



LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists line segments L1 through L59 with their respective bearings and distances.

CURVE TABLE

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C5 with their respective radii, arc lengths, chord bearings, and chord lengths.

- SURVEY NOTES: 1. BEARINGS, DISTANCES & AREA 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 HEREIN. 3. AS TO THE 8,405 ACRE TRACT: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMENTARY. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR CONVEYANCES AFFECTING THIS PROPERTY, NOT SHOWN HEREIN. 4. AS TO THE 304,926 ACRE TRACT: RECORD EASEMENTS, RESTRICTIONS, AND/OR CONVEYANCES ARE ADDRESSED/SHOWN HEREIN AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREIN. 5. A 1/2 INCH IRON ROD SET IS A 1/2 INCH ROD WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275" AND A "MAG NAIL SET" IS A MAG NAIL WITH WASHER MARKED "SEARCHERS RPLS 6257". 6. A METERS AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAN.

LEGEND: Symbols for boundary lines, survey lines, utility lines, and various markers like iron rods, well heads, and electric meters.

Scale bar showing 0, 300, 600, and 900 feet. Text: SCALE: 1" = 300'

BOUNDARY SURVEY: 8,405 ACRES OUT OF THE C.C. HYMAN SURVEY NO. 81, ABSTRACT NO. 823 IN BLANCO COUNTY, TEXAS.

TITLE SURVEY: 304,926 ACRES OUT OF THE C.C. HYMAN SURVEY NO. 81, ABSTRACT NO. 823 IN BLANCO COUNTY, TEXAS.

- 304,926 ACRE TRACT NOTE: SCHEDULE B ITEMS, AS PER: TITLE RESOURCES GUARANTY COMPANY EFFECTIVE DATE AUGUST 27, 2023, 8:00 AM ISSUED DATE: SEPTEMBER 5, 2023, 8:00 AM OF NO. 233323-HAY. AS PER INFORMATION PROVIDED IN TITLE COMMITMENT LISTED ABOVE, THIS PROPERTY IS SUBJECT TO: 10F. ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A DEDICATED OR UNDEDICATED PUBLIC OR PRIVATE ROADWAY - RANCH ROAD 1300 SHOWN HEREIN. 10G. EASEMENT: RECORDED DOCUMENT NO. 2021-012085, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS. PURPOSE: AS STATED THEREIN. - BLANKET IN NATURE, NOT SHOWN HEREIN. 10H. EASEMENT: RECORDED DOCUMENT NO. 183349, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS. PURPOSE: AS STATED THEREIN. - AFFECTS AS SHOWN HEREIN. 10I. EASEMENT: RECORDED DOCUMENT NO. 2021-012986, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS. PURPOSE: AS STATED THEREIN. - BLANKET IN NATURE, NOT SHOWN HEREIN. 10J. EASEMENT: RECORDED DOCUMENT NO. 140614, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS. PURPOSE: AS STATED THEREIN. - BLANKET IN NATURE, NOT SHOWN HEREIN. 10K. EASEMENT: RECORDED DOCUMENT NO. 140614, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS. PURPOSE: AS STATED THEREIN. - BLANKET IN NATURE, NOT SHOWN HEREIN. 10L. TERMS, CONDITIONS, AND SPECIFICATIONS IN THE NOTICE OF OPTION AGREEMENT, RECORDED VOLUME 91, PAGE 186, DEED RECORDED: BLANCO COUNTY, TEXAS. - NOT ADDRESSED HEREIN. 10M. TERMS, CONDITIONS, AND SPECIFICATIONS IN THE ROAD AGREEMENT AGREEMENT, RECORDED DOCUMENT NO. 191852, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS. - NOT ADDRESSED HEREIN. 10N. THE LIABILITY HEREON AS THE MANUFACTURED HOME IS EFFECTIVE ONLY AS LONG AS THE HOME REMAINS AFFIXED AFTER THE INITIAL AFFIXATION TO THE LAND. - NOT ADDRESSED HEREIN. 10O. CERTIFICATE OF ATTACHMENT OR STATEMENT OF LOCATION RECORDED IN DOCUMENT NO. 151643, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS. - NOT ADDRESSED HEREIN.

