



BORROWER/OWNER: DAN L. COX AND CAROL A. COX  
ADDRESS: 630 CROSS DOT RANCH ROAD  
CITY, STATE, ZIP: PIPE CREEK, TEXAS, 78063  
TITLE COMPANY: - - -  
GF NUMBER: - - -

PROPOSED EASEMENT EXHIBIT

BEING A 5.468-ACRE 60-FOOT STRIP OF LAND, APPROXIMATELY 0.143 ACRES LYING IN THE HOUSTON EAST AND WEST TEXAS RAILWAY COMPANY SURVEY NO. 11, ABSTRACT NO. 703, AND APPROXIMATELY 5.325 ACRES LYING IN THE ROBERT DUNLAP SURVEY NO. 250.2, ABSTRACT NO. 532, ALL IN BANDERA COUNTY, TEXAS, AND BEING OUT OF AND BEING A PART OF THAT SAME 440.999 ACRES DESCRIBED AS "TRACT 1" IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1241, PAGE 111, OFFICIAL PUBLIC RECORDS, BANDERA COUNTY, TEXAS.



NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY WAS DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, GRS 1980, EPOCH 2010.00, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR, ANY INFORMATION REGARDING RECORDED EASEMENTS, SETBACKS AND ADJOINERS THAT MAY AFFECT THE QUALITY OF TITLE MAY NOT BE SHOWN.
3. PER VESTING DEED NOTES, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:  
(A) ELECTRIC EASEMENT AS RECORDED IN VOLUME 135, PAGE 578, DEED RECORDS, BANDERA COUNTY, TEXAS. (APPLIES, LOCATION & WIDTH NOT SPECIFIED)  
(B) A 30' PIPELINE EASEMENT AS RECORDED IN VOLUME 143, PAGE 788, DEED RECORDS, BANDERA COUNTY, TEXAS. (APPLIES)  
(C) ROAD EASEMENT AS RECORDED IN VOLUME 276, PAGE 22, OFFICIAL PUBLIC RECORDS, BANDERA COUNTY, TEXAS. (BENEFITS SUBJECT TRACT)  
(D) PRIOR SURVEY, JOB NO. 210610175 WAS USED FOR REFERENCE.

| SUBJECT TRACT FIELD DATA |               |         |
|--------------------------|---------------|---------|
| LINE                     | DIRECTION     | LENGTH  |
| L1                       | N 56°11'07" E | 419.21' |
| L2                       | N 89°46'37" W | 70.75'  |
| L3                       | S 74°57'00" W | 160.81' |
| L4                       | N 33°12'38" W | 63.15'  |
| L5                       | N 74°57'00" E | 188.53' |
| L6                       | S 89°46'37" E | 98.30'  |
| L7                       | S 48°16'47" E | 90.55'  |

