

IMPROVEMENT SURVEY

TRACT 10
26.9 Ac.

PROPOSED TRACT 11
26.7 Ac.

PROPOSED TRACT 7
39.8 Ac.

PROPOSED TRACT 8
26.1 Ac.

PROPOSED TRACT 9
85.8 Ac.

PROPOSED TRACT 12
54.9 Ac.

PROPOSED TRACT 13
52.1 Ac.

PROPOSED TRACT 5
50.2 Ac.

PROPOSED TRACT 6
44.3 Ac.

PROPOSED TRACT 12
54.9 Ac.

PROPOSED TRACT 7
39.8 Ac.

PROPOSED TRACT 8
26.1 Ac.

POINT OF BEGINNING TRACT 10

POINT OF COMMENCEMENT (NW corner of 518.4 acres)

MATCH 'A'

MATCH 'B'

MATCH 'B'

INSET #2 to show POINT OF COMMENCEMENT

INSET #1 to show POINT OF COMMENCEMENT

E1	N 03°32'00"E	129.92'
E2	N 12°16'23"W	175.76'
E3	N 06°46'57"E	368.41'
E4	N 00°05'40"W	315.95'

- = steel fence post found unless otherwise noted
- = 1/2" iron pin set with red plastic cap marked EAGLE SURVEYING unless otherwise noted
- ⊙ = cotton spindle set
- ∅ = utility pole
- E— = overhead electric line
- x- = wire fence
- ipf = iron pin found
- wfp = wood fence post
- (XXXX) = recorded data "calls"
- = Blanco County Deed Records

Note: The West line of this tract is fenced. This fence line meanders and is not necessarily on the property line.

The original Survey/Patent lines shown hereon are for general reference only and were not located or reconstructed as part of this survey.

Reference restrictions as recorded in Doc. # 190852, and 192941, Blanco County Official Public Records, including a 100' building set-back line along all property lines and roadways.

Reference a "blanket type" easement granted to Southwestern Bell Telephone Co., as recorded in Volume 73, Page 603-604, Blanco County Deed Records, being described as 20 feet in width, but of unspecified location.

Reference a "blanket type" easement granted to Pedernales Electric Cooperative, Inc., as recorded in Volume 438, Page 876-877, Blanco County Deed Records, being described as 10 feet in width, as built.

Copyright © 2020 Eagle Land Surveying. All rights reserved.

CLIENT: 5811 JOHNSON CITY, LLC

This survey was produced without the benefit of a current title report, therefore certain easements may exist that were not apparent on the ground and are not shown hereon.

DATE: November 4, 2019
SCALE: 1" = 200'

TR10.zak

LEGAL DESCRIPTION: TRACT 10, being 26.9 acres of land, more or less, out of the Wm. YETT SURVEY, No. 93, A-1271, in Blanco County, Texas, being a portion of that tract of land called 518.37 acres, as described and recorded in Document #183598, Blanco County Official Public Records, said 26.9 acres being more particularly described by metes and bounds in the field notes attached hereto.

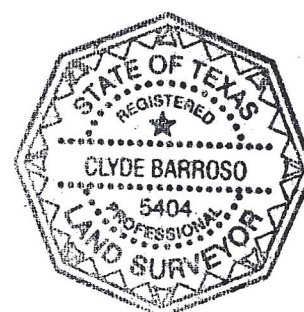


**EAGLE
LAND
SURVEYING**
(512) 847- 1079

P.O. Box 2264 Wimberley, TX. 78676

I hereby certify that this plat correctly represents a survey made upon the ground under my supervision, on November 4, 2019, and that there are no visible or apparent encroachments upon this property, except as shown hereon.

Clyde Barroso, R.P.L.S. #5404, State of Texas, Firm # 10079300.



JOB NUMBER: 19-090 cb