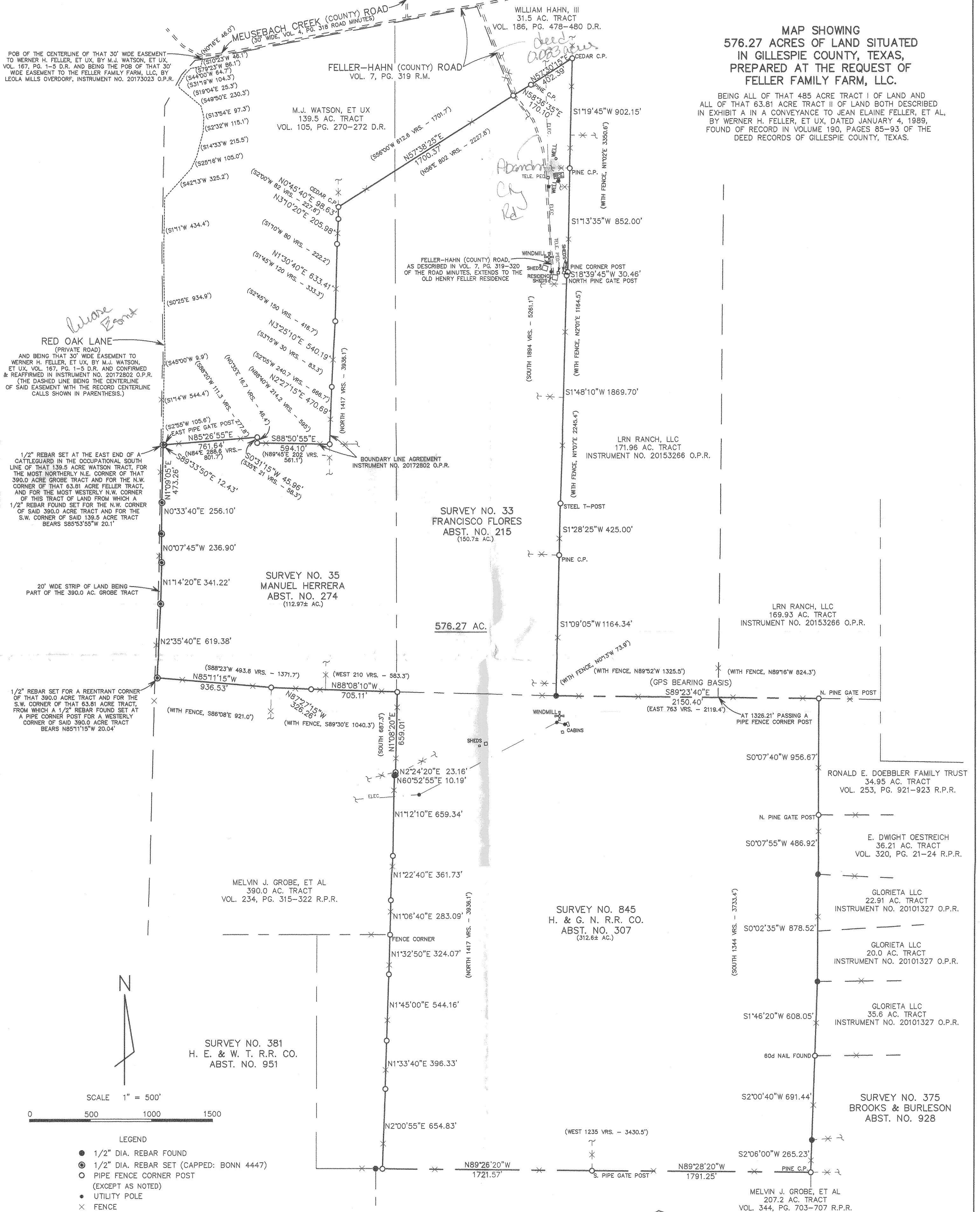


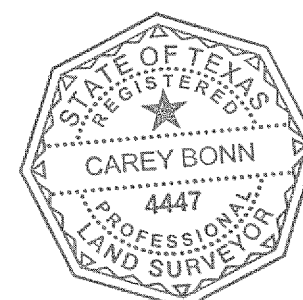
MAP SHOWING  
576.27 ACRES OF LAND SITUATED  
IN GILLESPIE COUNTY, TEXAS,  
PREPARED AT THE REQUEST OF  
FELLER FAMILY FARM, LLC.

BEING ALL OF THAT 485 ACRE TRACT I OF LAND AND  
ALL OF THAT 63.81 ACRE TRACT II OF LAND BOTH DESCRIBED  
IN EXHIBIT A IN A CONVEYANCE TO JEAN ELAINE FELLER, ET AL,  
BY WERNER H. FELLER, ET UX, DATED JANUARY 4, 1989,  
FOUND OF RECORD IN VOLUME 190, PAGES 85-93 OF THE  
DEED RECORDS OF GILLESPIE COUNTY, TEXAS.



