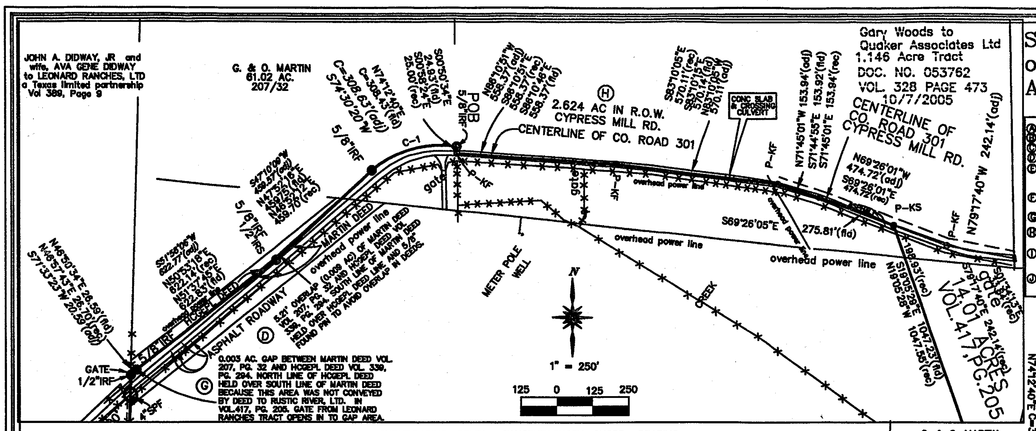
Survey Map of a 611.867 acre tract out of the Robert D. Stewart Survey No. 179 A-531 situated in Blanco County, Texas.



Legend of boundary notes

- ±0.227 AC. FENCE INSIDE CURRENT SURVEY LINE. Area between fence and survey included in 611.867ac.
- ±0.136 AC. FENCE OUTSIDE CURRENT SURVEY LINE. Area to fence not included in the 611.867 ac.
- ±0.815 AC. GAP BETWEEN DEEDS. Area not included in the 611.867 acres.
- ±0.009 AC. OVERLAP BETWEEN RUSTIC RIVER LTD. AND MARTIN DEED. Area not included in the 611.867ac.
- ±0.895 AC. OVERLAP IN DEEDS. Area is within fence and Rustic River LTD. deed but in conflict with 974.5 Acres SECOND TRACT of record in Volume 175, Page 19 Blanco County Texas Deed Records. Area is included in the 611.867 acres.
- ±0.546 AC. GAP BETWEEN DEEDS. Gap fenced in 375.63 Acre tract recorded in Vol. 175, Pgs. 15-20 Blanco County Texas Deed Records. Area not included in the 611.867 acres.
- ±0.003 AC. GAP BETWEEN MARTIN & RUSTIC RIVER LTD. DEEDS. Area not included in the 611.867 acres.
- ±2.624 AC. FENCE INSIDE CURRENT SURVEY LINE. Area between fence and survey line lies with in the right of way of County Road 301 (Cypress Mill Road) is included in the 611.867 acres.
- ±10.236 AC. BETWEEN THE GRADIENT BOUNDARIES ALONG THE PEDERNALES RIVER. Area within the bed of the Pedernales River is included in the 611.867 acres.
- ±14.01 acre tract not included in 611.867 acres however the exclusive right to use is given in Volume 417, Page 194 Blanco County, Texas Deed Records.

TOTAL AREAS:

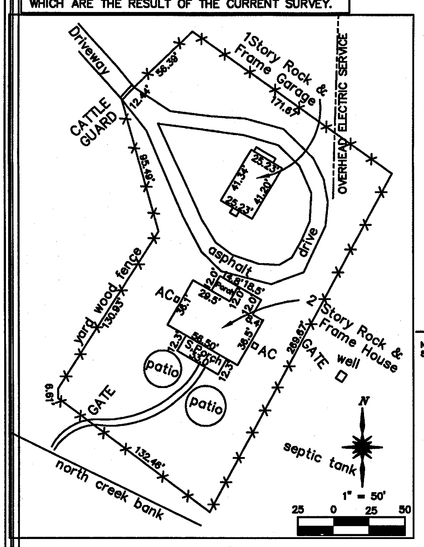
626.131 ACRES ORIGINAL RECORD
Hill Country Good Earth Partners, LTD of record in Vol. 0339, Pg. 294 of the Blanco County, Texas Deed Records.
-14.010 AC RETAINED

