

Blanco South Ranch
Blanco County, Texas, 290.92 AC +/-

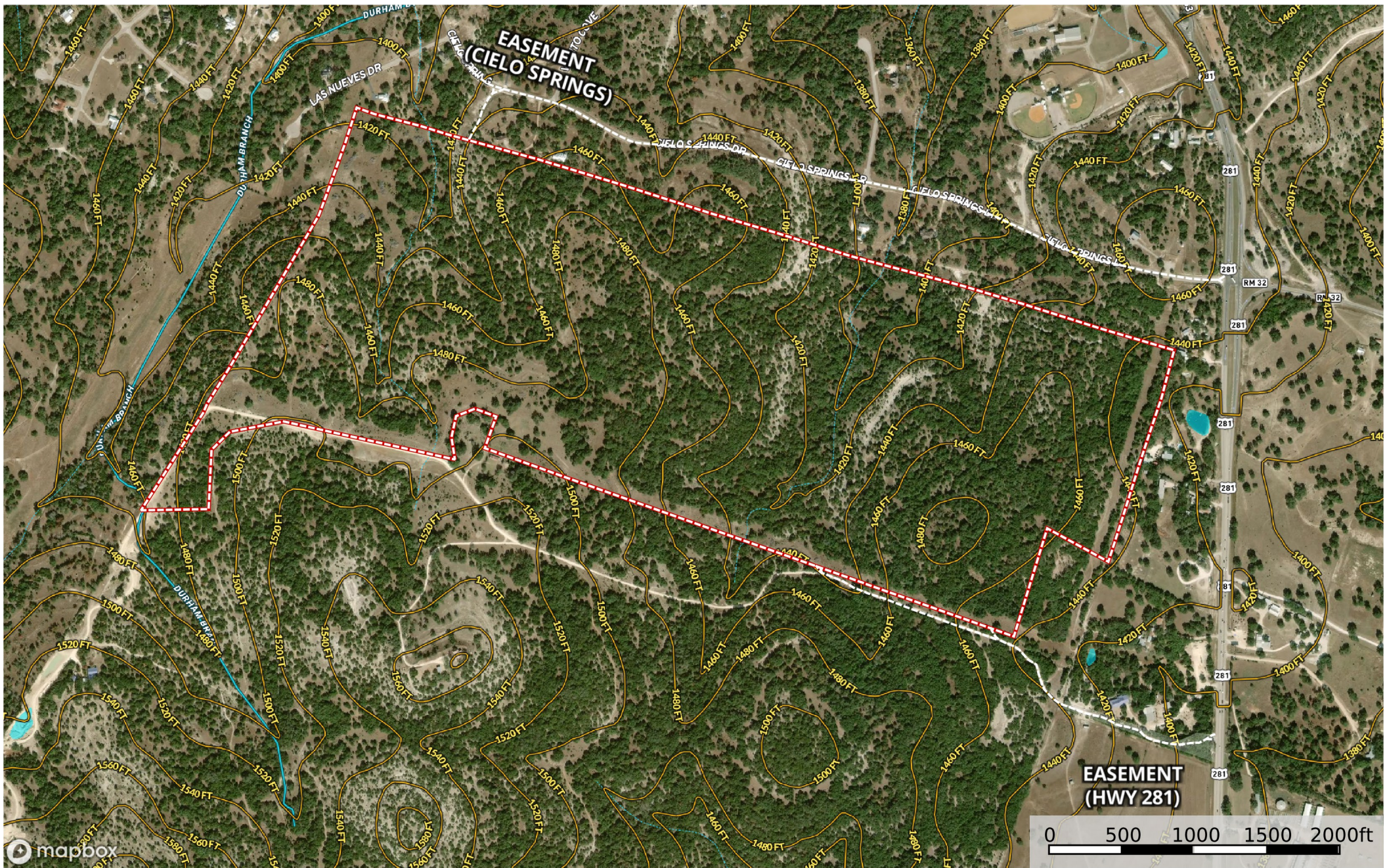


Road / Easement Easement (Multi- Boundary Stream, Intermittent River/Creek Water Body



The information contained herein is obtained from sources deemed to be reliable. No warranties or guarantees as to the accuracy is claimed.

