

PROPERTY DESCRIPTION:

BEING A 45,985 ACRE TRACT OF LAND SITUATED IN THE BONEY COFFEE SURVEY NO. 33, ABSTRACT NO. 1181, BLANCO COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO RONALD WEST AND WIFE, DONNA WEST, AS RECORDED IN VOLUME 178, PAGE 466, DEED RECORDS, BLANCO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH A FOUND 60D NAIL BEARS NORTH 01° 59' 18" EAST - 0.70 OF ONE FOOT, SAID POINT BEING THE SOUTH CORNER OF SAID WEST TRACT AND THE WEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DAVID BLAUSEY AND WAVERLEY L. MORICE, AS RECORDED IN VOLUME 234, PAGE 477, SAID DEED RECORDS, BEING ON THE NORTHEAST LINE OF FARM TO MARKET ROAD NO. 2325, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,251.83 FEET;

THENCE ALONG SAID NORTHEAST LINE AND SAID CURVE AN ARC DISTANCE OF 136.70 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 62° 05' 21" WEST - 136.68 FEET TO A FOUND CONCRETE MONUMENT;

THENCE NORTH 60° 21' 00" WEST, A DISTANCE OF 950.51 FEET ALONG SAID NORTHEAST LINE TO A FOUND CONCRETE MONUMENT AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,331.83 FEET;

THENCE ALONG SAID NORTHEAST LINE AND SAID CURVE AN ARC DISTANCE OF 288.43 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 63° 52' 53" WEST - 288.24 FEET TO A FOUND PUNCH HOLE;

THENCE NORTH 22° 17' 47" EAST, DEPARTING SAID NORTHEAST LINE, A DISTANCE OF 1,382.97 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 70° 34' 41" EAST, A DISTANCE OF 1,329.80 FEET TO A FENCE CORNER FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 80° 21' 54" EAST - 0.50 OF ONE FOOT, SAID FENCE CORNER BEING ON THE COMMON LINE OF AFORESAID WEST AND BLAUSEY/MORICE TRACTS;

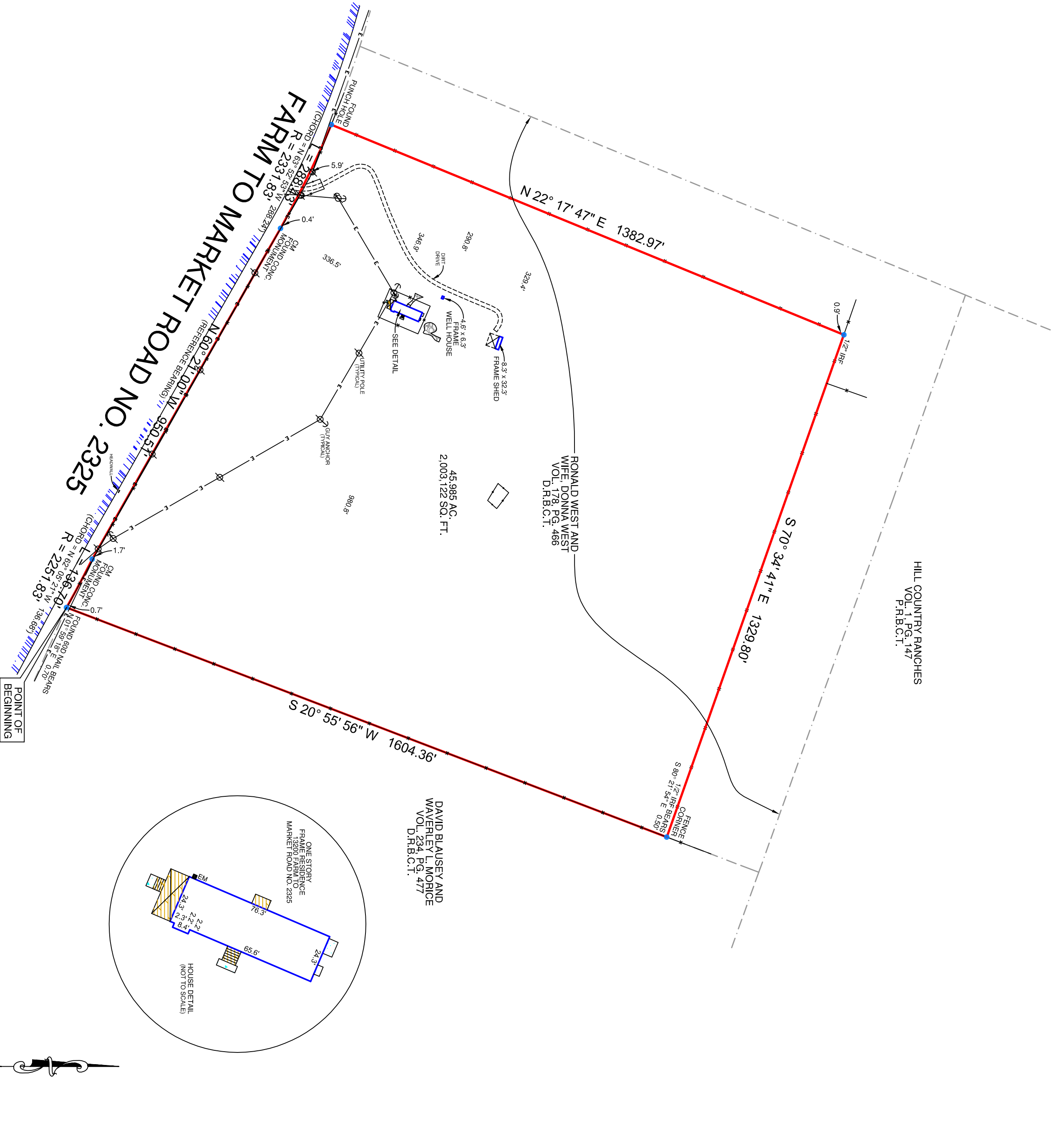
THENCE SOUTH 20° 55' 56" WEST, A DISTANCE OF 1,604.36 FEET ALONG SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 2,003,122 SQUARE FEET OR 45,985 ACRES OF LAND.