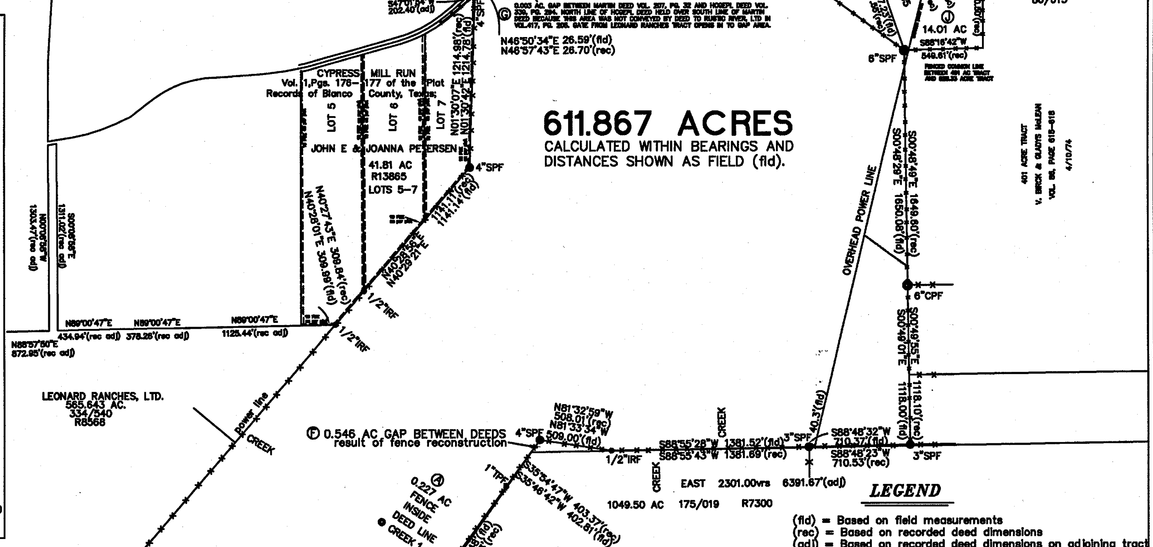
612.121 ACRES RECORD

Rustic River, LTD. A Texas limited partnership by Warranty Deed of record in Vol. 417, Pg. 205 of the Blanco County, Texas Deed Records.

611.867 ACRES FOUND WITHIN THE BEARINGS AND DISTANCES SHOWN ON THIS SURVEY AS FIELD (FLD) WHICH ARE THE RESULT OF THE CURRENT SURVEY.

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1(rec)	380.00'	47°52'36"	168.70'	317.52'	308.37'	N74°12'12"E
C-1(fld)	380.00'	47°53'12"	168.74'	317.60'	308.43'	N74°12'40"E





LEGEND

(fld) = Based on field measurements
(rec) = Based on recorded deed dimensions
(adj) = Based on recorded deed dimensions on adjoining tract
P.O.B. = Point of Beginning of field notes
● 6"CPF 6" Cedar fence post
● 4"SPF 4" Dia. steel fence post called for in the deed and found on the ground
● 3"SPF 3" Dia. steel fence post called for in the deed and found on the ground
● 1"TPF 1" Steel "T" post found on the ground
● 1/2"IRF 1/2" steel rebar called for in the deed and found on the ground
P-KF = P-K CONCRETE NAIL FOUND
HCGEPL = HILL COUNTRY GOOD EARTH PARTNERS, LTD.

GRANTOR: O'NEILL PARTNERS, LTD.
GRANTEE: LEONARD RANCHES, LTD.
VOL. 334/540 GENERAL WARRANTY DEED

FIRST TRACT [B] 375.63 Acres more or less MARALO, INC. to STONEHENGE STAR, L.P. & STONEHENGE STAR MANAGEMENT COMPANY, LL.C. Vol. 175, Pgs. 15-20

FIRST TRACT [A] 377.85 Acres more or less MARALO, INC. to STONEHENGE STAR, L.P. & STONEHENGE STAR MANAGEMENT COMPANY, LL.C. Vol. 175, Pgs. 15-20

Claude Voyles

MARALO, INC. to STONEHENGE STAR, L.P. & STONEHENGE STAR MANAGEMENT COMPANY, LL.C. Vol. 175, Pgs. 15-20

STONEHENGE STAR LP 1137.40 R7283

SECOND TRACT 974.6 Acres comprising 304.5 acres out of and part of the Robert D. Stewart Survey No. 179 and 870 acres out of and part of the Peter Jackson Survey NO. 177

