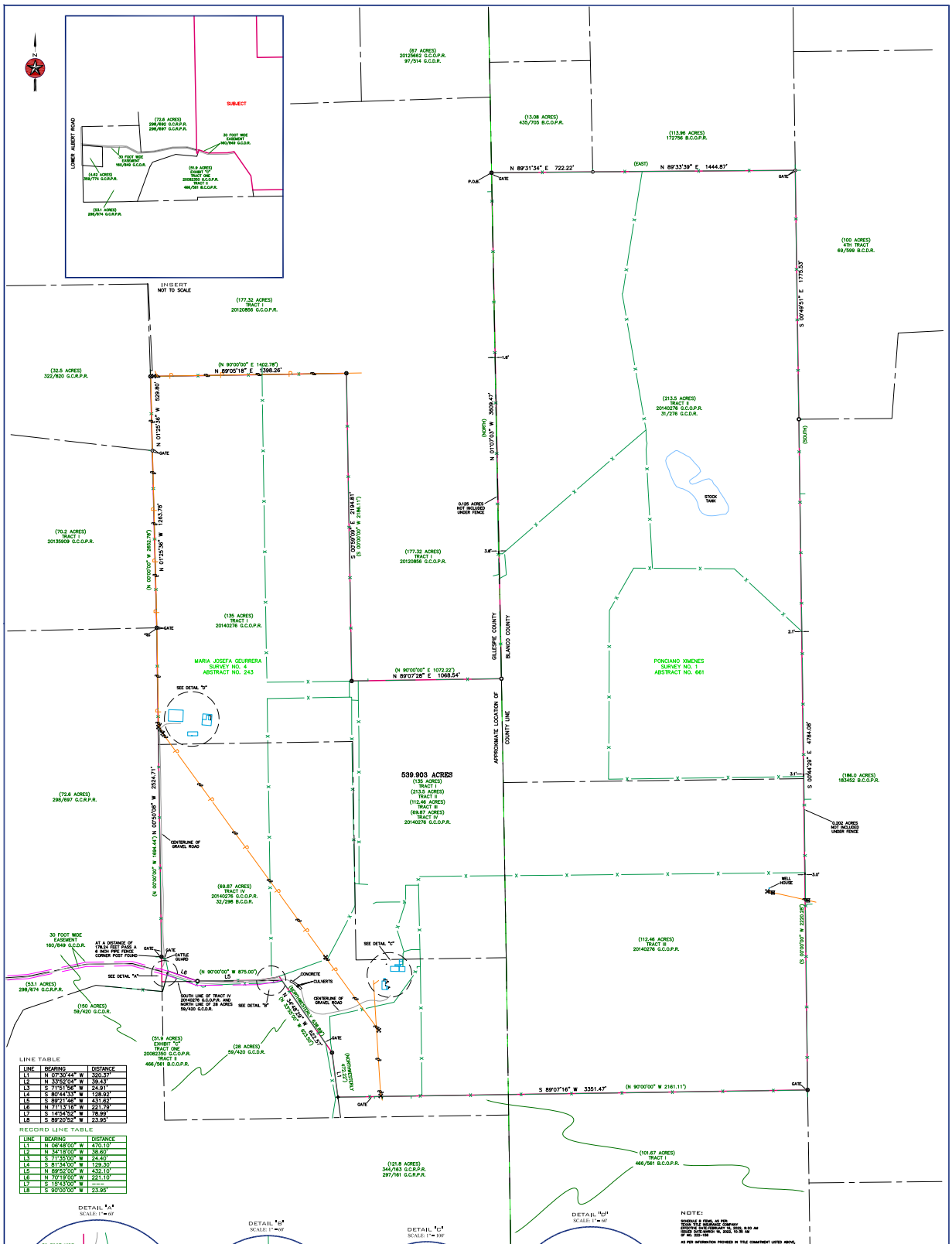

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 06°49'00" W	470.10'
L2	N 34°18'00" W	38.60'
L3	S 71°38'00" W	24.40'
L4	S 81°54'00" W	129.30'
L5	N 89°52'00" W	432.10'
L6	N 70°19'00" W	221.10'
L7	S 15°43'00" W	----
L8	S 90°00'00" W	23.95'

RECORD LINE TABLE

LINE	BEARING	DISTANCE
L1	N 06°49'00" W	470.10'
L2	N 34°18'00" W	38.60'
L3	S 71°38'00" W	24.40'
L4	S 81°54'00" W	129.30'
L5	N 89°52'00" W	432.10'
L6	N 70°19'00" W	221.10'
L7	S 15°43'00" W	----
L8	S 90°00'00" W	23.95'

NOTE:

SCHEDULE B ITEMS, AS PER:
TITLE TRUST INSURANCE COMPANY
EFFECTIVE DATE:FEBRUARY 18, 2022, 8:00 AM
ISSUED: FEBRUARY 28, 2022, 10:30 AM
GF NO. 2202-10470

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT LISTED ABOVE, THE PROPERTY IS SUBJECT TO:

EASEMENTS:

10.

