LINE
BURIED UTILITY LINE
OVERHEAD UTILITY LINE
FENCE
PIPE FENCE CORNER POST FOUND
WOOD FENCE CORNER POST FOUND
POINT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
3/8" IRON ROD FOUND
IRON PIPE FOUND
120D NAIL FOUND
CONCRETE MONUMENT FOUND
NAIL SET
SQUARE IRON BAR FOUND
FIRE HYDRANT
UTILITY POLE
GUY
WATER WELL
ELECTRIC METER
AIR CONDITIONER
BENCH MARK
PEDESTAL
WATER METER
U.E. – UTILITY EASEMENT
B.L. – BUILDING SETBACK LINE
(BRG.-DIST.) – RECORD CALL
P.O.B. – POINT OF BEGINNING
L.O.P.R. – LLANO COUNTY PLAT RECORDS
L.C.D.R. – LLANO COUNTY DEED RECORDS
L.C.O.P.R. – LLANO COUNTY OFFICIAL PUBLIC RECORDS
L.C.R.P.R. – LLANO COUNTY REAL PROPERTY RECORDS

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
2. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.
3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.
4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275".
5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

0' 300' 600' 900'
SCALE: 1" = 300'

TITLE SURVEY

424.988 ACRES OUT OF THE SAMUEL RALPH SURVEY NO. 97, ABSTRACT NO. 613 IN LLANO COUNTY, TEXAS.

REFERENCE: JOHN MARTIN AND/OR ABRAHAM — JOB NO. 19-2917
ADDRESS: 7531 COUNTY ROAD 106 — DRAWN BY: NJA