

The Federal Emergency Management Agency lists Community Panel No. 48031C0050C for Blanco County, Texas as being not printed and therefore no Flood Zone is identified for the area the subject property is located within. The above map area may include Special Flood Hazard Areas and after a more detailed study Special Flood Hazard Areas may be added. Localized flooding may occur someday due to changes in adjacent drainage patterns.

To: Eric Carvajal, Jennifer Bliss or Assigns, Capital Title, First National Title Insurance Company and Capital Farm Credit and their heirs, successors and/or assigns.

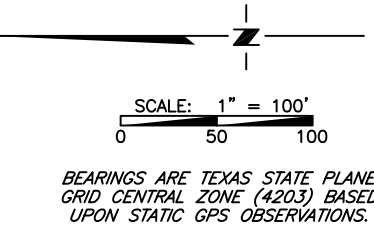
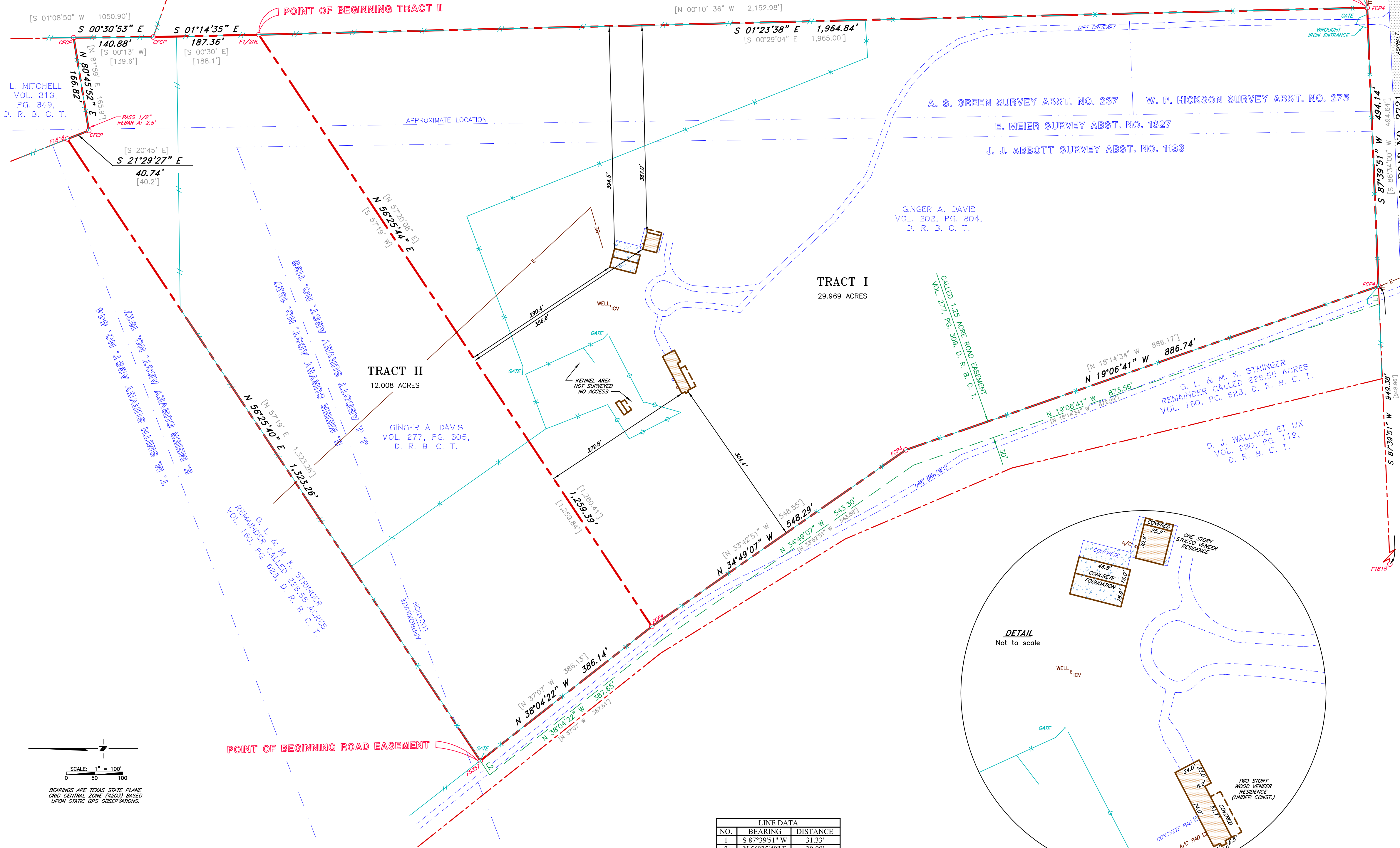
I do hereby certify that this survey was made on the ground, under my direct supervision and the plat hereon is a true and correct representation of this property, there are no visible conflicts, encroachments, overlapping of improvements or easements except as shown or noted; all easements and other matters of record of which I have been advised by the above referenced title commitment are as shown hereon. Delta Land Surveying makes no representation to the accuracy or completeness of said commitment. Said survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Land Title Survey.



