

SURVEY SHOWING A A 88.24 ACRE TRACT OF LAND SITUATED IN THE J. L. MCCROCKLIN SURVEY NO. 15, ABSTRACT NO. 2, BLANCO COUNTY, TEXAS AND BEING OUT OF THAT CERTAIN 41.38 ACRE (TRACT 1) TRACT OF LAND, THAT CERTAIN 41.38 ACRE (TRACT 2) TRACT OF LAND AND ALL OF THAT CERTAIN 41.38 ACRE (TRACT 3) TRACT OF LAND RECORDED IN DOCUMENT NO. 224143, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS

LEGEND

- WINDMILL
- SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- FOUND 1" IRON PIPE
- CALCULATED/MEANDER POINT
- FOUND IRON ROD W/ AN ORANGE "RPLS 4020" PLASTIC CAP
- FOUND IRON ROD W/ AN ORANGE "CUPLIN CONTROL" PLASTIC CAP
- FOUND IRON ROD W/ AN ORANGE "CUPLIN 6938" PLASTIC CAP
- FOUND IRON ROD W/ A YELLOW "HLS 5263" PLASTIC CAP
- FOUND IRON ROD W/ A YELLOW "BAKER" PLASTIC CAP
- FOUND 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
- POWER POLE
- UTILITY POLE
- GUY WIRE
- WIRE FENCE
- OVERHEAD ELECTRIC
- OVERHEAD ELECTRIC/COMMUNICATION

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L37	N46°09'28"E	128.75'
L37B	N46°09'28"E	81.70'
L38	N43°48'22"E	83.63'
L39	N50°26'38"W	32.61'
L40	N35°03'06"E	52.09'
L41	N35°03'06"E	72.15'
L42	N23°12'10"E	256.00'
L43	N49°01'49"E	47.87'
L44	N69°21'44"E	138.23'
L45	N55°46'33"E	103.61'
L46	N66°23'00"E	195.51'
L47	N55°28'34"E	238.87'
L48	N68°29'16"E	60.58'
L49	N54°26'48"E	93.78'
L50	N12°20'32"E	21.02'
L51	N13°05'40"W	52.25'
L52	N36°00'00"W	189.03'
L54	N16°57'06"W	57.14'
L55	N06°08'57"W	262.43'
L56	N02°54'37"E	63.16'

CALLLED 283.60 ACRES
VOL. 107 PG. 383
DEED RECORDS

TNT LAND INVESTMENTS, LLC
TRACT 3
CALLLED 41.38 ACRES
DOC. NO. 224143
OFFICIAL PUBLIC RECORDS

EXCEPTIONS TO CONVEYANCE AND WARRANTY

- BLANKET RIGHT-OF-WAY AND EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. - VOL. 56, PG. 496, DEED RECORDS - UNK
- 99 YEAR LEASE TO THE SOUTHWESTERN STATES TELEPHONE CO. - VOL. 68, PG. 590, DEED RECORDS - UNK
- INGRESS AND EGRESS EASEMENT - VOL. 217, PG. 663, OFFICIAL PUBLIC RECORDS - NWB
- HEARNE FAMILY CEMETERY - VOL. 328, PG. 260, OFFICIAL PUBLIC RECORDS - UNK
- 20' WIDE ROADWAY EASEMENT - VOL. 527, PG. 456, OFFICIAL PUBLIC RECORDS - NWB
- *NWB = 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 "EXCEPTION TO CONVEYANCE AND WARRANTY" IN DOC. NO. 224143, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS FOR A FULL/COMPLETE LIST OF EXCEPTIONS AND/OR RECORD DOCUMENT FOR MORE DETAILED INFORMATION OF THE DOCUMENTS LISTED ABOVE OR IN "EXCEPTION TO CONVEYANCE AND WARRANTY".

