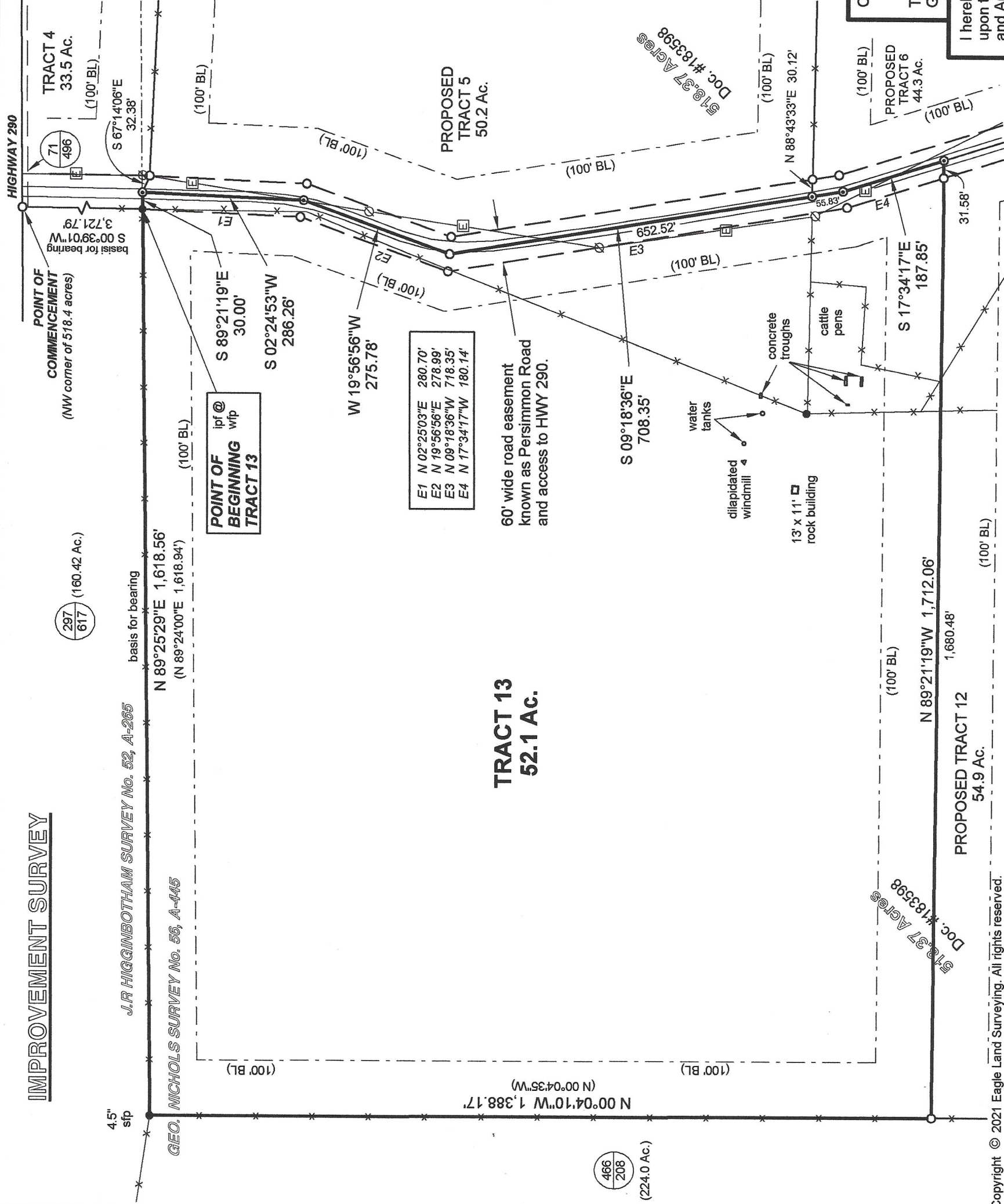


IMPROVEMENT SURVEY

GEO. NICHOLS SURVEY No. 56, A-445

J.R. HIGGINBOTHAM SURVEY No. 52, A-265



TRACT 13
52.1 AC.

60' wide road easement
known as Persimmon Road
and access to HWY 290.

E1 N 02°25'03"E 280.70'
E2 N 19°56'56"E 278.99'
E3 N 09°18'36"W 718.35'
E4 N 17°34'17"W 180.14'

POINT OF
BEGINNING
w/p
TRACT 13

PROPOSED
TRACT 5
50.2 AC.

Doc. #183598

PROPOSED TRACT 12
54.9 AC.

PROPOSED
TRACT 6
44.3 AC.

466
208
(224.0 AC.)

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EAGLE
LAND
SURVEYING
(512) 847-1079
P.O. Box 2264 Wimberley, TX. 78676

LEGAL DESCRIPTION: TRACT 13, being 52.1 acres of land, more or less, out of the GEO. NICHOLS SURVEY, No. 56, A-445 in Blanco County, Texas, being a portion of that tract of land called 518.37 acres, as described and recorded in Document #183598, Blanco County Official Public Records, said 52.1 acres being more particularly described by metes and bounds in the field notes attached hereto.

Note: The North and West property lines of this tract is fenced. These fence lines meander and are not necessarily on the property lines.

The original Survey/Patent lines shown hereon are for general reference only and were not located or reconstructed as part of this survey.

Reference an easement granted to Southwestern Bell Telephone Co., as recorded in Volume 71, Page 496-497, Blanco County Deed Records, being 10 feet in width along the North line of Tract 1, parallel to the South line of U. S. Highway 290. This easement is not located on this tract.

Reference a "blanket type" easement granted to Southwestern Bell Telephone Co., as recorded in Volume 73, Page 603-604, Blanco County Deed Records, being described as 20 feet in width, but of unspecified location.

Reference a "blanket type" easement granted to Pedernales Electric Cooperative, Inc., as recorded in Volume 438, Page 876-877, Blanco County Deed Records, being described as 10 feet in width, as built.

Reference restrictions as recorded in Doc. # 190852, 192941, and 200446, Blanco County Official Public Records, including a 100' building set-back line along all property lines and roadways.

The Boundary Line Agreement recorded in Document #203372, Blanco County Official Public Records pertains to the Southerly Western boundary of the 518.37 acre Parent Tract and does not directly affect this 52.1 acre tract.

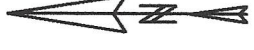
Reference an easement granted to Pedernales Electric Cooperative, Inc., as recorded in Doc. # 210526, Blanco County Official Public Records. This easement is not located on this tract.

Reference easement rights to Persimmon Road, as recorded in Doc. #192942, 200448, 200789, 203336, 210081 and 211503, Blanco County Official Public Records.

- = steel fence post found unless otherwise noted
- = 1/2" iron pin set with red plastic cap marked EAGLE SURVEYING unless otherwise noted
- ⊙ = cotton spindle set
- ⊘ = utility pole
- E— = overhead electric line
- *— = wire fence

(XXXX) = recorded data "calls"

Vol. / Page = Blanco County Deed Records



SCALE 1" = 200'

CLIENT: 5811 Johnson City, LLC
Porter Lane Properties, LLC

TITLE COMPANY: Independence Title Company
G.F. No.: 2122485-WIM

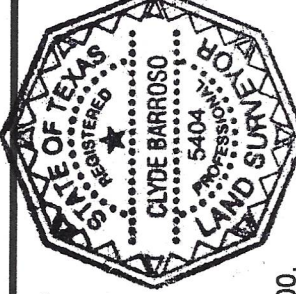
DATE: April 23, 2021

JOB NUMBER: 19-093 cb

DRAWING NAME: TR13A.zak

I hereby certify that this plat correctly represents a survey made upon the ground under my supervision, on November 4, 2019, and April 23, 2021, and that there are no visible or apparent encroachments upon this property, except as shown hereon.

Clyde Barroso



Clyde Barroso, R.P.L.S. #5404, State of Texas, Firm # 10079300.