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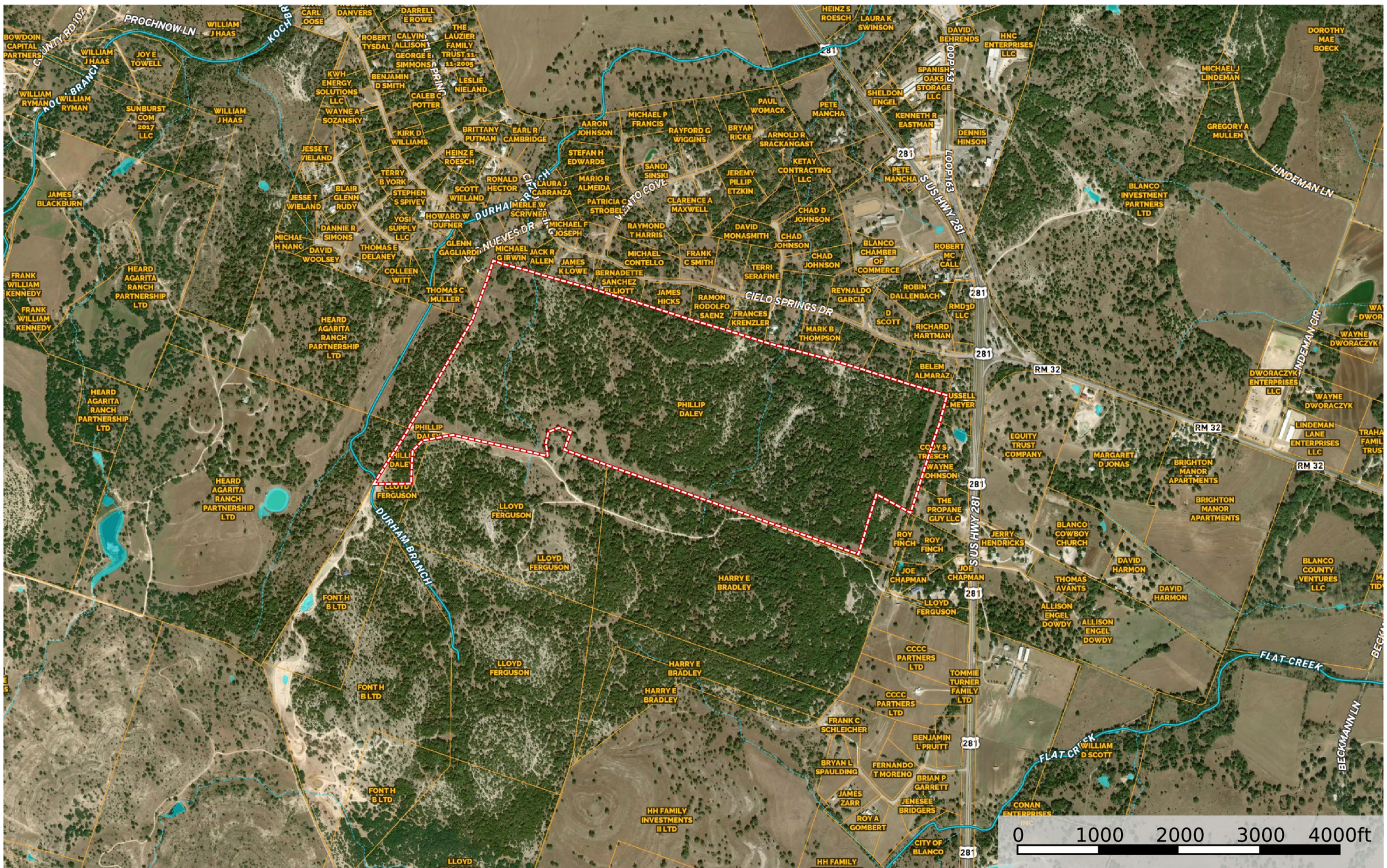


Road / Easement Easement (Multi- Boundary Stream, Intermittent River/Creek Water Body



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Daley Ranch
Blanco County, Texas, 290.92 AC +/-

