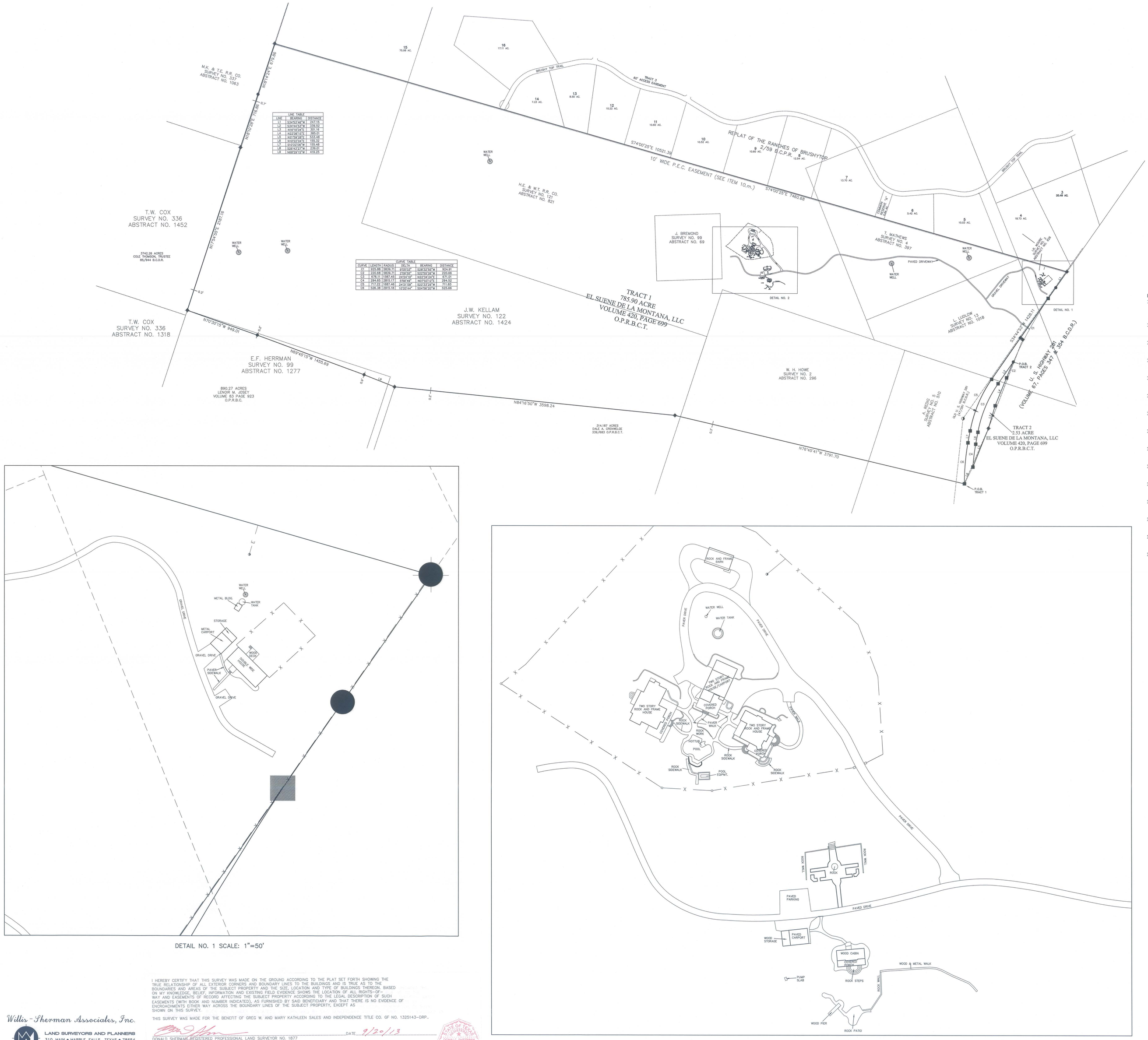


| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | S34°54'48"W | 247.15 |
| L2 | S34°44'53"W | 378.50 |
| L3 | N38°13'24"E | 301.16 |
| L4 | N32°06'15"E | 385.01 |
| L5 | N21°59'28"E | 533.48 |
| L6 | N70°24'06"E | 533.48 |
| L7 | S10°24'08"W | 155.48 |
| L8 | S68°52'47"W | 338.00 |
| L9 | N68°28'13"W | 419.25 |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | BEARING | DISTANCE |
| C1 | 923.88 | 5839.71 | 9°00'03" | S28°32'56"W | 924.91 |
| C2 | 220.66 | 5839.71 | 2°08'30" | S22°50'28"W | 220.66 |
| C3 | 678.11 | 1587.45 | 24°24'10" | N22°24'24"E | 671.01 |
| C4 | 394.65 | 1587.51 | 8°56'48" | N07°53'24"E | 394.52 |
| C5 | 717.22 | 1587.44 | 24°31'09" | S22°33'29"W | 711.63 |
| C6 | 328.38 | 1915.18 | 10°00'44" | S04°56'26"W | 328.68 |

LEGEND:
- ● DENOTES 1/2" ST. SK. FND.
- ◆ DENOTES FENCE POST FOUND
- ■ DENOTES CONCRETE MONUMENT FOUND
- ◑ DENOTES POWER POLE
- △ DENOTES COMPUTED POINT

NO PORTION OF THE PROPERTY HAS BEEN DESIGNATED AS BEING IN SPECIAL FLOOD HAZARD AREA BY THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 480312 0011 C, DATED FEBRUARY 6, 1991, FOR UNINCORPORATED AREAS OF BLANCO COUNTY, TEXAS.

BEARING BASIS: TEXAS LAMBERT GRID.

SCALE : 1" = 400'

PROPERTY SUBJECT TO:

10. b.) Sewage facility regulations and orders governing residential subdivision, private sewage facilities, waste disposal and the drilling and use of water wells as passed by the Commissioners Court of Blanco County, Texas and the Texas Natural Resource Conservation Commission.
10. c.) Mineral and/or royalty interest recorded in Volume 3, Page 394, Oil and Gas Records, Blanco County, Texas. Title to said interest has not been researched subsequent to the date of the above referenced instrument.
10. d.) Mineral and/or royalty interest recorded in Volume 3, Page 398, Oil and Gas Records, Blanco County, Texas. Title to said interest has not been researched subsequent to the date of the above referenced instrument.
10. e.) Mineral and/or royalty interest recorded in Volume 3, Page 411, Oil and Gas Records, Blanco County, Texas. Title to said interest has not been researched subsequent to the date of the above referenced instrument.
10. f.) Mineral and/or royalty interest recorded in Volume 3, Page 416, Oil and Gas Records, Blanco County, Texas. Title to said interest has not been researched subsequent to the date of the above referenced instrument.