BONN SURVEYING  
503 LONGHORN ST.  
FREDERICKSBURG, TX 78624  
PHONE: 830-997-3884  
FAX: 830-997-0972  
EMAIL: bonnsurveying@verizon.net  
FIRM REG. NO. 10055800

SURVEY NO. 846  
C. C. SCHUCHARD  
ABST. NO. 1401



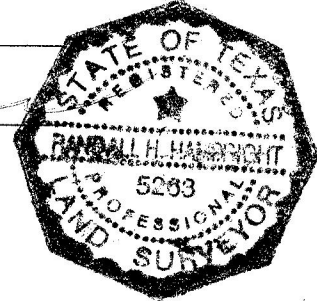
**NOTE:**

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A SCHEDULE B OF A CURRENT TITLE COMMITMENT. THEREFORE, ALL EASEMENTS AND OTHER MATTERS MAY NOT BE SHOWN.

I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE MADE A SURVEY ON THE GROUND OF THE TRACT SHOWN HEREON.

09-25-18  
DATE

RANDALL H. HAMBRIGHT, R.P.L.S.  
TEXAS CERTIFICATE NO. 5263  
COUNTY SURVEYOR, BLANCO COUNTY, TEXAS



LRN RANCH LLC  
372.64 ACRES  
DOCUMENT NO. 20153266

LRN RANCH LLC  
372.64 ACRES  
DOCUMENT NO. 20153266

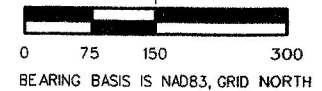
M.F. WATSON  
17.4 ACRES  
DOCUMENT NO. 20175636

LINE	DIRECTION	DISTANCE
L1	N55°40'56"W	44.20
L2	N78°03'13"E	31.72
L3	S56°52'57"W	7.72
L4	S57°51'07"W (N58°36'35"E)	170.10 (170.10)

LRN RANCH LLC  
372.64 ACRES  
DOCUMENT NO. 20153266

**LEGEND**

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
- FOUR (4) INCH METAL FENCE POST
- x- WIRE FENCE
- ( ) RECORD INFORMATION



