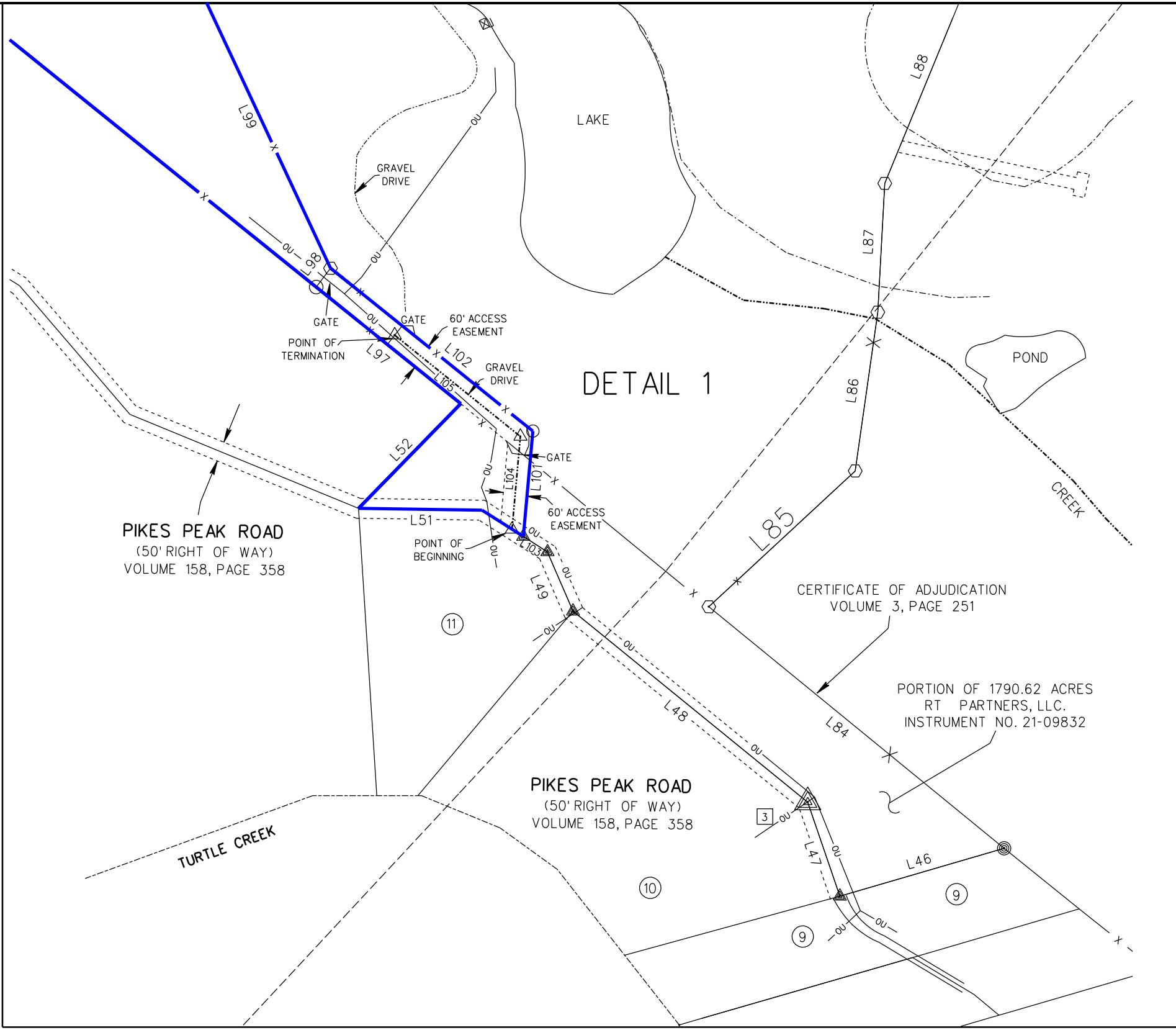


MEASURED INFORMATION		
LINE	DIRECTION	DISTANCE
L1	S31°37'20"W	103.24
L2	S45°21'43"E	923.44
L3	S45°28'33"E	270.88
L4	S08°15'40"W	43.36
L5	S32°15'12"W	88.54
L6	S38°39'28"W	807.48
L7	N73°55'03"E	354.71
L8	S61°21'49"W	191.76
L9	S19°34'27"W	283.97
L10	S49°48'45"E	79.07
L11	S43°16'39"W	525.99
L12	S44°24'30"W	951.36
L13	S21°28'14"W	177.36
L14	N50°46'33"W	729.70
L15	N68°35'01"W	32.73
L16	S32°15'45"W	304.29
L17	N15°15'02"E	291.57
L18	S48°33'46"W	110.26
L19	N34°26'14"W	236.46
L20	N09°43'20"W	156.58
L21	N27°03'10"W	90.94
L22	N39°45'23"W	183.72
L23	S39°03'03"W	770.71
L24	N28°50'35"W	229.64
L25	N03°39'12"E	130.47
L26	N70°52'56"E	471.44
L27	N22°29'48"W	86.92
L28	N16°45'45"W	220.16
L29	S74°09'23"E	468.88
L30	S74°09'22"W	553.21
L31	N18°50'24"W	218.24
L32	N75°20'17"E	603.61
L33	N75°09'57"E	413.44
L34	N25°40'26"W	43.56
L35	N01°13'19"W	417.81
L36	N51°38'36"W	193.31
L37	S73°45'34"W	385.06
L38	S74°03'57"W	35.17
L39	S73°41'19"W	239.64
L40	S73°45'45"W	488.16
L41	N23°44'32"W	203.50
L42	N73°40'28"E	58.96
L43	N73°56'16"E	585.02
L44	N73°44'46"E	404.87
L45	N51°09'04"W	243.05
L46	S73°44'39"W	430.74
L47	N18°54'18"W	250.29
L48	N50°54'47"W	781.88
L49	N23°20'03"W	162.44
L50	N57°34'27"W	195.46
L51	N89°07'25"W	311.03
L52	N44°22'26"E	368.27
L53	N00°38'21"W	86.76
L54	N00°48'29"W	555.31
L55	N31°04'42"E	210.77
L56	N00°21'36"W	436.46
L57	N00°37'46"W	435.16
L58	N00°18'56"W	437.14
L59	N00°28'38"W	803.43
L60	N04°47'10"W	636.05
L61	N08°49'07"W	3.47
L62	N32°13'01"E	17.82
L63	N57°50'17"W	831.84
L64	N42°02'18"W	50.95
L65	N16°53'57"W	736.25
L66	N05°43'32"E	1149.71
L67	N06°02'41"E	1004.96
L68	N33°22'21"E	1001.25
L69	N77°42'31"E	170.14
L70	N48°34'03"E	436.17
L71	N04°36'18"E	277.27
L72	N38°28'44"E	698.60
L73	N06°33'01"E	658.18
L74	N35°48'37"E	158.43
L75	N35°45'17"E	1208.67
L76	N51°44'38"E	119.65
L77	N51°47'50"E	39.32
L78	N51°48'15"E	87.38
L79	N73°49'49"E	86.36