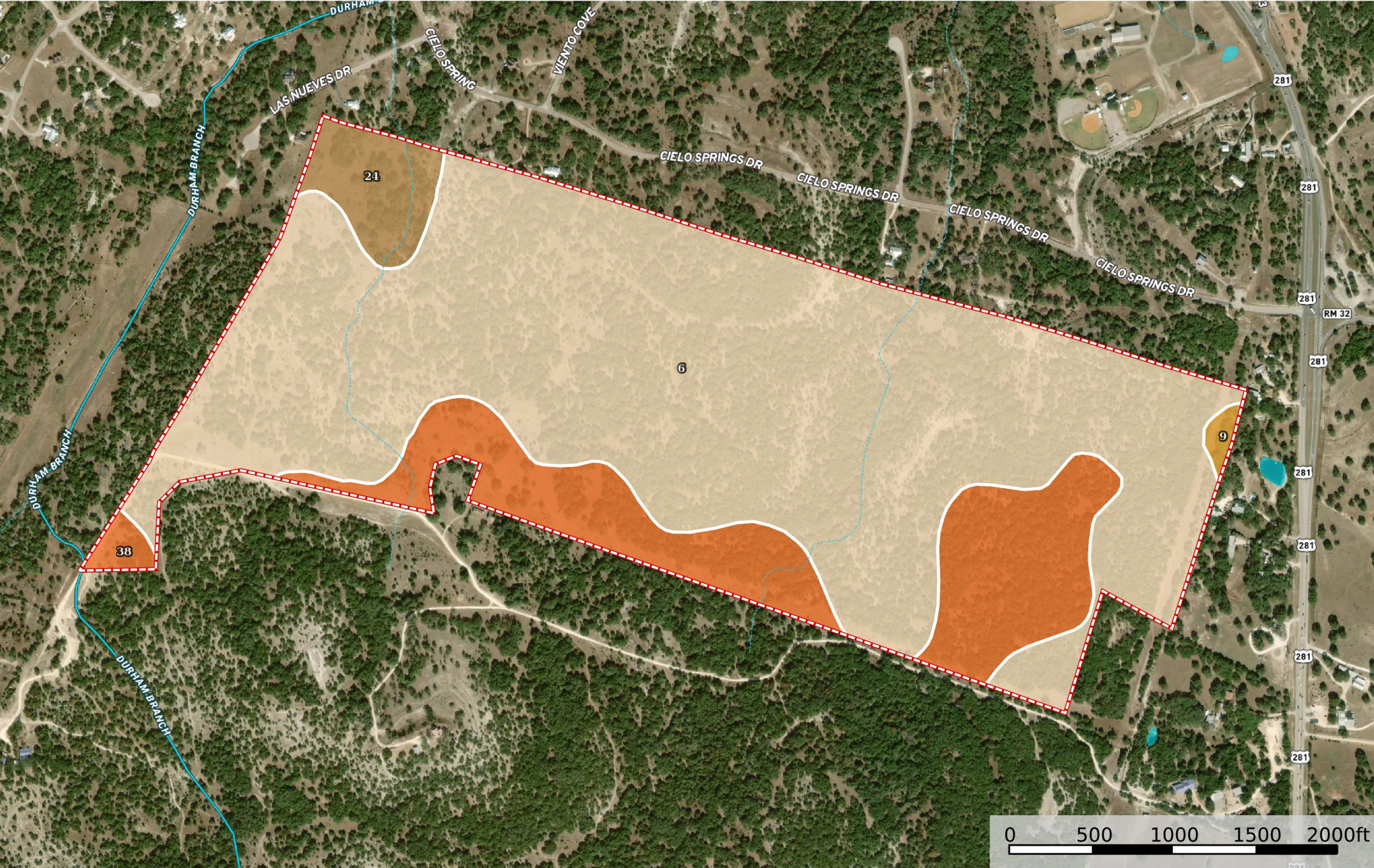


Boundary Stream, Intermittent River/Creek Water Body



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Daley Ranch
Blanco County, Texas, 290.92 AC +/-



 Boundary  Stream, Intermittent  River/Creek  Water Body

Brady P. Anders
P: 512-791-9961

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302 E. Main Street, Johnson City, Texas, 78606



