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' 1" = 200'L3- S72°42'22"E 88.73' 200 S29°11'36"E 49.37' S04°29'34"E 131.40' L5-L6- S10°12'35"E 249.64' JANE MONTS AND DENNIS CHALLMAN CALLED 35.00 ACRES VOL. 278 PG. 780 OFFICIAL PUBLIC RECORDS POINT OF FOUND 5" CEDAR FENCE POST **BEGINNING** -N18"3'05"E 78.91 HILMAR E. BINDSEIL FOUND 28" CLIVE OAK CALLED 45.0 ACRES VOL. 86 PG. 26 FOUND 6" CEDAR -FENCE POST OFFICIAL PUBLIC RECORDS FOUND 4" CEDAR FENCE POST FENCE POST MCKINNEY MCKINNEY ROXIMATE LOCATION, N SHERI JEAN HEFLEY LEGEND CALLED 56.39 ACRES FOUND 1/2" IRON ROD W/ A YELLOW FOUND 7" CEDAR FENCE POST VOL. 365 PG. 623 0 OFFICIAL PUBLIC RECORDS FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED) POWER POLE UTILITY POLE GUY WIRE @T TELEPHONE PEDESTAL/BOX WIRE FENCE \_\_\_OE\_\_\_ OVERHEAD ELECTRIC OVERHEAD ELECTRIC/COMMUNICATION —oec— AC A/C PAD  $\odot$ SEPTIC AREA CO CLEAN OUT PT PROPANE TANK S03'48'32"E 953.57 KEY PAD BARN FOUND 3" METAL TENCE POST FOUND 4" CEDAR 7 N67.30'18"E FOUND 10"
FENCE POST JANET CROPPER CALLED 30.0 ACRES OFFICIAL PUBLIC RECORDS 61.70 ACRES CHRIS KOHNEN AND KAYLA KOHNEN CALLED 61.70 ACRES DOC. NO. 190480
OFFICIAL PUBLIC RECORDS CHARLES D. WALKER AND KATHLEEN E. WALKER OUTHOUSE CALLED 30.59 ACRES VOL. 457 PG. 429 WOOD CABIN OFFICIAL PUBLIC RECORDS 427 1318. COVERED -PORCH •CONCRETE WATER TROUGH WATER STORAGE TANK S03.04'46"E SHED COVERED CONCRETE CONCRETE SHED , CONCRETE
TWO—STORY
WOOD HOME FOUND STONE INSCRIBED B&B -COVERED CONCRETE WELL HOUSE OF WATER STORAGE TANK CONCRETE BASE/60D COUNTY ROAD FOUND 5" CEDAR FENCE POST N00°33'15"E 115.93' FOUND 8" CEDAR
FENCE POST '±0.47 ACRES INSIDE FENCE, BUT OUTSIDE TRACT SURVEYED THIS DATE ±15.2 GATE STONE COLUMN (TYP.) WOOD FENCE -WOOD FENCE N34°54'27"W 59.68' FOUND 10"
FENCE POST S8819'13"W 1566.53' -FOUND 1/2" IRON ROD AT THE BASE OF A 34" LIVE OAK TREE COUNTY ROAD NO. 106/MCKINNEY LOOP 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 DCEMBER 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.

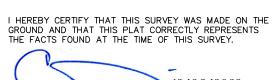
3) ONLY APPARENT UTILITIES WERE LOCATED, SHOWN AND IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITIES. FOR INFORMATION REGARDING UTILITIES PLEASE CONTACT THE APPROPRIATE 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)
10.h. 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.









JOB NO.: 1019-19

SHEET: 1 OF 1

DRAWN BY: CJJ
CHECKED BY: CJJ