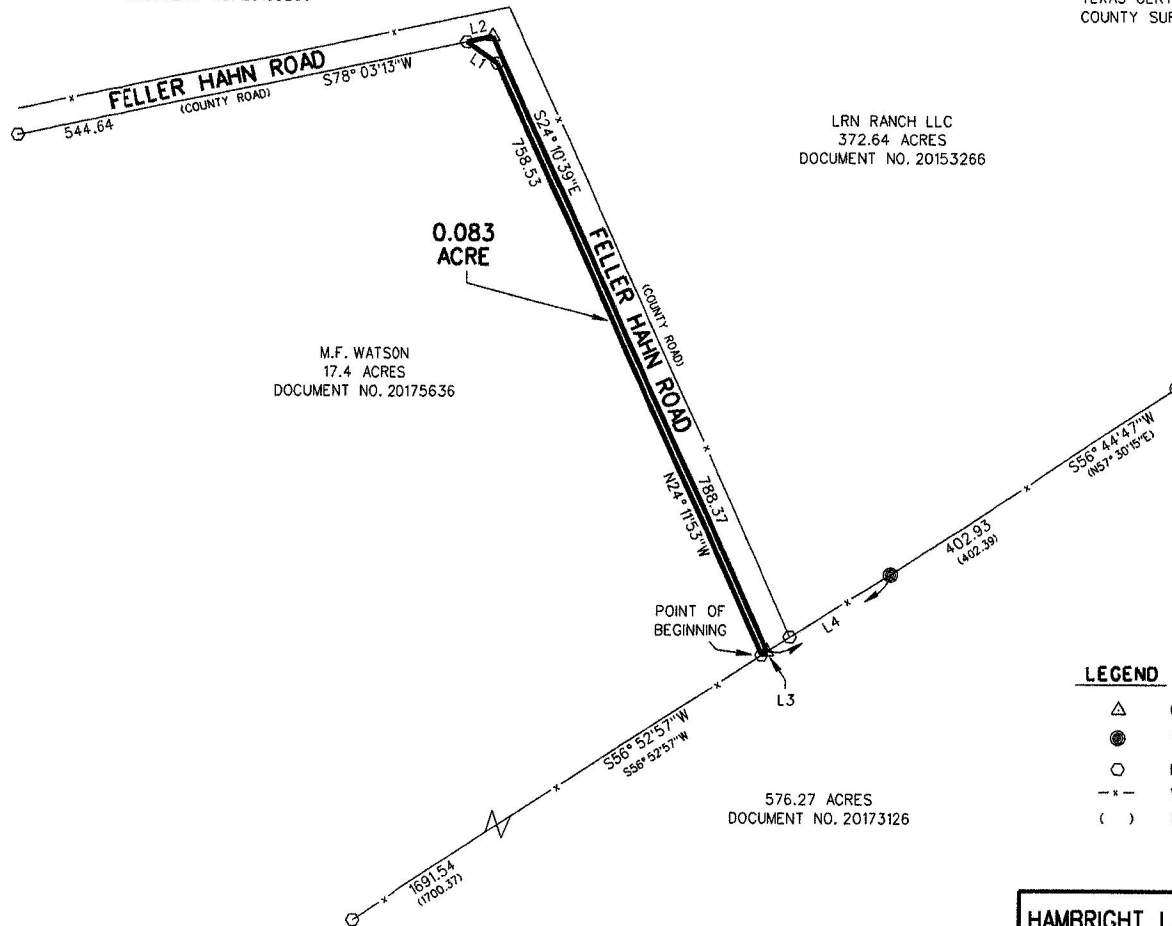
MAP TO ACCOMPANY FIELD NOTE NO. 018-125

**HAMBRIGHT LAND SURVEYING**

P.O. BOX 1226  
JOHNSON CITY, TEXAS 78636  
PHONE (830) 868-2574  
TEXAS FIRM NO. 100587-00  
EMAIL: HAMBRIGHTSURVEY@GMAIL.COM

SURVEY OF 0.083 ACRES ACRES SITUATED IN THE  
FRANCISCO FLORES SURVEY NO. 33, ABSTRACT NO. 215,  
GILLESPIE COUNTY, TEXAS

DATE: 09-25-18  
FILE NAME: 018-125  
JOB NO: 018-125



# **HAMBRIGHT LAND SURVEYING**

P.O. BOX 1226  
JOHNSON CITY, TEXAS 78636

PHONE: (830) 868-2574  
TEXAS FIRM NO. 100587-00

SEPTEMBER 25TH, 2018, JOB NO. 018-125, FIELD NOTE NO. 018-125,  
PROJECT: 0.083 ACRES, FELLER HAHN ROAD

## **FIELD NOTES**

A DESCRIPTION OF A 0.083 ACRE TRACT OF LAND BEING A PORTION OF THAT CERTAIN 17.4 ACRE TRACT OF LAND DESCRIBED IN CLERK'S DOCUMENT NO. 20175636, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS, SAID 0.083 ACRE AS SHOWN ON THE ACCOMPANYING MAP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

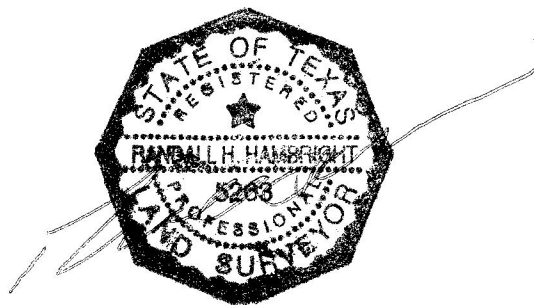
**BEGINNING** at a four (4) inch metal fence post found for the southwest corner of said 0.083 acre, being in the south line of said 17.4 acres and being in the north line of that certain 576.27 acre tract of land described in Clerk's Document No. 20173126 of the Official Public Records, of said county;

THENCE along the west line of said 0.083 acre, crossing said 17.4 acres, N24°11'53"W, 758.53 feet to a four (4) inch metal fence post found, and N55°40'56"W, 44.20 feet to a four (4) inch metal fence post found for the northwest corner of said 0.083 acre, being in the north line of said 17.4 acres and being in the south line of Feller Hahn Road (county road);

THENCE along the north line of said 0.083 acre, being the north line of said 17.4 acres and being the south line of said Feller Hahn Road, N78°03'13"E, 31.72 feet to a calculated point for the northeast corner of said 0.083 acre, being the northeast corner of said 17.4 acres and being an ell corner of said Feller Hahn Road;

THENCE along the east line of said 0.083 acre, being the east line of said 17.4 acres and being the west line of said Feller Hahn Road, S24°10'39"E, 788.37 feet to a calculated point for the southeast corner of said 0.083 acre, being an east corner of said 17.4 acres and being in the north line of said 576.27 acres;

THENCE along the south line of said 0.083 acre, being the south line of said 17.4 acres and being the north line of said 576.27 acres, S56°52'57"W, 7.72 feet to the **POINT OF BEGINNING**, containing 0.083 acre of land, more or less.



09-25-18