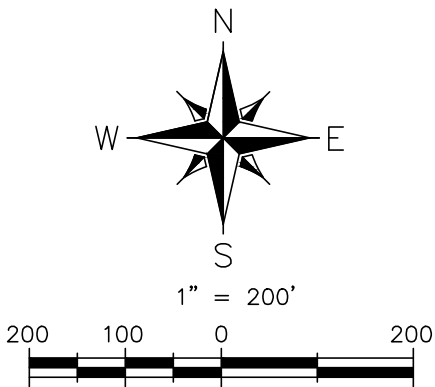
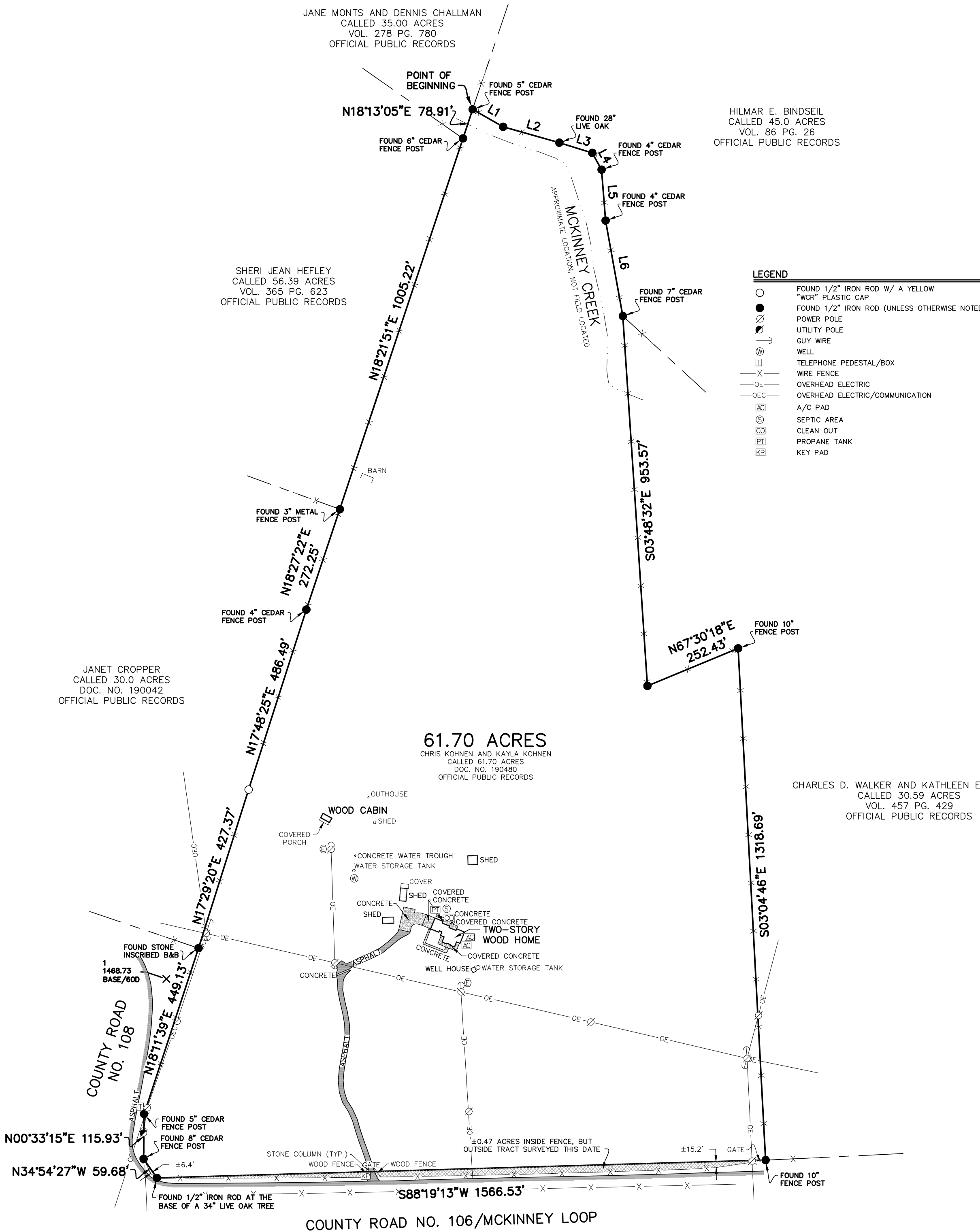


SURVEY SHOWING A 61.70 ACRE TRACT OF LAND SITUATED IN THE ELIJAH TATE SURVEY NO. 147, ABSTRACT NO. 590, BLANCO COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 61.70 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 190480, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS



LINE TABLE	
L1-	S60°13'12"E 90.56'
L2-	S74°13'24"E 150.19'
L3-	S72°42'22"E 88.73'
L4-	S29°11'36"E 49.37'
L5-	S04°29'34"E 131.40'
L6-	S10°12'35"E 249.64'



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 FIRST AMERICAN TITLE GUARANTY COMPANY, G.F. NUMBER 22-870, EFFECTIVE DATE OF NOVEMBER 17, 2022, ISSUED DATE OF DECEMBER 6, 2022, 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) 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 AND SPRINKLER HEADS, IF ANY, NOT LOCATED BY THIS SURVEY OR SHOWN HEREON.

4) EXISTING FENCES AROUND BOUNDARY MAY ACTUALLY MEANDER BACK AND FORTH GENERALLY ALONG AND NOT NECESSARILY ON LINE. DIMENSIONAL TIES, IF SHOWN, ARE WHERE FENCES WERE MEASURED. INTERIOR FENCES, IF ANY, NOT LOCATED NOR SHOWN HEREON. THERE ARE GATES IN BOUNDARY FENCE AT VARIOUS PLACES.

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.

SCHEDULE B RECORDED EXCEPTION DOCUMENTS

10g. RIGHT OF WAY EASEMENT - VOL. 55, PG. 296 DEED RECORDS (UNK)

10h. RIGHT OF WAY GRANT - VOL. 45, PG. 271 DEED RECORDS (UNK)

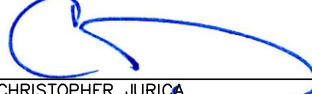
*NWB = NOT WITHIN BOUNDS OF THE SUBJECT TRACT

*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.

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.

 12/04/2022

CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEY #6344



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

JOB NO.: 1019-19

DRAWN BY: CJJ

CHECKED BY: CJJ

SHEET: 1 OF 1