88.24 ACRES

TNT LAND INVESTMENTS, LLC
REMAINDER OF TRACT 2
CALLLED 41.38 ACRES
DOC. NO. 224143
OFFICIAL PUBLIC RECORDS

BOARD HOUSE CREEK, LLC
CALLLED 0.314 ACRES
DOC. NO. 193936
DOC. NO. 193937
OFFICIAL PUBLIC RECORDS

BOUNDARY LINE AGREEMENT
DOC. NO. 193937
OFFICIAL PUBLIC RECORDS

BOUNDARY LINE AGREEMENT
DOC. NO. 193937
OFFICIAL PUBLIC RECORDS

CALLLED 154.6 ACRES
VOL. 464 PG. 662
OFFICIAL PUBLIC RECORDS

AWR III AND DMR REVOCABLE LIVING TRUST
34.90 ACRES
DOC. NO. 225213
OFFICIAL PUBLIC RECORDS

WILLIAM RUTTER, III
AND DEBORAH RUTTER
CALLLED 24.00 ACRES
DOC. NO. 190786
OFFICIAL PUBLIC RECORDS

THOMAS DAVIDSON AND
CHERYL DAVIDSON
CALLLED 20.046 ACRES
DOC. NO. 172469
OFFICIAL PUBLIC RECORDS

PAUL D. DESPRES AND
MARY F. DESPRES
CALLLED 20.068 ACRES
DOC. NO. 172718
OFFICIAL PUBLIC RECORDS

PAUL D. DESPRES AND
MARY F. DESPRES
1.00 ACRES
DOC. NO. 222419
OFFICIAL PUBLIC RECORDS

TNT LAND INVESTMENTS, LLC
REMAINDER OF TRACT 1
CALLLED 41.38 ACRES
DOC. NO. 224143
OFFICIAL PUBLIC RECORDS

AWR III AND DMR REVOCABLE LIVING TRUST
34.90 ACRES
DOC. NO. 225213
OFFICIAL PUBLIC RECORDS

CHIMNEY VALLEY ROAD/
COUNTY ROAD NO. 407
PART OF CALLLED 109.666 ACRES
VOL. 527 PG. 456
OFFICIAL PUBLIC RECORDS

CHRISTOPHER B. HEARNE AND
LESLIE HEARNE
CALLLED 38.03 ACRES
VOL. 436 PG. 176
OFFICIAL PUBLIC RECORDS

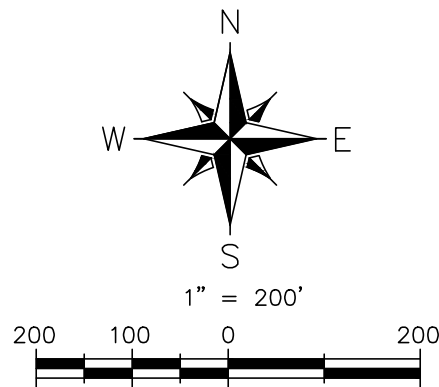
POINT OF
BEGINNING

CALLLED 37.8116 ACRES
TRACT "C"
VOL. 486 PG. 166
OFFICIAL PUBLIC RECORDS
DESCRIBED AS TRACT "C" IN
VOL. 123 PG. 362
DEED RECORDS

RICHARD D. SAMS AND
CYNTHIA CORON SAMS
CALLLED 35.00 ACRES
VOL. 459 PG. 287
OFFICIAL PUBLIC RECORDS

FOUND IRON ROD W/ A YELLOW
"STSS 5672" PLASTIC CAP

RICHARD BARRY LINDLEY
AND GRACE BROUSSARD
CALLLED 62.89 ACRES
VOL. 378 PG. 255
OFFICIAL PUBLIC RECORDS



GENERAL SURVEY NOTES

- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
- 2) THIS SURVEY WAS NOT PRESENTED TO ANY GOVERNMENTAL AGENCY OR STAFF FOR THEIR REVIEW REGARDING CONFORMANCE TO BLANCO COUNTY RULES AND REGULATIONS REGARDING PROPERTY DIVISION.
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, COVENANTS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 4) 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.
- 5) 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.
- 6) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 7) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.

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.

11/11/2022

CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEY #6344

WCR
LAND SURVEYING
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830-833-3010 INFO@WCRLANDSURVEYING.COM
TBPE&LS FIRM #10194135

JOB NO.: 1214-20

DRAWN BY: CJJ

CHECKED BY: CJJ

SHEET: 1 OF 1