10. g.) Mineral and/or royalty interest recorded in Volume 3, Page 439, Oil and Gas Records, Blanco County, Texas. Title to said interest has not been researched subsequent to the date of the above referenced instrument.
10. h.) Mineral and/or royalty interest recorded in Volume 3, Page 442, Oil and Gas Records, Blanco County, Texas. Title to said interest has not been researched subsequent to the date of the above referenced instrument.
10. i.) Mineral and/or royalty interest recorded in Volume 4, Page 228, Oil and Gas Records, Blanco County, Texas. Title to said interest has not been researched subsequent to the date of the above referenced instrument.
10. j.) Mineral and/or royalty interest recorded in Volume 60, Page 312, Deed Records, Blanco County, Texas. Title to said interest has not been researched subsequent to the date of the above referenced instrument.
10. k.) Blanket easement given to the Texas Power & Light Company , for the purpose of Electric Transmission and/or Distribution; together with blanket Ingress and Egress, recorded in Volume 51, Page 461, Deed Records, Blanco County, Texas.
10. l.) Blanket Easement given to the Natural Area Preservation Association Incorporated recorded in Volume 290, Page 644 as amended in Volume 370, Page 940, Official Public Records, Blanco County, Texas.
10. m.)Easement given to Pedernales Electric Cooperative, Inc., for Electric Distribution Line and Aerial Easement; together with blanket Ingress and Egress rights, recorded in Volume 390, Page 202, Official Public Records, Blanco County, Texas.
10. n.) Blanket Easement given to Pedernales Electric Cooperative, Inc., for Electric Distribution Line and Aerial Easement; together with blanket Ingress and Egress rights, recorded in Volume 416, Page 211, Official Public Records, Blanco County, Texas.
10. o.) Blanket Easement given to Pedernales Electric Cooperative, Inc., for Electric Distribution Line and Aerial Easement; together with blanket Ingress and Egress rights, recorded in Volume 424, Page 886, Official Public Records, Blanco County, Texas.
10. p.) Affidavit to the Public regarding an On-Site Sewage Facility as recorded in Volume 441, page 288, Official Public Records, Blanco County, Texas. (as to 4.34 ac. I. R. Moore Survey #3 Abstract 826.)




DETAIL NO. 1 SCALE: 1"=50'




DETAIL NO. 2 SCALE: 1"=50'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ACCORDING TO THE PLAT SET FORTH SHOWING THE TRUE RELATIONSHIP OF ALL EXTERIOR CORNERS AND BOUNDARY LINES TO THE BUILDINGS AND IS TRUE AS TO THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS THEREON. BASED ON MY KNOWLEDGE, BELIEF, INFORMATION AND EXISTING FIELD EVIDENCE SHOWS THE LOCATION OF ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION OF SUCH EASEMENTS (WITH BOOK AND NUMBER INDICATED), AS FURNISHED BY SAID BENEFICIARY AND THAT THERE IS NO EVIDENCE OF ENCROACHMENTS EITHER WAY ACROSS THE BOUNDARY LINES OF THE SUBJECT PROPERTY, EXCEPT AS SHOWN ON THIS SURVEY.

THIS SURVEY WAS MADE FOR THE BENEFIT OF GREG W. AND MARY KATHLEEN SALES AND INDEPENDENCE TITLE CO. GF NO. 1325143-DRP.

DONALD SHERMAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1877 DATE 9/20/13


Willis-Sherman Associates, Inc.
LAND SURVEYORS AND PLANNERS
310 MAIN • MARBLE FALLS, TEXAS • 78654
(830) 693-3566 FAX (830) 693-5362


TITLE SURVEY PLAT TO ACCOMPANY FIELD NOTES OF

TRACT 1
785.90 ACRE PORTION OF TRACT 1-B 1,100 ACRES CONSISTING OF 309.41 ACRES OUT OF THE J.W. KELLAM SURVEY NO. 122, ABSTRACT NO. 1424
243.06 ACRES OUT OF THE H.E. & W.T. R.R. CO. SURVEY NO. 121, ABSTRACT NO. 821
90.07 ACRES OUT OF THE W.H. HOME SURVEY NO. 2, ABSTRACT NO. 296
42.08 ACRES OUT OF THE L. LUDLOW SURVEY NO. 13, ABSTRACT NO. 1018
40.04 ACRES OUT OF THE T. MATHEWS SURVEY NO. 4, ABSTRACT NO. 397,
37.81 ACRES OUT OF THE A. REDIG SURVEY NO. 5, ABSTRACT NO. 510,
15.94 ACRES OUT OF THE J. BREMOND SURVEY NO. 99, ABSTRACT NO. 69
4.34 ACRES OUT OF THE I.R. MOORE SURVEY NO. 3, ABSTRACT NO. 826
2.66 ACRES OUT OF THE E.F. HERMAN SURVEY NO. 99, ABSTRACT NO. 1277,
0.25 ACRES OUT OF THE M.K&T.E. R.R. CO. SURVEY NO. 337, ABSTRACT NO. 1063 AND
0.24 ACRES OUT OF THE T.W. COX SURVEY NO. 336, ABSTRACT NO. 1318

TRACT 2 2.53 ACRES
CONSISTING OF APPROXIMATELY 0.21 ACRES OUT OF THE L. LUDLOW SURVEY NO. 13, ABSTRACT NO. 1018 AND APPROXIMATELY 2.32 ACRES OUT OF THE A. REDIG SURVEY NO. 5, ABSTRACT NO. 510
BLANCO COUNTY, TEXAS

| | |
|---|---|
| OFFICE D.WILLIS | JOB NO. 12338 |
| FIELD T.MARTINKA | FIELD BOOK NO. N/A |