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| Boundary 290.92 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6	Brackett association, 1 to 8 percent slopes	223.0	76.98	0	23	4e
38	Purves clay, 1 to 8 percent slopes	53.93	18.62	0	22	6e
24	Krum clay, 1 to 3 percent slopes	11.43	3.95	0	48	3e
9	Doss silty clay, moist, 1 to 5 percent slopes	1.33	0.46	0	25	4e
TOTALS		289.69(*)	100%	-	23.81	4.33

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

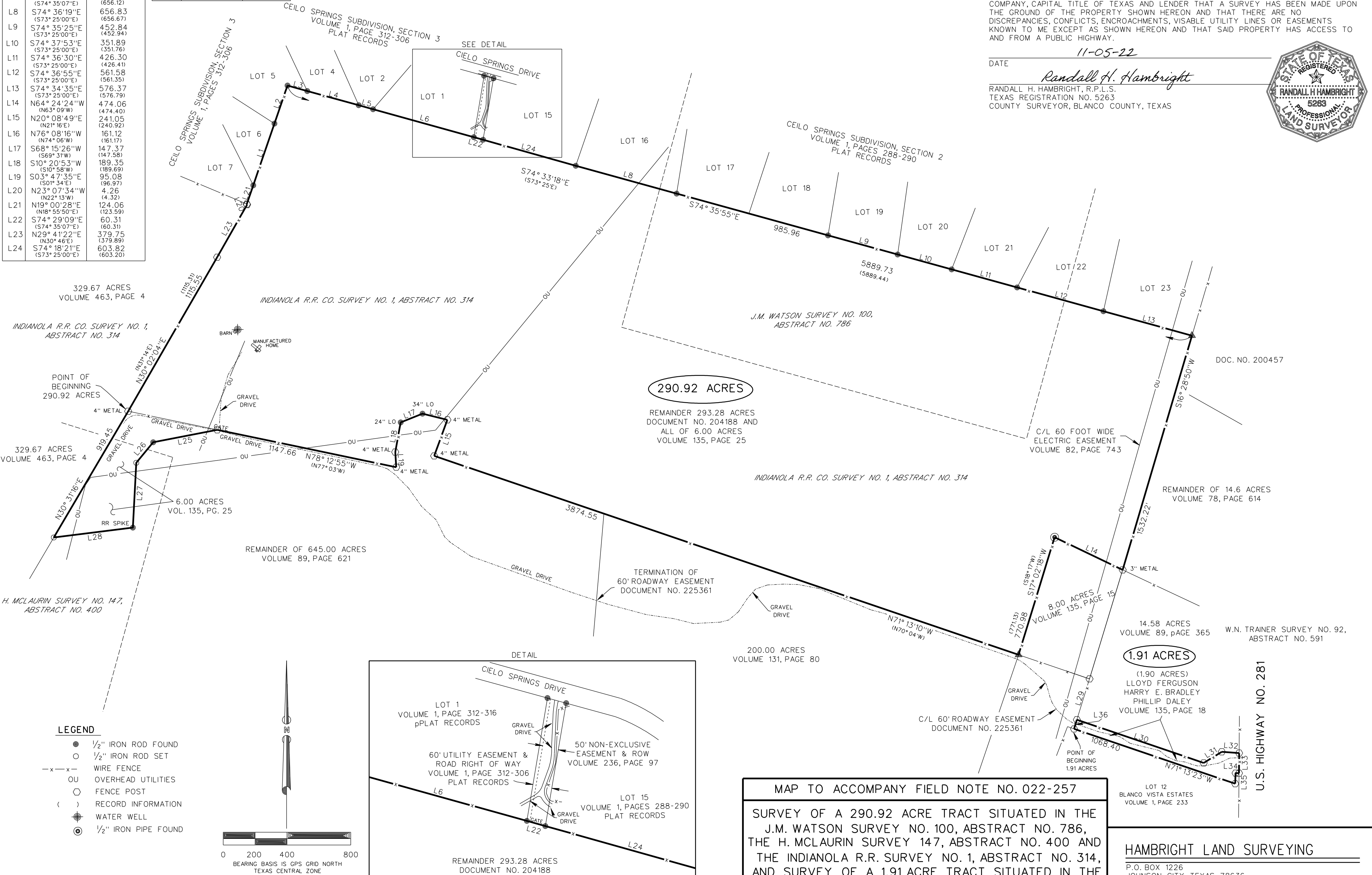
Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

