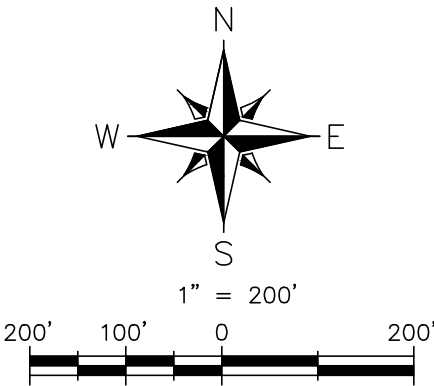


SURVEY SHOWING A 94.04 ACRE TRACT OF LAND SITUATED IN THE ENCARNACION GARCIA SURVEY NO. 477, ABSTRACT NO. 279, LLANO COUNTY, TEXAS AND BEING ALL OF A CALLED 93.63 ACRE TRACT OF LAND RECORDED IN VOLUME 329, PAGE 923, OFFICIAL PUBLIC RECORDS, LLANO COUNTY, TEXAS



LEGEND	
( )	RECORD CALL PER PLAT
○	SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
⊗	FOUND NAIL
■	FOUND FENCE POST (MATERIAL AND DIAMETER NOTED ON PLAT)
△	FOUND TYPE I TXDOT RIGHT-OF-WAY MARKER
⊕	ELECTRIC METER
⊙	POWER POLE
→	GUY WIRE
⊕	UTILITY POLE
⊗	WELL
⊗	CLEAN OUT
⊗	COMMUNICATION PEDESTAL/BOX
⊗	SIGN
—X—	WIRE FENCE
—OE—	OVERHEAD ELECTRIC
—OC—	OVERHEAD COMMUNICATION

L=803.89' (804.2' R1)  
R=1105.92' (1105.92' R1)  
Δ=041°38'53" (41°39'52" R1)  
CB=N72°44'15"E (N71°36'17"E R1)  
CD=786.31' (786.60' R1)

S86°32'45"E 271.22' C1

L=650.02'  
R=1105.92'  
Δ=033°40'35"  
CB=N63°21'18"W  
CD=640.70'

SCHEDULE B RECORDED EXCEPTION DOCUMENTS

10.c. NWB = NO EVIDENCE OF A PIPELINE FOUND AT TIME OF SURVEY.  
10.e. UNK = AS IT MAY APPLY TO ELECTRIC LINES SHOWN HEREON.  
10.f. UNK  
10.h. APPLIES TO SUBJECT TRACT  
\*NWB = NOT WITHIN BOUNDS OF THE SUBJECT TRACT  
\*UNK = UNKNOWN IF WITHIN THE BOUNDS OF THE SUBJECT TRACT WITHOUT ADDITIONAL RESEARCH AND/OR FIELDWORK WHICH IS OUTSIDE THE SCOPE OF THIS SURVEY.  
\*MINERAL AND ROYALTY INTEREST DOCUMENTS NOT REVIEWED BY SURVEYOR.  
\*SEE TITLE COMMITMENT FOR A FULL/COMPLETE LIST OF EXCEPTIONS AND/OR RECORD DOCUMENT FOR MORE DETAILED INFORMATION OF THE DOCUMENTS LISTED ABOVE OR IN SCHEDULE B OF TITLE COMMITMENT.

GENERAL SURVEY NOTES

1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.  
2) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY TEXAN TITLE INSURANCE COMPANY, G.F. NUMBER 2024020189L-OC, EFFECTIVE DATE OF FEBRUARY 20, 2024, ISSUED DATE OF FEBRUARY 22, 2024, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES, ENCUMBRANCES, EASEMENTS, SETBACKS, RESTRICTIONS, COVENANTS, ZONING OR LAND USE REGULATIONS STIPULATED THEREIN (SEE SCHEDULE B). THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.  
3) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, ZONING ORDINANCES AND DEVELOPMENT RULES AND REGULATIONS, SHALL BE CONFIRMED BY THE HOME OWNERS ASSOCIATION, ARCHITECTURAL CONTROL COMMITTEE, LANDOWNER, DEVELOPER, BUILDER, CONTRACTOR AND/OR CONTROLLING GOVERNMENTAL JURISDICTION BEFORE ANY PLANNING OR CONSTRUCTION. THE SURVEYOR DID NOT RESEARCH COVENANTS, CONDITIONS AND RESTRICTIONS.  
4) ONLY APPARENT UTILITIES WERE LOCATED, SHOWN AND IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITIES. FOR INFORMATION REGARDING UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY. IRRIGATION VALVES, SPRINKLER HEADS AND LANDSCAPE LIGHTING AND OUTLETS, IF ANY, NOT SHOWN HEREON NOR LOCATED BY THIS SURVEY.  
5) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.  
6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.  
7) NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF THE 100 YEAR FLOOD PLAIN THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

94.04 ACRES  
CALLED 93.63 ACRES  
VOL. 329 PG. 923  
OFFICIAL PUBLIC RECORDS  
(R1)

HAL VESTAL & TANYA VESTAL  
CALLED 85.306 ACRES  
VOL. 1176 PG. 341  
OFFICIAL PUBLIC RECORDS

CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	121.66'	1105.92'	006°18'12"	N83°20'41"W	121.60'
	(123.01' R1)	(1105.92' R1)	(06°22'22" R1)	(S84°23'47"E R1)	(122.94' R1)

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S00°19'41"W	107.26'
L2	S89°17'31"W	133.55'
L3	S12°36'40"W	17.70'
L4	S89°46'02"W	230.46'
(S00°37'55"E 107.91' R1)		
(S88°25'15"W 132.78' R1)		
(S06°04'42"W 17.68' R1)(N06°57'45"E 17.85' R2)		
(S88°30'55"W 232.56' R1)(S89°37'25"E 232.46' R5)		

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

CHRISTOPHER JURICA  
REGISTERED PROFESSIONAL LAND SURVEYOR #6344  
CHRISJ@WCRLANDSURVEYING.COM 830-833-3010



**WCR**  
LAND SURVEYING  
P.O. BOX 481 BLANCO, TX 78606  
830-833-3010 INFO@WCRLANDSURVEYING.COM  
TBP&LS FIRM #10194135

JOB NO.: 2330-24

DRAWN BY: EJF

CHECKED BY: CJJ

SHEET: 1 OF 1

DS  
DA

DS  
MD

DS  
BD

FREDERICK BURTON WINTER & ALLISON YOUNGBLOOD  
WINTER CO-TRUSTEES OF THE WINTER REVOCABLE  
LIVING TRUST, DATED JUNE 19, 2015  
CALLED 490.2 ACRES  
VOL. 1564 PG. 2790  
OFFICIAL PUBLIC RECORDS  
(R2)

RUTH TUCKNESS  
CALLED 447.10 ACRES  
VOL. 336 PG. 182  
DEED RECORDS  
LLANO COUNTY  
VOL. 178 PG. 423  
DEED RECORDS  
GILLESPIE COUNTY