Larry W. Busby  
TX RPLS No. 4967

JACK & KATHY MOORE  
VOL. 491, PG. 829,  
D. R. B. C. T.

FRED & ALEXANDRA ROBINETTE  
VOL. 429, PG. 763,  
D. R. B. C. T.



BEARINGS ARE TEXAS STATE PLANE  
GRID CENTRAL ZONE (4203) BASED  
UPON STATIC GPS OBSERVATIONS.

#### LEGEND

- [ ] Record data per deed/plat
- F1/2 Found 1/2" rebar
- F1/2NL Found 1/2" rebar w/non-legible cap
- F1818 Found 1/2" rebar w/ cap marked "RPLS 1818"
- F5357 Found 1/2" rebar w/cap marked "NCLSC 5357"
- FCP4 Found 4" diameter pipe fence corner post
- CFCP Found cedar fence corner post

- Woven Wire Fence
- Barbed Wire Fence
- Chainlink Fence
- Overhead Utility Lines
- Buried Utility Lines
- Irrigation Control Valve
- Deed Records of Blanco County, Texas

D. R. B. C. T.

#### DESCRIPTION - TRACT I

A tract of land situated within the J. J. Abbott Survey No. 104, Abstract No. 1133, the A. S. Green Survey No. 22, Abstract No. 237, the W. P. Hickson Survey No. 66, Abstract No. 275 and the E. Meier Survey (SF 16487) Abstract No. 1627, Blanco County, Texas and being the same tract of land as a called 30.0 acre tract conveyed to Ginger A. Davis in a deed filed for record in Volume 202 at Page 804 of the Deed Records of Blanco County, Texas. Said tract of land being more particularly described in metes and bounds as follows:

**Beginning** at a four inch (4") diameter pipe fence corner post, found on the North right-of-way line of F. M. Road No. 2721 for the common South corner of the tract of land herein described and a tract of land conveyed to Fred and Alexandra Robinette in a deed filed for record in Volume 429 at Page 763 of the Deed Records of Blanco County, Texas, from which a 1/2" rebar found for the Southeast corner of said Robinette tract bears N 87°39'51" E a distance of 578.23 feet;

Thence S 87°39'51" W, along the aforementioned North right-of-way line, a distance of **494.14 feet** to a four inch (4") diameter pipe fence corner post, found for the common South corner of the tract of land herein described and the remaining portion of a called 226.55 acre tract of land conveyed to G. L. and M. K. Stringer in a deed filed for record in Volume 160 at Page 623 of the Deed Records of Blanco County, Texas, from which a 1/2" rebar with a cap marked "RPLS 1818" found for the Southwest corner of a tract of land conveyed to D. J. Wallace, et ux in a deed filed for record in Volume 230 at Page 119 of the Deed Records of Blanco County, Texas bears S 87°39'51" W a distance of 949.38 feet;

Thence along the common boundary line of the tract of land herein described and the aforementioned Stringer tract:

N 19°06'41" W a distance of **866.74 feet** to a four inch (4") diameter pipe fence corner post, found for a common corner;

N 34°49'07" W a distance of **548.29 feet** to a four inch (4") diameter pipe fence corner post, found for a common corner and the common West corner of the tract of land herein described and a called 12.0 acre tract of land conveyed to Ginger A Davis in a deed filed for record in Volume 277 at Page 305 of the Deed Records of Blanco County, Texas;

Thence N 56°25'44" E, along the common boundary line of the tract of land herein described and the aforementioned called 12.0 acre Davis tract, a distance of **1,259.39 feet** to a 1/2" rebar with a non-legible cap found for their common East corner of the West boundary line of the above-mentioned Robinette tract;

Thence S 01°23'38" E, along the common boundary line of the tract of land herein described and the aforementioned Robinette tract, a distance of **1,964.84 feet** to the **Point of Beginning**.

Said tract of land containing 1,305,441 square feet or 29,969 acres, more or less.

#### DESCRIPTION - TRACT II

A tract of land situated within the J. J. Abbott Survey No. 104, Abstract No. 1133, the A. S. Green Survey No. 22, Abstract No. 237 and the E. Meier Survey (SF 16487) Abstract No. 1627, Blanco County, Texas and being the same tract of land as a called 12.0 acre tract conveyed to Ginger A. Davis in a deed filed for record in Volume 277 at Page 305 of the Deed Records of Blanco County, Texas. Said tract of land being more particularly described in metes and bounds as follows:

**Beginning** at a 1/2" rebar found, on the West boundary line of a tract of land conveyed to Fred and Alexandra Robinette in a deed filed for record in Volume 429 at Page 763 of the Deed Records of Blanco County, Texas, for the common East corner of the tract of land herein described and a called 30.0 acre tract of land conveyed to Ginger A. Davis in a deed filed for record in Volume 202 at Page 804 of the Deed Records of Blanco County, Texas;