LINE	DIRECTION	DISTANCE
L1	N18° 56'53"E (N18° 55'50"E)	409.41 (409.36)
L2	N18° 56'12"E (N18° 55'50"E)	252.11 (252.05)
L3	S74° 28'43"E (S74° 35'07"E)	128.73 (128.99)
L4	S74° 34'50"E (S74° 35'07"E)	335.04 (335.13)
L5	S74° 38'17"E (S74° 35'07"E)	93.89 (93.85)
L6	S74° 29'37"E (S74° 35'07"E)	656.17 (656.12)
L8	S74° 36'19"E (S73° 25'00"E)	656.83 (656.67)
L9	S74° 35'25"E (S73° 25'00"E)	452.84 (452.94)
L10	S74° 37'53"E (S73° 25'00"E)	351.89 (351.76)
L11	S74° 36'30"E (S73° 25'00"E)	426.30 (426.41)
L12	S74° 36'55"E (S73° 25'00"E)	561.58 (561.35)
L13	S74° 34'35"E (S73° 25'00"E)	576.37 (576.79)
L14	N64° 24'24"W (N63° 09'W)	474.06 (474.40)
L15	N20° 08'49"E (N21° 16'E)	241.05 (240.92)
L16	N76° 08'16"W (N74° 06'W)	161.12 (161.17)
L17	S68° 15'26"W (S69° 31'W)	147.37 (147.58)
L18	S10° 20'53"W (S10° 56'W)	189.35 (189.69)
L19	S03° 47'35"E (S01° 34'E)	95.08 (96.97)
L20	N23° 07'34"W (N22° 13'W)	4.26 (4.32)
L21	N19° 00'28"E (N18° 55'50"E)	124.06 (123.59)
L22	S74° 29'09"E (S74° 35'07"E)	60.31 (60.31)
L23	N29° 41'22"E (N30° 46'E)	379.75 (379.89)
L24	S74° 18'21"E (S73° 25'00"E)	603.82 (603.20)

LINE	DIRECTION	DISTANCE
L25	S79° 00'27"W	409.80
L26	S39° 27'41"W	166.77
L27	S02° 58'39"W	406.60
L28	S82° 49'53"W	500.55
L29	N17° 11'49"E	268.07
L30	S71° 11'38"E	841.01
L31	N58° 26'56"E	133.13
L32	S85° 54'45"E	109.30
L33	S00° 22'42"W	126.01
L34	N89° 08'30"W	21.69
L35	S01° 54'22"W	66.77
L36	N17° 02'05"E	60.41



EASEMENTS, AS LISTED IN SCHEDULE B OF FIRST NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE GF NO. T-22-710448-SA EFFECTIVE NOVEMBER 5, 2022 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON UNLESS LISTED BELOW.

EASEMENT TO BLANCO COUNTY, TEXAS RECORDED IN VOLUME 121, PAGE 554, DEED RECORDS, BLANCO COUNTY, TEXAS. (DOES NOT AFFECT)

I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO 3F PROPERTIES, LLC, FIRST NATIONAL TITLE INSURANCE COMPANY, CAPITAL TITLE OF TEXAS AND LENDER THAT A SURVEY HAS BEEN MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS, VISABLE UTILITY LINES OR EASEMENTS KNOWN TO ME EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC HIGHWAY.

DATE 11-05-22

Randall H. Hambright

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



DATE: 11-05-22
JOB NO. 022-257

MAP TO ACCOMPANY FIELD NOTE NO. 022-257

SURVEY OF A 290.92 ACRE TRACT SITUATED IN THE J.M. WATSON SURVEY NO. 100, ABSTRACT NO. 786, THE H. MCLAURIN SURVEY 147, ABSTRACT NO. 400 AND THE INDIANOLA R.R. SURVEY NO. 1, ABSTRACT NO. 314, AND SURVEY OF A 1.91 ACRE TRACT SITUATED IN THE W.N. TRAINER SURVEY NO. 92, ABSTRACT NO. 591.

BLANCO COUNTY, TEXAS

HAMBRIGHT LAND SURVEYING

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