



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. Bearings are based on the Texas State Plane Coordinate System (NAD83), Central Zone 4203 and by GPS observations made on the ground. Distances and areas hereon are surface values. A grid factor of 0.9998627603 was used for this survey.
2. According FEMA Firm Panel 48031C0175C Effective date: February 06, 1991, there is not a printed flood map for the subject tract, therefore no floodplain is shown for this survey.
3. The surveyor has not abstracted the record title and/or easements of the subject property and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the deed records. The surveyor prepared this survey with the benefit of a title commitment issued by First American Title Guaranty Company, GF Number 22-167, with an effected date of February 10, 2022, and an issued date of February 18, 2022.

Schedule B Items to address.

1. The property is subject to the Declaration of Covenants, Conditions, Restrictions, Reservations, Easements and Rights for Round Mountain Reserve, recorded in Document No. 214200, Deed Records, Blanco County, Texas.
10. G. The property is subject to Modification of Easement Agreement recorded in Document No. 203354, Deed Records, Blanco County, Texas; Does not affect the subject property.
- H. The property is subject to Release and Termination of Easement recorded in Document No. 203355, Deed Records, Blanco County, Texas. Does not affect the subject property.
- I. The property is subject to Modification of Easement Agreement for Access recorded in Document No. 203356, Deed Records, Blanco County, Texas; Does not affect the subject property.
- J. The property is subject to Electric Utility Easement (Underground) recorded in Document No. 215620, Deed Records, Blanco County, Texas. Does affect the subject property but is blanket in nature.
- K. The property is subject to Access Easement Agreement recorded in Document No. 214330, Deed Records, Blanco County, Texas. Does not affect the subject property.
- L. The property is subject to Access Easement Agreement recorded in Document No. 215045, Deed Records, Blanco County, Texas. Does not affect the subject property.

● = FOUND 5/8" IRON ROD WITH YELLOW CAP STAMPED "JONES | CARTER PROPERTY CORNER"

D.R.B.C.T. = DEED RECORDS, BLANCO COUNTY, TEXAS

▨ = PROPOSED ROAD BY FUTURE PLAT



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

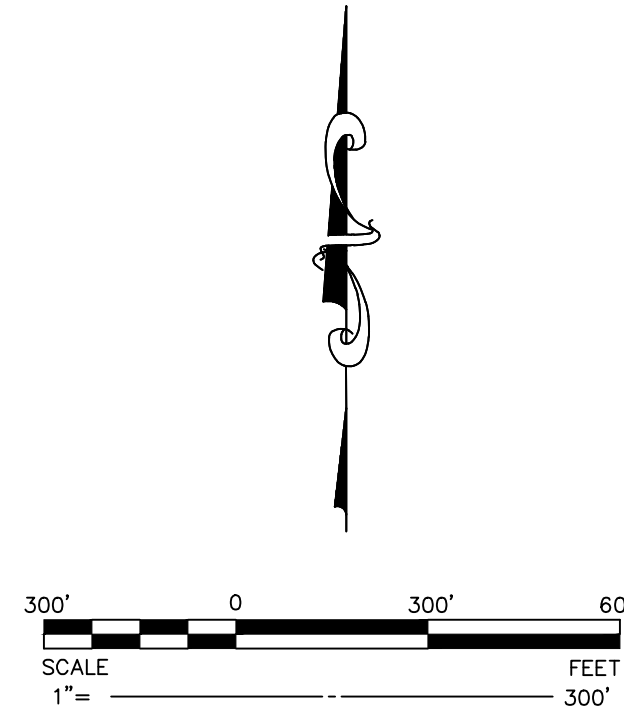
CERTIFICATE:

I, the undersigned, hereby certify to Slickrock Ranch, LLC, Colin Owen, Moriah Owen, and First American Guaranty Company that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of March, 2022.

Stephen R. Glosup
Stephen R. Glosup
Registered Professional Land Surveyor
Texas Registration No. 5570
srg@dunaway.com
Date: April 5, 2022



This certificate is revoked and the survey null and void if this document is altered in any manner, used by any person other than those addressed above or does not bear an original signature and seal of the Surveyor.



Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	032°34'36"	100.00	56.86	N41°28'08"E 56.09'

PROPERTY DESCRIPTION

BEING a tract of land situated in the T & N.O. R.R. Co. Survey, Abstract No. 604, Blanco County, Texas and being a part of a called 474.659 acres tract of land as described by deed to Slickrock Ranch, LLC, recorded in County Clerk's Document Number 200251, Deed Records, Blanco County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found in the north right-of-way line R.M. Highway No. 962 (a 80' public width right-of-way) and the southeast corner of said called 474.659 acres tract;

North 02°32'28" West, departing the north right-of-way line of said R.M. Highway No. 962 and with an easterly line of said called 474.659 acres tract, a distance of 2,266.57 feet to a 1/2" iron rod found;

North 88°21'01" East, with a southerly line of said called 474.659 acres tract, a distance of 3,057.46 feet to a 1/2" iron rod with illegible cap found;

North 87°05'57" East, continuing with a southerly line of said called 474.659 acres tract, a distance of 1,051.53 feet to a 4" metal fence post found for the most easterly southeast corner of said called 474.659 acres tract;

North 01°58'08" West, with an easterly line of said called 474.659 acres tract, a distance of 536.60 feet to a 5/8" capped iron rod found stamped "JONES CARTER" for the POINT OF BEGINNING of herein described tract;

THENCE South 87°05'07" East, departing an easterly line of said called 474.659 acres tract, a distance of 731.61 feet to a 5/8" capped iron rod found stamped "JONES CARTER";

THENCE North 141°2'09" West, a distance of 637.08 feet to a 5/8" capped iron rod found stamped "DUNAWAY ASSOC." for the beginning of a non-tangent curve to the left, having a central angle of 32°34'36", a radius of 100.00 feet and a chord bearing and distance of North 41°28'08" East - 56.09 feet;

THENCE with said non-tangent curve to the left in a northeasterly direction, an arc length of 56.86 feet to a 5/8" capped iron rod found stamped "DUNAWAY ASSOC.";

THENCE North 86°03'09" East, a distance of 414.18 feet to a 5/8" capped iron rod found stamped "JONES CARTER";

THENCE North 82°32'24" East, a distance of 415.90 feet to a 5/8" capped iron rod found stamped "JONES CARTER" in an easterly line of said called 474.659 acres tract, from which a 1/2" iron rod found in the easterly line of said called 474.659 acres tract bears North 01°58'08" West, with an easterly line of said called 474.659 acres tract, a distance of 73.73 feet;

THENCE South 01°58'08" East, with an easterly line of said called 474.659 acres tract, a distance of 705.37 feet to the POINT OF BEGINNING and containing a calculated area of 544,529 square feet or 12,500 acres of land.

BOUNDARY SURVEY OF A 12.500 ACRES TRACT OF LAND

Situated in the T & N.O. R.R. Co. Survey, Abstract No. 604,
Blanco County, Texas.

JOB NUMBER: B006832.018