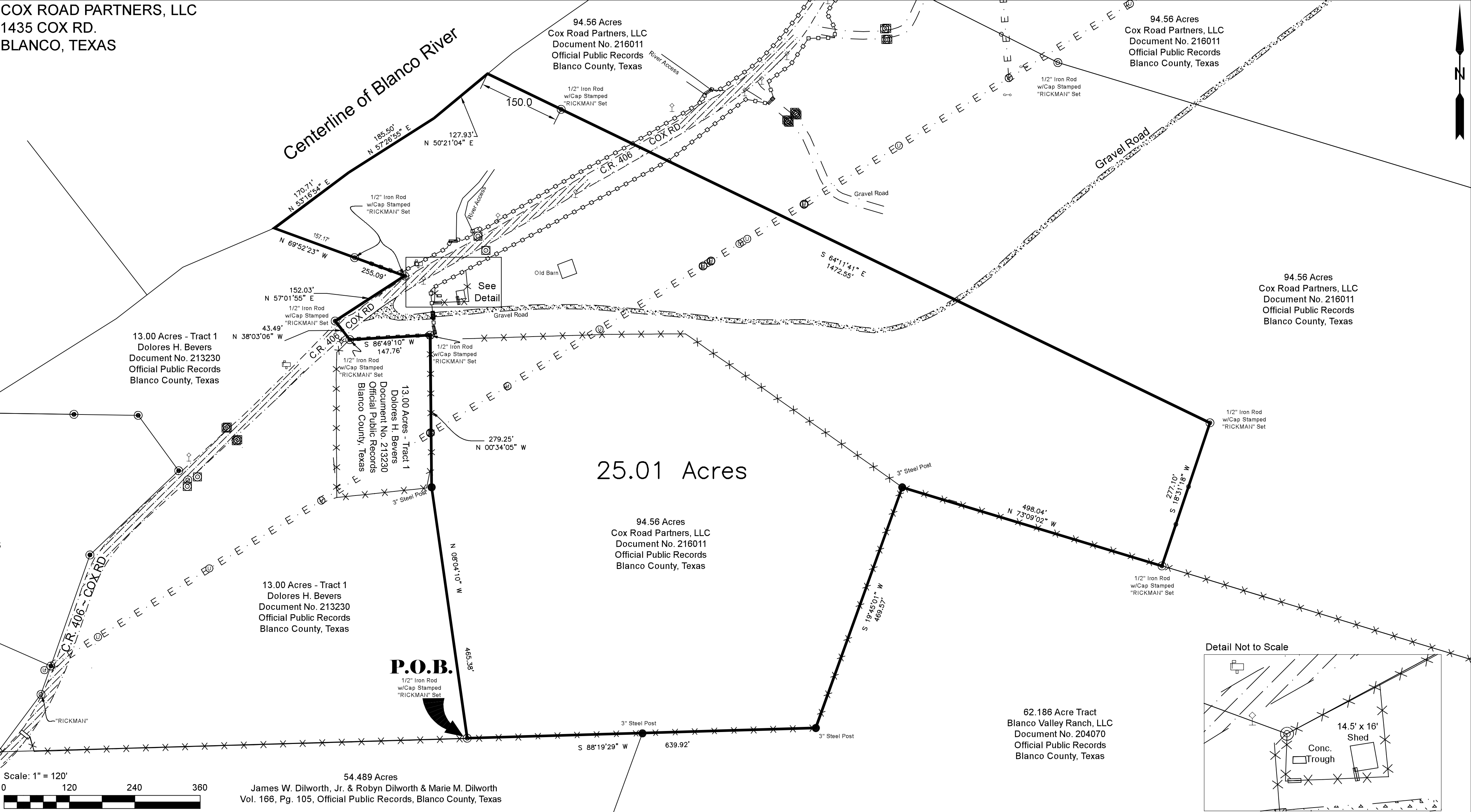


COX ROAD PARTNERS, LLC  
1435 COX RD.  
BLANCO, TEXAS



SURVEY A 25.01 ACRE TRACT OF LAND OUT OF THE HENRY MANTON LEAGUE SURVEY NO. 17, ABSTRACT NO. 387, BLANCO COUNTY, TEXAS, AND BEING A PORTION OF A 94.56 ACRE TRACT DESCRIBED IN DEED TO COX ROAD PARTNERS, LLC OF RECORD IN DOCUMENT NO. 216011, OFFICIAL RECORDS, BLANCO COUNTY, TEXAS.

COMMITMENT FOR TITLE INSURANCE  
ISSUED BY: NATIONAL INVESTORS TITLE INSURANCE  
G.F. NO. 2020427  
ISSUED: March 04, 2021 EFFECTIVE: February 12, 2021

Survey Notes:  
1. Bearings Based on NAD83 Texas Central Zone 4203.  
2. Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.  
3. Cox Road (C.R. 406) is a Blanco County maintained road per public notice dated April 18, 2005, Pursuant to Article 258.005(b) of Texas Transportation Code.  
4. According to the Flood Insurance Rate Map (FIRM) No. 48031C0120C, dated February 06, 1991 this Panel is Not Printed.

## LEGEND

- These standard symbols will be found in the drawing.
- Down Guy
  - Electric Meter
  - 1/2" Iron Rod Found
  - 3" Steel Fence Post
  - 1" Iron Pipe Found
  - 1/2" Iron Rod Set
  - Utility Pole
  - Gate
  - Mailbox
  - Road Sign
  - Reflector
  - Overhead Utilities
  - Wire Fence
  - Wood Fence
  - Gravel
  - Asphalt
  - Edge of Asphalt

CERTIFICATION:  
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS EXHIBIT REPRESENTS A SURVEY MADE ON THE GROUND ON JUNE 06, 2022, OF THE PROPERTY SHOWN HEREON:

Amil M. Baker, Jr.  
Registered Professional Land Surveyor No. 1469  
Job No.: 22-064



TBPLS FIRM NO. 101919-00  
419 BIG BEND  
CANYON LAKE, TEXAS 78133  
PHONE (830) 935-2457  
WWW.RICKMANLANDSURVEYING.COM