THIRD TRACT 467.4 ACRES

MARALO, INC. to STONEHENGE STAR, L.P. & STONEHENGE STAR MANAGEMENT COMPANY, LL.C. Vol. 175, Pgs. 15-20

STONEHENGE STAR L.P. 726.00 AC 175/007 R7301

Top of Rock Bluff along Pedernales River

CENTER OF PEDERNALES RIVER

THIS TRACT IS SUBJECT TO:

AN UNDIVIDED 1/2 OF THE 1/8 ROYALTY INTEREST IN AND TO ALL OF THE OIL, GAS AND OTHER MINERALS IN AND UNDER, AND THAT MAY BE PRODUCED FROM THE HEREIN DESCRIBED PROPERTY FROM E. J. HYATT TO A. C. SMITH, DATED MARCH 1, 1927, RECORDED IN VOLUME 1, PAGE 545, OIL AND GAS RECORDS OF BLANCO COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED.

ONE SIXTEENTH INTEREST IN AND TO ALL OF THE OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE HEREIN DESCRIBED PROPERTY FROM PAUL DECKER AND WIFE, THEKLA DECKER AND H. J. MCMULLEN, DATED APRIL 18, 1928, RECORDED IN VOLUME 3, PAGE 578, OIL AND GAS RECORDS OF BLANCO COUNTY, TEXAS, ALTOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED.

A RIGHT OF WAY EASEMENT FROM E. J. HYATT TO SHELL PIPE LINE CORPORATION, DATED JANUARY 11, 1929, RECORDED IN VOLUME 45, PAGE 494, DEED RECORDS OF BLANCO COUNTY, TEXAS AS SHOWN.

A RIGHT OF WAY EASEMENT FROM ALMA L. PENICK TO HUMBLE PIPE LINE COMPANY, DATED NOVEMBER 18, 1949, RECORDED IN VOLUME 61, PAGE 153, DEED RECORDS OF BLANCO COUNTY, TEXAS AS SHOWN.

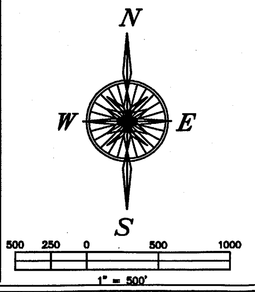
AN UNDIVIDED ONE-SIXTEENTH (1/16TH) INTEREST IN ALL OIL, GAS AND OTHER MINERALS, INCLUDING URANIUM WHICH MAY BE MINED, PRODUCED AND SAVED FROM 501.85 ACRES OF LAND, RESERVED IN DEED FROM ROBERT F. PENICK AND JOYCE A. PENICK TO O-J-O RANCH, INC., DATED MAY 1, 1971, RECORDED IN VOLUME 80, PAGE 623, DEED RECORDS OF BLANCO COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED.

RIGHT OF WAY CONTRACT FROM GARY V. WOODS, TRUSTEE TO PHILLIPS PIPE LINE COMPANY, DATED NOVEMBER 8, 1993, RECORDED IN VOLUME 146, PAGE 261, DEED RECORDS OF BLANCO COUNTY, TEXAS AS SHOWN.

THAT PORTION OF THE HEREIN DESCRIBED PROPERTY FALLS WITHIN THE BOUNDARIES OF CYPRESS MILL ROAD, COUNTY ROAD 301, AS SHOWN.

OVERHEAD ELECTRIC LINES AS SHOWN.

THE EXCLUSIVE RIGHT TO USE THE ADJACENT 14.01 ACRE TRACT, NOT INCLUDED IN 611.867 ACRES, IS GIVEN IN VOLUME 417, PAGE 194 OF THE BLANCO COUNTY, TEXAS DEED RECORDS.



A PORTION OF THIS TRACT IS WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA ZONE AE INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR BLANCO COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48209C0145C, DATED FEBRUARY 6, 1991.

I HEREBY CERTIFY TO:
Rustic River, LTD. A Texas limited partnership

THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADWAYS, EXCEPT AS SHOWN HEREON. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

PREPARED BY:
THE RIPPY SURVEYING COMPANY, INC.
10600 Kit Carson Drive
Austin, Texas 78737
512-288-8976 office
512-288-2001 office
crippy1@austin.rr.com

03/04/2010
Date

Clinton L. Rippy,
Registered Professional
Land Surveyor No. 1926

REV 8/20/2010