L80	N08°29'31"W	206.97
L81	N50°13'57"W	81.25
L82	N59°05'02"W	180.98
L83	N73°56'16"E	32.34
L84	S50°44'39"E	960.43
L85	S47°11'35"W	502.67
L86	S08°04'20"W	403.55
L87	S03°07'06"W	324.36
L88	S22°24'02"E	606.62
L89	S34°52'12"E	173.57
L90	N19°48'11"W	759.03
L91	S06°41'17"E	409.04
L92	N64°10'19"W	163.44
L93	S59°40'25"E	228.42
L94	S35°37'02"E	1032.67
L95	S39°45'23"E	92.80
L96	N22°29'48"W	71.61
L97	N51°09'11"W	467.58
L98	N37°10'00"E	59.64
L99	N25°02'52"W	1388.19
L100	N07°12'09"W	1234.57
L101	N05°12'32"E	265.96
L102	N51°09'11"W	654.14
L103	N57°34'26"W	72.28
L104	N05°12'32"E	234.46
L105	N51°09'11"W	413.53



EASEMENTS, AS LISTED IN SCHEDULE B OF TEXAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE NO. 222-303 EFFECTIVE FEBRUARY 22, 2022 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON EXCEPT AS LISTED BELOW.

ROAD EASEMENTS, UTILITY EASEMENTS AND ALL MATTERS PER PLAT RECORDED IN VOLUME 3, PAGE 56 AND VOLUME 3, PAGE 73, PLAT RECORDS, KERR COUNTY, TEXAS. (DOES NOT AFFECT)

EASEMENTS TO KERRVILLE TELEPHONE COMPANY RECORDED IN VOLUME 1096, PAGE 462, REAL PROPERTY RECORDS, KERR COUNTY, TEXAS, SHOWN HEREON AS EASEMENT [1], EASEMENT [2] AND EASEMENT [3]

EASEMENT TO BANDERA ELETRIC COOP., RECORDED IN VOLUME 8, PAGE 48 AND VOLUME 8, PAGES 57-59, EASEMENT RECORDS, KERR COUNTY, TEXAS. (BLANKET TYPE)

RIGHTS OF THE PUBLIC FOR ROADWAY PURPOSES RECORDED IN VOLUME 158, PAGE 358, VOLUME 159, PAGE 448, VOLUME 164, PAGE 182, VOLUME 250, PAGE 112 AND VOLUME 294, PAGE 127, DEED RECORDS, KERR COUNTY, TEXAS. (PIKES PEAK ROAD)

RIGHTS OF THE PUBLIC FOR ROADWAY PURPOSES RECORDED IN VOLUME 158, PAGE 358, VOLUME 159, PAGE 448, VOLUME 164, PAGE 182, VOLUME 250, PAGE 112 AND VOLUME 294, PAGE 127, DEED RECORDS, KERR COUNTY, TEXAS. (PIKES PEAK ROAD)

UNRECORDED ANTENNA LEASE AS EXCEPTED TO IN DEED RECORDED IN VOLUME 1321, PAGE 436-447, REAL PROPERTY RECORDS, KERR COUNTY, TEXAS. (SHOWN HEREON)

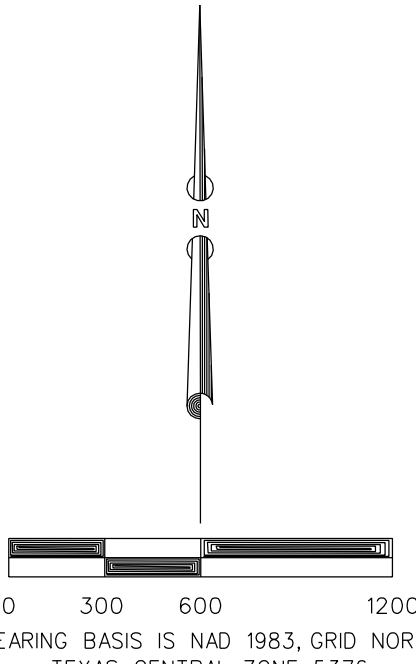
I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO-----, TEXAN TITLE INSURANCE COMPANY, HILL COUNTRY TITLES AND LENDER THAT I HAVE MADE A SURVEY ON THE SECOND OF THE PROPERTY SHOWN HEREON AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, ENCUMBRANCES OR EASEMENTS KNOWN TO ME EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM AN INGRESS AND EGRESS EASEMENT.

DATE

RANDALL H. HAMBRIGHT, RPLS
TEXAS CERTIFICATE NO. 5263
COUNTY SURVEYOR, BLANCO COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- ⊙ 3/8" IRON ROD FOUND
- △ FENCE POST AS NOTED
- CALCULATED POINT
- ▲ 60 D NAIL SET
- WINDMILL
- WIRE FENCE
- OVERHEAD UTILITIES
- WATER WELL
- () RECORD INFORMATION
- FEEDER
- AERIAL ANTENNA



TURTLE CREEK RANCHES
(UNRECORDED)

TURTLE CREEK RANCHES
(UNRECORDED)

8.9 ACRES VOLUME 1184, PAGE 258	353.39 ACRES PORTION OF 1790.62 ACRES RT PARTNERS, LLC, INSTRUMENT NO. 21-09832 H.W. RAGLIN SURVEY NO. 1512, ABSTRACT NO. 791 AND THE
10.0 ACRES VOLUME 1493, PAGE 298	REMAINDER OF 1790.62 ACRES RT PARTNERS, LLC, INSTRUMENT NO. 21-09832
10.0 ACRES VOLUME 272, PAGE 31	
10.08 ACRES VOLUME 303, PAGE 467	
11.0 ACRES VOLUME 303, PAGE 467	
10.0 ACRES VOLUME 683, PAGE 403	
9.77 ACRES VOLUME 813, PAGE 893	
9.75 ACRES VOLUME 1121, PAGE 25	
10.0 ACRES VOLUME 1361, PAGE 665	
13.4 ACRES VOLUME 226, PAGE 439	
2.0 ACRES VOLUME 1811, PAGE 0366	
8.7 ACRES INSTRUMENT NO. 18-03601	

ADJOINER PROPERTY INFO	
①	146.8 ACRES VOLUME 308, PAGE 717
②	8.57 ACRES INSTRUMENT NO. 13-8328
③	4.92 ACRES VOLUME 1135, PAGE 82
④	4.85 ACRES VOLUME 1135, PAGE 82
⑤	PORTION OF 1790.62 ACRES INSTRUMENT NO. 21-09832
⑥	4.98 ACRES VOLUME 1544, PAGE 20
⑦	5.54 ACRES INSTRUMENT NO. 12-3898
⑧	5.54 ACRES INSTRUMENT NO. 12-3898
⑨	4.5 ACRES VOLUME 1051, PAGE 656
⑩	6.1 ACRES INSTRUMENT NO. 16-7484
⑪	6.98 ACRES VOLUME 1036, PAGE 724

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REVISED 02-03-23

HAMBRIGHT LAND SURVEYING

P.O. BOX 1226
JOHNSON CITY, TEXAS 78636
PHONE (830) 868-2574
EMAIL: HAMBRIGHTSURVEY@GMAIL.COM
TEXAS FIRM NO. 100587-00

DATE: JANUARY, 10, 2023
JOB NO. 023-005

F.M. HIGHWAY NO. 1273

JOHN LOWRANCE SURVEY NO. 621,
ABSTRACT NO. 241

MAP TO ACCOMPANY FIELD NOTE NO. 023-005

SURVEY OF A 353.39 TRACT SITUATED IN THE
R.B. MARSHALL SURVEY NO.1304, ABSTRACT NO. 600, THE
P.B. JAMES SURVEY NO. 1887, ABSTRACT NO. 1091, THE
N.E. ATCHESON SURVEY NO. 1144, ABSTRACT NO. 480, THE
H.B. & W.T. RY.CO. SURVEY NO. 1173, ABSTRACT NO. 573, THE
H.W. RAGLIN SURVEY NO. 1512, ABSTRACT NO. 791,
KERR COUNTY, TEXAS