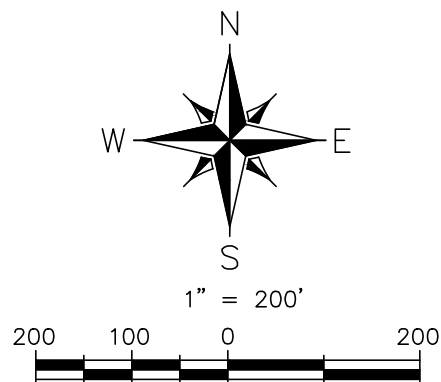


SURVEY SHOWING A 122.05 ACRE TRACT OF LAND SITUATED IN THE HENRY N. NOYES SURVEY NO. 53, ABSTRACT NO. 444, BLANCO COUNTY, TEXAS AND BEING THE REMAINDER OF THAT CERTAIN 142.07 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 214503, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS



GENERAL SURVEY NOTES

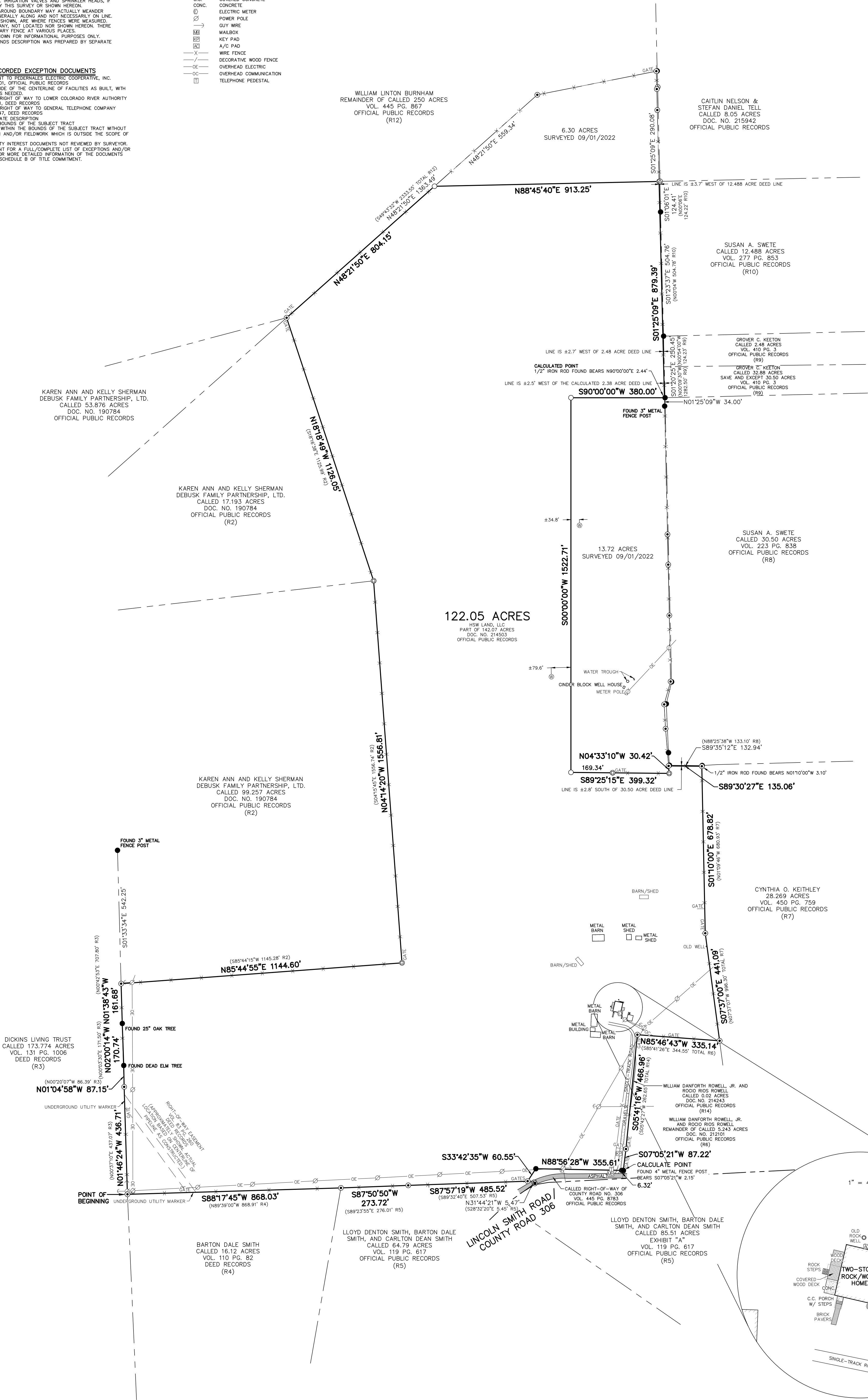
- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
- 2) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, C.F. NUMBER 21-7649-S, EFFECTIVE DATE OF JUNE 17, 2021, ISSUED DATE OF JUNE 22, 2021, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES, ENCUMBRANCES, EASEMENTS, 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.

SCHEDULE B RECORDED EXCEPTION DOCUMENTS

- 10.5: UTILITY EASEMENT TO PEDEARNES ELECTRIC COOPERATIVE, INC. VOL. 449, PG. 798-801, OFFICIAL PUBLIC RECORDS
- BLANKET: 10' EACH SIDE OF THE CENTERLINE OF FACILITIES AS BUILT, WITH EAVING EASEMENTS AS NEEDED.
- 10.6: EASEMENT AND RIGHT OF WAY TO LOWER COLORADO RIVER AUTHORITY VOL. 83, PG. 260-261, DEED RECORDS
- 10.6: EASEMENT AND RIGHT OF WAY TO GENERAL TELEPHONE COMPANY VOL. 160, PG. 446-447, DEED RECORDS
- UNK: VAGUE/INADEQUATE DESCRIPTION
- RWB = 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.

LEGEND

- RECORD CALL PER PLAT
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- FOUND 4" METAL FENCE POST
- FOUND IRON ROD W/ AN ORANGE "OUPIN 5038" PLASTIC CAP
- FOUND MAG NAIL W/ A WASHER
- STAMPED "OUPIN"
- FOUND IRON ROD W/ A "RPLS 1877" PLASTIC CAP
- FOUND 1/2" IRON ROD W/ A YELLOW "WOT" PLASTIC CAP
- COVERED CONCRETE
- ELECTRIC METER
- POWER POLE
- GUY WIRE
- MAILBOX
- KEY PAD
- A/C PAD
- WIRE FENCE
- DECORATIVE WOOD FENCE
- OVERHEAD ELECTRIC
- OVERHEAD COMMUNICATION
- TELEPHONE PEDESTAL



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.

PRELIMINARY, NOT TO BE RECORDED FOR ANY PURPOSE.

09/10/2022
CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEYOR #6344
RPLS6344@GMAIL.COM 512-618-7672

WCR
LAND SURVEYING
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830-853-3010 INFO@WCR.LANDSURVEYING.COM
TPE&LS FIRM #10194135

JOB NO.: 1558-21

DRAWN BY: JMT

CHECKED BY: CJW

SHEET: 1

OF 1