FEEMA NOTE
NO FLOOD INFORMATION AVAILABLE FOR THIS PROPERTY PER FEEMA.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATIONS AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, ENCUMBRANCES, OR OTHER MATTERS OF RECORD SHOWN ON THIS SURVEY. THE SURVEY WAS MADE FOR THE PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY, AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE SURVEYOR HAS CONDUCTED A REASONABLE INVESTIGATION OF THE RECORDS OF THE PUBLIC RECORDS, KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

GENERAL NOTES:

- 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED DEED.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE INHERENTLY SHOWN OR NOT SHOWN.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER LISTED HEREON.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN ON AND HEREON WERE DOCUMENTED. THE RECORDED "N" IN THE TESTING DEED, ON THE TITLE REFERENCE TO SAID MATTERS, IS NOT TO BE CONSIDERED AS A MATTER OF RECORD. THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON, PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES, FAULT LINES, TOWN OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOT FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION OR CORNER SAID UTILITIES, AND HAS BEEN ADVISED NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



TITLE SURVEY

13200 FARM TO MARKET ROAD NO. 2325
CITY OF BLANCO
BLANCO COUNTY, TEXAS

GF#: 1631385-DRP

BORROWER:
WILLIAM G. PECKMAN AND SHERRI PECKMAN

PREMIER JOB #: 16-06487

TECH: MSP

FIELD: TM

CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	WIRE FENCE
STONE	R.B. TILE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	OVERHEAD TELEPHONE LINE
CM = CONTROLLING MONUMENT	OVERHEAD ELECTRIC LINE
	RF = IRON ROD FOUND
	RF = IRON ROD BEARING COR POST
	WC = WOOD FENCE COR POST

TITLE INDEPENDENCE COMPANY

5700 W. Plano Parkway
Suite 300
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021
Firm Registration No. 10146200

Premier Surveying LLC

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Suite 300
Plano, Texas 75093
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Fax: 972-964-7021
Firm Registration No. 10146200

Robert T. Paul, Jr.

Registered Professional Land Surveyor