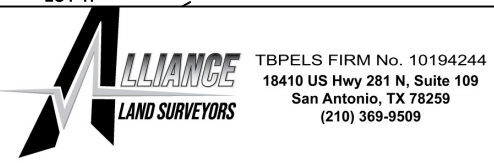
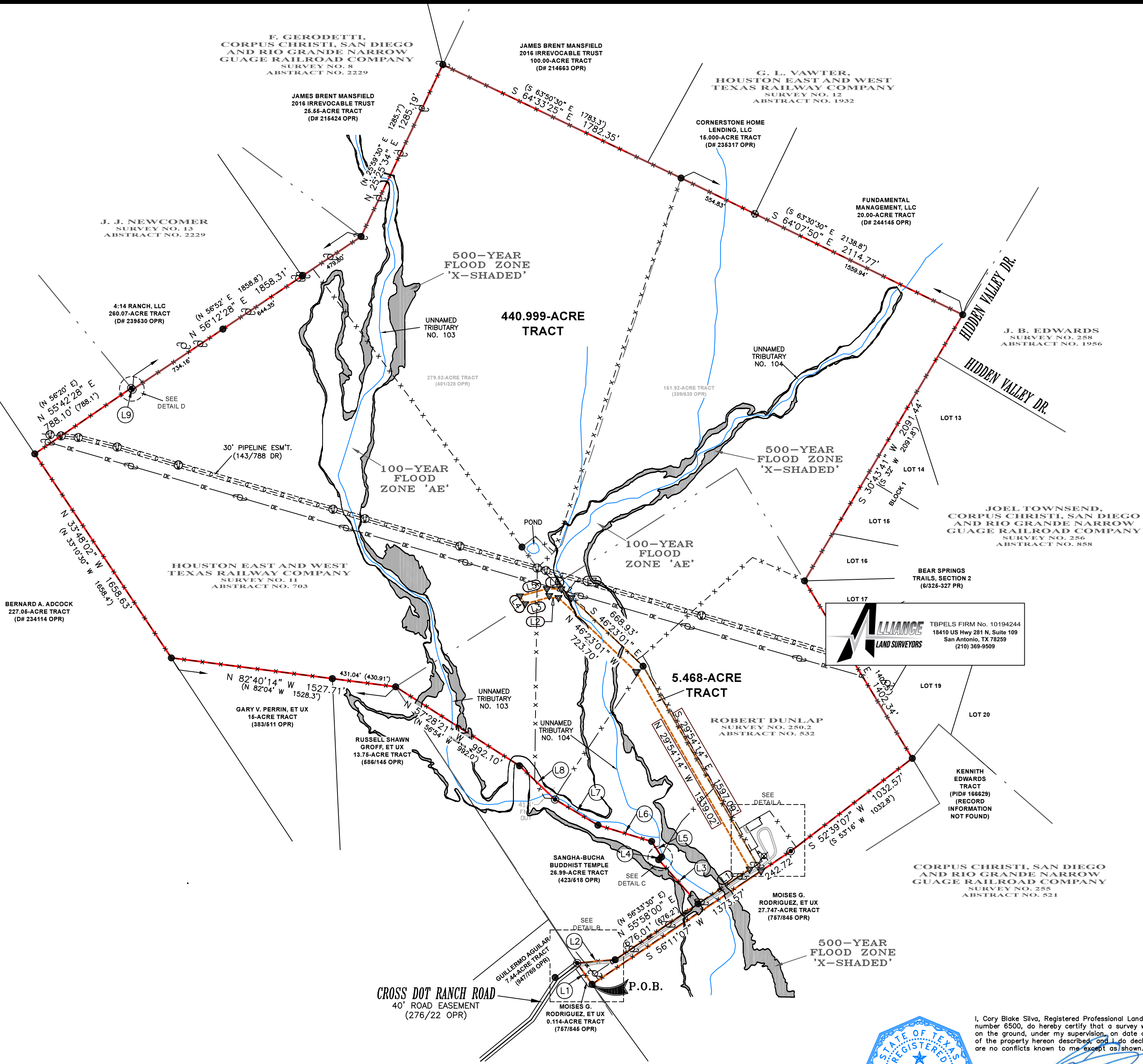
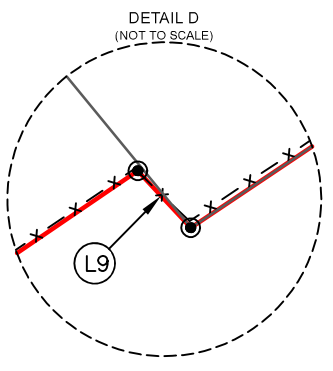
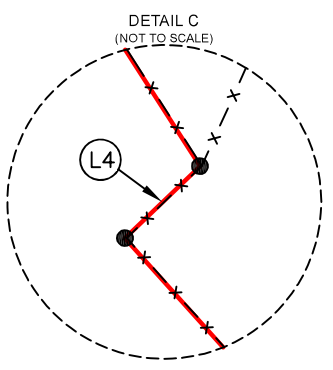
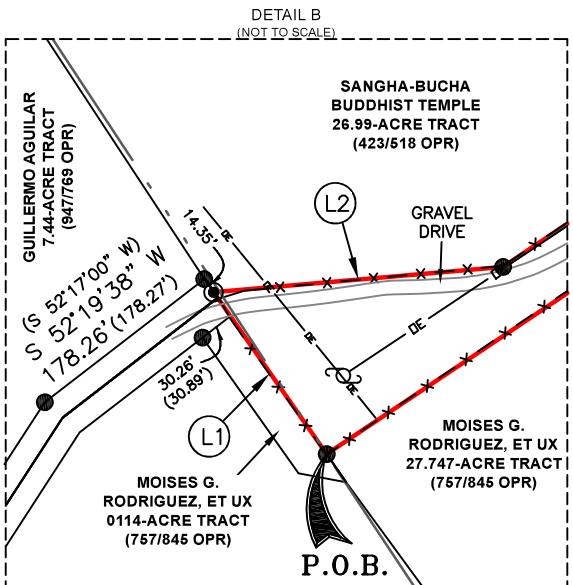
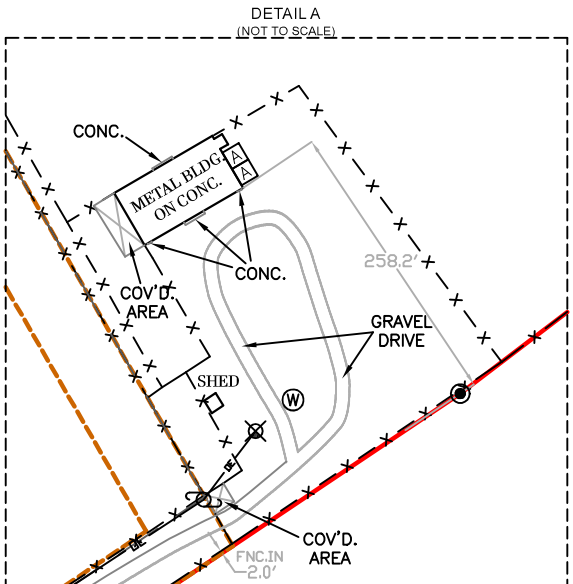
LEGEND

