

SURVEY PLAT FOR:

A 215.03 Acre Tract of Land Which Comprises Part of the
David Connell Survey No. 174, Abstract
No. 91 and Part of the Elijah Marshall Survey No. 175,
Abstract No. 393; Blanco County, TX

PREPARED FOR:
SOUTHWICK DEVELOPMENT, LLC
P. O. Box 56
Johnson City, TX 78636

TITLE COMPANY:
Arrowhead Land Titles, Inc.
109 East Main Street
Llano, TX 78643

SURVEYOR'S NOTES:

- As depicted on the Blanco County Survey Map prepared by the General Land Office, the David Connell Survey No. 174 appears to have excess acreage within its boundaries.
- The vesting deed of record in Volume 74, Page 424 of the Blanco County Deed Records does not list or indicate the described First, Second and Third Tracts contain any part of the Elijah Marshall Survey No. 175. Per the TX-DOT Strip/ROW map for this portion of RR 2766, the north line of the Marshall Survey No. 175 extends into the 215.03 acre parcel as shown. The east adjoining parcel does list acreage out of the Marshall Survey No. 175.

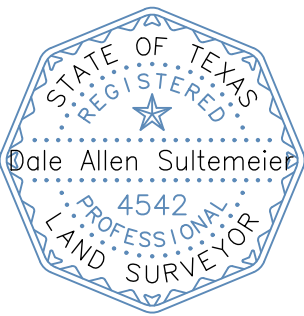
This tract is subject to the following easements listed in Arrowhead Land Titles, Inc. Commitment for Title Insurance, G. F. No. LGF-2357, issued June 20th, 2023:

- Utility Easement to Pedernales Electric Cooperative, Inc. recorded in Vol. 403, Pg. 716, Official Public Records of Real Property of Blanco County, TX.
- Boundary Line Agreement recorded in Vol. 350, Pg. 361, Official Public Records of Real Property of Blanco County, TX.
- Easement for Highway Purposes recorded in Vol. 72, Page 181, Deed Records of Blanco County, TX.
- Any visible and apparent roadway or easement, either public or private, evidence of which does not appear of record, including but not limited to unrecorded easements now in use on the land.

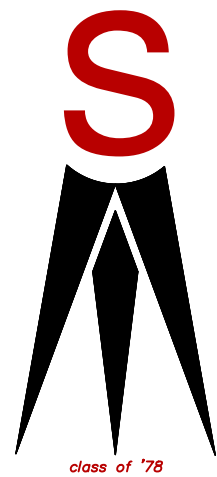
The undersigned does hereby certify that a survey was made on the ground of the property shown hereon, that it is correct and that there are no obvious boundary line conflicts, encroachments, overlapping of improvements or roads in place except as shown hereon and that said property has access to and from a dedicated roadway.

Plat and field notes.

Dale Allen Sultemeier
Registered Professional Land
Surveyor
No. 4542 - State of Texas



July 1st, 2023



SULTEMEIER
SURVEYING & ENGINEERING

Boundary-Title-Topographic-Construction Surveys
Engineering - Land Development Services
501 West Main, Suite 102
Fredericksburg, Texas 78624
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sultemeiersurveying.com

LEGEND

- 1/2 inch dia. iron rod found
- 3/8 inch dia. iron rod (capped RPLS 4542) set
- iron pipe fence post found, unless otherwise noted
- point on high bluff along NE side of Pedernales River
- point on center of branch/center of Pedernales River
- conc. ROW monument found
- Verizon riser box
- Time Warner riser box
- gas meter
- water meter
- air conditioning unit
- utility pole
- well

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 01°23'55" E	333.26'
L2	N 24°26'04" W	34.51'
L3	N 60°17'45" E	63.19'
L4	N 15°29'29" E	105.00'
L5	N 67°47'51" E	229.39'
L6	S 82°32'40" E	56.98'
L7	N 54°08'51" E	93.98'
L8	N 24°21'08" W	75.67'
L9	N 22°49'05" E	168.84'
L10	N 63°09'02" W	110.93'
L11	N 57°57'50" W	232.50'
L12	N 51°15'59" W	140.42'
L13	N 54°45'47" W	210.58'
L14	N 45°51'15" W	137.13'
L15	N 60°19'24" W	120.96'
L16	N 48°46'21" W	118.99'
L17	N 64°09'13" W	233.12'
L18	N 51°29'11" W	198.22'
L19	N 61°01'45" W	211.73'
L20	N 67°31'31" W	218.12'
L21	S 29°13'12" W	227.99'
L22	N 65°20'31" W	41.18'
L23	N 82°36'44" E	137.59'
L24	N 89°13'20" E	205.88'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	627.59'	5769.58'	6°13'57"	S 87°24'14" E	627.28'
C2	246.90'	3779.72'	3°44'34"	S 86°00'52" E	246.86'