6. RIGHT OF WAY EASEMENT EXECUTED BY GEORGE A. LANDES AND WIFE, MABEL E. LANDES TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED MAY 13, 1968, RECORDED IN VOLUME 150, PAGE 121-122, OFFICIAL RECORDS OF GILLESPIE COUNTY, TEXAS. - BLANKET IN NATURE, NOT SHOWN HEREON

7. RIGHT OF WAY EASEMENT EXECUTED BY GEORGE A. LANDES TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED MAY 13, 1968, RECORDED IN VOLUME 150, PAGE 123-124, OFFICIAL RECORDS OF GILLESPIE COUNTY, TEXAS. - BLANKET IN NATURE, NOT SHOWN HEREON

8. RIGHT OF WAY EASEMENT EXECUTED BY GEORGE A. LANDES TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED OCTOBER 15, 1969, RECORDED IN VOLUME 150, PAGE 125-126, OFFICIAL RECORDS OF GILLESPIE COUNTY, TEXAS. - BLANKET IN NATURE, NOT SHOWN HEREON

9. RIGHT OF WAY EASEMENT EXECUTED BY GEORGE A. LANDES TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED NOVEMBER 13, 1969, RECORDED IN VOLUME 150, PAGE 127-128, OFFICIAL RECORDS OF GILLESPIE COUNTY, TEXAS. - BLANKET IN NATURE, NOT SHOWN HEREON

11. RIGHT OF WAY EASEMENT EXECUTED BY GEORGE A. LANDES TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED SEPTEMBER 13, 2005, RECORDED IN VOLUME 1000, PAGE 1-2, OFFICIAL RECORDS OF GILLESPIE COUNTY, TEXAS. - BLANKET IN NATURE, NOT SHOWN HEREON

STATE OF TEXAS
REGISTERED
ABRAHAM J. LEMENS
8275
PROFESSIONAL
LAND SURVEYOR

1. THE UNDERSIGNED, TO WHOM IT MAY CONCERN, THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY MADE BY ME OR UNDER MY SUPERVISION AND COMPLETED ON 03-17-2022 TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE CHARACTERISTICS OF PROTRUSIONS EXCEPT AS SHOWN HEREON.

03-17-2022
ABRAHAM J. LEMENS
REGISTERED PROFESSIONAL LAND SURVEYOR #8275
DATE

SEARCHERS
SURVEYING & ENGINEERING LLC
MASON | FREDERICKSBURG
P.O. Box 128 Mason, TX 76856 | 325-347-6480
P.O. Box 1364 Fredericksburg, TX 78624 | 830-456-2111
Firm #10019904 | www.searchers.com

LEGEND:
BOUNDARY LINE
SECTION LINE
SURVEY LINE
BURIED UTILITY LINE
OVERHEAD UTILITY LINE
FENCE
FIVE FENCE CORNER POST FOUND
NINE FENCE CORNER POST FOUND
POINT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
5/8" IRON ROD FOUND
IRON PIPE FOUND
TEXAS NAIL FOUND
NAIL SET
1/2" CONCRETE FENCE CORNER POST FOUND
PEDESTAL
UTILITY POLE
GUY
ELECTRIC METER
BURIED CABLE SIGN
PROPANE TANK
AIR CONDITIONER
TRANSFORMER
MAILBOX
SEWER MANHOLE
SEWER CLEANOUT
SEPTIC TANK
WATER WELL
WATER METER
FIRE HYDRANT
AS MARKED
U.E. - UTILITY EASEMENT
B.L. - BUILDING SETBACK LINE
R.O.W. - RIGHT OF WAY
P.O.B. - POINT OF BEGINNING
G.C.R.P.R. - GILLESPIE COUNTY PLAT RECORDS
G.C.O.R. - GILLESPIE COUNTY DEED RECORDS
G.C.O.P.R. - GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
B.C.R.P.R. - BLANCO COUNTY PLAT RECORDS
B.C.O.R. - BLANCO COUNTY DEED RECORDS
B.C.O.P.R. - BLANCO COUNTY OFFICIAL PUBLIC RECORDS

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.

2. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.

3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.

4. A 1/2 INCH IRON ROD SET* IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275."

5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

0' 300' 600' 900'
SCALE: 1" = 100'

TITLE SURVEY
539.903 ACRES OUT OF THE MARIA JOSEFA GEURRERA SURVEY NO. 4, ABSTRACT NO. 243 IN GILLESPIE COUNTY, TEXAS AND OUT OF THE PONCIANO XIMENES SURVEY NO. 1, ABSTRACT NO. 661 IN BLANCO COUNTY, TEXAS.

REFERENCE: VALOR BRIDGE
JOB NO. 21-0808
ADDRESS: 800 LANDS RANCH ROAD REV. 0
DRAWN BY: NJA