- BOUNDARY
- EASEMENTS
- SUBJECT EASEMENT
- WIRE FENCE
- CHAIN-LINK FENCE
- OVERHEAD ELECTRIC
- FOUND IRON ROD
- FOUND COTTON SPINDLE
- SET 1/2" IRON ROD
- RECORD INFORMATION
- GAS PIPELINE MARKER
- POWER POLE
- METER POLE
- A/C PAD
- P.O.B.
- OPR
- PR
- DR
- ORIGINAL TRACT LINE LABEL TAG
- SUBJECT TRACT LINE LABEL TAG

| RECORD DATA |               |          |
|-------------|---------------|----------|
| LINE        | BEARING       | DISTANCE |
| L1          | N 56°11'07" E | 419.21'  |
| L2          | N 89°46'37" W | 70.75'   |
| L3          | S 74°57'00" W | 160.81'  |
| L4          | N 33°12'38" W | 63.15'   |
| L5          | N 74°57'00" E | 188.53'  |
| L6          | S 89°46'37" E | 98.30'   |
| L7          | S 48°16'47" E | 90.55'   |
| L8          | N 45°52' W    | 330.9'   |
| L9          | S 42°18' E    | 12.1'    |

| FIELD DATA |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 56°11'07" E | 419.21'  |
| L2         | N 89°46'37" W | 70.75'   |
| L3         | S 74°57'00" W | 160.81'  |
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| L9         | S 42°18' E    | 12.1'    |

SCALE  
1" = 500'



I, Cory Blake Silva, Registered Professional Land Surveyor number 6500, do hereby certify that a survey was made on the ground, under my supervision, on date as shown, of the property hereon described, and I do declare there are no conflicts known to me except as shown.

CORY BLAKE SILVA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6500

ACCORDING TO FEMA MAP NO. 48019C0405F WITH AN EFFECTIVE DATE OF 05/15/2020, A PORTION OF THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, A PORTION OF THIS PROPERTY LIES WITHIN 500-YEAR FLOOD ZONE 'X-SHADED' AND IS WITHIN A SPECIAL FLOOD HAZARD AREA, AND A PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOOD ZONE 'AE' AND IS WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

JOB NO. 220712835

CREW: J.S.L.  
DATE: 06/24/2021

BOUNDARY: JTD

DRAWN: J.N.C./JTD

CHECKED: R.B.A.

REVIEW: C.B.S.

REVISION DATE: -/-/-

DATE: