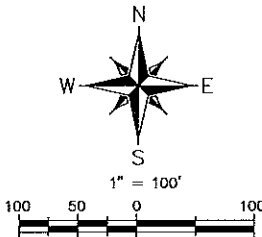


SURVEY SHOWING A 20.63 ACRE TRACT OF LAND SITUATED IN THE E. KOTT SURVEY NO. 884, ABSTRACT NO. 1117 AND E. KOTT SURVEY NO. 515, ABSTRACT NO. 1108, GILLESPIE COUNTY, TEXAS AND BEING ALL OF A CALLED 20.62 ACRE TRACT OF LAND RECORDED IN VOLUME 301, PAGE 448, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS

JEREMY ITZ AND MONICA ITZ
CALLED 122.2 ACRES
VOL. 335 PG. 972
CALLED 16.163 ACRES
OFFICIAL PUBLIC RECORDS
AS REFERENCED ON GILLESPIE CAD



NOE RAMIREZ GARZA AND ROLANDO RAMIREZ GARZA
CALLED 16.163 ACRES
DOC. NO. 20181120
OFFICIAL PUBLIC RECORDS
(R3)

E. KOTT
SURVEY NO. 884
ABSTRACT NO. 1117

20.63 ACRES
RICKY LOUIS HARTCRAFT
CALLED 20.62 ACRES
VOL. 301 PG. 448
OFFICIAL PUBLIC RECORDS
(R1)

JEREMY D. ITZ & MONICA R. ITZ
CALLED 20.00 ACRES
VOL. 3351 PG. 489
OFFICIAL PUBLIC RECORDS



GENERAL SURVEY NOTES
1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, COVENANTS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
3) NOT ALL IMPROVEMENTS SHOWN HEREON NOR WERE LOCATED BY THIS SURVEY.
4) LOCATIONS AND CONFIGURATIONS OF ANY ORIGINAL PATENTS SHOWN ON OR ADJOINING THIS TRACT AND ACRES CONTAINED WITHIN ARE APPROXIMATE. ORIGINAL PATENTS WERE NOT RESEARCHED OR LOCATED ON THE GROUND. PATENT PROBLEMS AND/OR CONFLICTS MAY EXIST.
5) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.

- LEGEND**
- SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - ⊕ FOUND 1/2" IRON ROD IN CONCRETE
 - ⊙ FOUND 3" METAL FENCE POST
 - ⊘ POWER POLE
 - GUY WIRE
 - X- WIRE FENCE
 - OE- OVERHEAD ELECTRIC

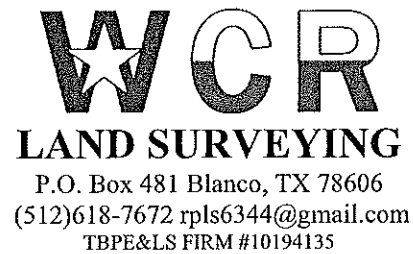
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

11/10/2020
CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEY #8344



WCR
LAND SURVEYING
P.O. BOX 481 BLANCO, TX 78806
512-618-7672 RPLS6344@GMAIL.COM
18PERLS FIRM #10194135

JOB NO.: 1261-20
DRAWN BY: CJJ
CHECKED BY: CJJ
SHEET: 1 OF 1



**FIELD NOTE DESCRIPTION OF A
20.63 ACRE TRACT OF LAND**

Being a **20.63 acre** tract of land situated in the E. Kott Survey No. 884, Abstract No. 1117 and E. Kott Survey No. 515, Abstract No. 1108, Gillespie County, Texas and being all of a called 20.62 acre tract of land recorded in Volume 301, Page 448, Official Public Records, Gillespie County, Texas, said **20.63 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northeast corner of a called 16.163 acre tract of land recorded in Document No. 20181120, Official Public Records, Gillespie County, Texas, the northwest corner of the above referenced 20.62 acre tract and herein described tract;

THENCE with the north line of said 20.62 acre tract, **N87°35'24"E**, a distance of **1085.65'** to a 3" metal fence post found for the northwest corner of a called 20.00 acre tract of land recorded in Volume 3351, Page 499, Official Public Records, Gillespie County, Texas, the northeast corner of said 20.62 acre tract and herein described tract;

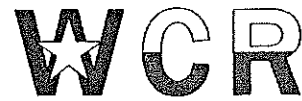
THENCE with the west line of said 20.00 acre tract and east line of said 20.62 acre tract, **S00°49'19"E**, a distance of **1175.22'** to a 3" metal fence post found for the northeast corner of a called 27.22 acre tract of land recorded in Document No. 20082166, Official Public Records, Gillespie County, Texas, the southeast corner of said 20.62 acre tract and herein described tract;

THENCE with northerly lines of said 27.22 acre tract and southerly lines of said 20.62 acre tract the following courses and distances:

N73°40'53"W, a distance of **426.73'** to a 3" metal fence post found;

N36°36'04"W, a distance of **505.28'** to a 3" metal fence post found;

and **N89°35'02"W**, a distance of **280.31'** to a 1/2" iron rod found for the southeast corner of the aforementioned 16.163 acre tract, the southwest corner of said 20.62 acre tract and herein described tract;

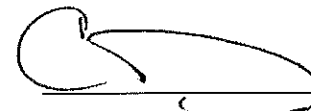


THENCE with the east line of said 16.163 acre tract and the west line of said 20.62 acre tract, **N10°23'53"W**, a distance of **611.92'** to the **POINT OF BEGINNING** containing **20.63** acres of land.

Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. 1/2" iron rods set with a yellow "WCR" plastic cap.




11/10/2020
Christopher Jurica, RPLS #6344
(512)618-7672 rpls6344@gmail.com
Job No. 1261-20