Thence S 56°25'44" W, along the common boundary line of the tract of land herein described and the aforementioned called 30.0 acre Davis tract, a distance of **1,259.39 feet** to a four inch (4") diameter pipe fence corner post, found for their common West corner on the East boundary line of the remaining portion of a called 226.55 acre tract of land conveyed to G. L. and M. K. Stringer in a deed filed for record in Volume 160 at Page 623 of the Deed Records of Blanco County, Texas;

Thence N 38°04'22" W, along the common boundary line of the tract of land herein described and the aforementioned Stringer tract, a distance of **386.14 feet** to a 1/2" rebar found for a common corner;

Thence N 56°25'40" E, continuing along the aforementioned common boundary line, a distance of **1,223.26 feet** to a 1/2" rebar with a cap marked "RPLS 1818" found for their common East corner on the apparent West boundary line of a tract of land conveyed to Lester Mitchell in a deed filed for record in Volume 313 at Page 349 of the Deed Records of Blanco County, Texas;

Thence S 21°29'27" E, along the common boundary line of the tract of land herein described and the aforementioned Mitchell tract, **40.74 feet** to a cedar fence corner post found for a common corner;

Thence N 80°45'52" E, continuing along the aforementioned common boundary line, passing at 2.8 feet a 1/2" rebar in a stone mound found for a corner of the E. Meier Survey (SF 16487) Abstract No. 1627, and continuing for a total distance of **166.82 feet** to a cedar fence corner post found for their common East corner on the West boundary line of a tract of land conveyed to Jack and Kathy Moore in a deed filed for record in Volume 491 at Page 829 of the Deed Records of Blanco County, Texas;

Thence S 00°30'53" E, along the common boundary line of the tract of land herein described and the aforementioned Moore tract, a distance of **140.88 feet** to a cedar fence corner post found for a corner and the common West corner of said Moore tract and the above-mentioned Robinette tract;

Thence S 01°14'35" E, along the common boundary line of the tract of land herein described and the aforementioned Robinette tract, a distance of **187.36 feet** to the **Point of Beginning**.

Said tract of land containing 523,060 square feet or 12,008 acres, more or less.

**TOGETHER WITH** a called 1.25 acre road easement in common with others, situated within the J. J. Abbott Survey No. 104, Abstract No. 1133 and being the same tract of land as conveyed to Ginger A. Davis in a deed filed for record in Volume 277 at Page 305 of the Deed Records of Blanco County, Texas. Said tract of land being more particularly described in metes and bounds as follows:

**Beginning** at a 1/2" rebar with a cap marked "NCLSC 5357" found for the Northwest corner of a called 12.0 acre tract of land conveyed to Ginger A. Davis in a deed filed for record in Volume 277 at Page 305 of the Deed Records of Blanco County, Texas and corner of the of the remaining portion of a called 226.55 acre tract of land conveyed to G. L. and M. K. Stringer in a deed filed for record in Volume 160 at Page 623 of the Deed Records of Blanco County, Texas;

Thence S 38°04'22" E, along the common boundary line of the aforementioned called 12.0 acre Davis tract and the aforementioned Stringer tract, a distance of **386.14 feet** to a four inch (4") diameter pipe fence corner post found for the common West corner of the said called 12.0 acre Davis tract and a called 30.0 acre tract of land conveyed to Ginger A. Davis by a deed filed for record in Volume 202 at Page 804 of the Deed Records of Blanco County, Texas;

Thence S 34°49'07" E, along the common boundary line of the aforementioned Stringer tract and the aforementioned called 30.0 acre Davis tract, a distance of **548.29 feet** to a four inch (4") diameter pipe fence corner post found for a common corner;

Thence S 19°06'41" E, continuing along the aforementioned common boundary line, a distance of **866.74 feet** to a four inch (4") diameter pipe fence corner post found for their common South corner on the North right-of-way line of F. M. Road No. 2721;

Thence S 87°39'51" W, along the aforementioned North right-of-way line, a distance of **31.33 feet** to a point for a corner;

Thence over and across the above-mentioned Stringer tract:

N 19°06'41" W a distance of **873.56 feet** to a point for a corner;

N 34°49'07" W a distance of **543.30 feet** to a point for a corner;

N 38°04'22" W a distance of **387.65 feet** to a point for a corner;

N 56°24'40" E a distance of **30.09 feet** to the **Point of Beginning**.

Said tract of land containing 54,385 square feet or 1.249 acres, more or less.

Note: The survey shown and described hereon was prepared for use by the above Client for the above noted title commitment ONLY and Delta Land Surveying shall not be liable for the use of this survey for any other purpose.

From: No. TX 107164077 Del. 5426 Copyright 2022 All Rights Reserved

NO.	REVISION	DATE	JOB #
			2020131
			DWG # 2020131-1
			DATE: 10/27/20
			SCALE: 1" = 100'
			SHEET: 1 OF 1

TSPS Land Title Survey of a portion of the A. S. Green Survey Abstract No. 237, E. Meier Survey, Abstract No. 1627, J. J. Abbott Survey, Abstract No. 1133 & the W. P. Hickson Survey, Abstract No. 275, Blanco County, Texas

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