Professional seal for JOSH W. LEAMONS, LICENSED PROFESSIONAL LAND SURVEYOR #2676, State of Texas.

SEARCHERS | CONSULTANTS logo and contact information: 4885 OLD PONTIAC ROAD, MAAGS, TEXAS 76856, 720 MUSTANG STREET, FREDERICKSBURG, TEXAS 78624, 830-383-1211 | F-10193966 | SEARCHERS.NET



4585 OLD PONTOTOC ROAD, MASON, TEXAS 76856
720 MUSTANG STREET, FREDERICKSBURG, TEXAS 78624
830-383-1211 | F-10193966 | SEARCHERS.NET

LEGAL DESCRIPTION: Being 304.926 acres of land, approximately 127.173 acres out of the C. C. Hyman Survey No. 81, Abstract No. 823, approximately 93.743 acres out of the C.H. Bundick Survey No. 82, Abstract No. 980, approximately 83.876 acres out of the J.R. Gipson Survey No. 108, Abstract No. 1000, and approximately 0.134 acres out of the J.R. White Survey No. 67, Abstract No. 1109 in Blanco County, Texas and being a portion of that certain 150.99 acre tract recorded in Instrument No. 2022-224878 of the Official Public Records of Blanco County, Texas and described as that certain 155 acre tract, 2nd Tract, in Volume 89, Page 815 of the Deed Records of Blanco County, Texas, all of that certain 100 acre tract recorded in said Instrument No. 2022-224878 and described as that certain 4th Tract in said Volume 89, Page 815, a portion of that certain 71.0 acre tract recorded in said Instrument No. 2022-224878 of the Official Public Records of Blanco County, Texas and described as that certain 3rd Tract in said Volume 89, Page 815, all of that certain 5.01 acre tract described in Volume 410, Page 668 of said Official Public Records, a portion of that certain 5.73 acre tract described in Volume 490, Page 688 of said Official Public Records, and a portion of that certain 1.5 acre tract, Second Tract, described in Volume 92, Page 143 of said Deed Records; Said 304.926 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers in September 2023:

BEGINNING at a 1/2 inch iron rod set in the south line of said Abstract No. 1000, the north line of the George Ratcliff Survey No. 63, Abstract No. 522, the south line of said 71.0 acre tract, and the east line of Ranch Road 1320, for the northwest corner of that certain 57.37 acre tract described in Volume 86, Page 283 of said Deed Records and the southwest corner hereof, and from which a concrete monument found in the east line of said Ranch Road 1320 for a corner of said 57.37 acre tract bears South 02°58'20" East a distance of 271.02 feet and an 8 inch cedar fence post found bears North 88°11'00" East a distance of 55.72 feet

THENCE crossing said 71.0 acre tract and said 150.99 acre tract along the east line of said Ranch Road 1320, the following 5 courses:

1. North 02°58'20" West a distance of 215.74 feet to concrete monument found;
2. North 01°15'13" West a distance of 351.91 feet to a concrete monument found;
3. Along a non-tangent curve to the left having an arc length of 643.33 feet, a radius of 1472.39 feet, and a chord that bears North 13°44'17" West a distance of 638.22 feet crossing said 150.99 acre tract to a concrete monument found;

4. North 26°15'06" West a distance of 740.85 feet to a 1/2 inch iron rod set, and from which a concrete monument found in the west line of said Ranch Road 1320 bears South 63°02'02" West a distance of 79.62 feet;
5. Along a non-tangent curve to the right having an arc length of 997.34 feet, a radius of 914.93 feet, and a chord that bears North 05°04'33" East a distance of 948.69 feet to a concrete monument found;
6. North 36°17'58" East a distance of 170.33 feet to a 1/2 inch iron rod set for the southwest corner of that certain 8.405 acre tract surveyed this same day by Searchers, being a portion of said 150.99 acre tract, a portion of said 5.73 acre tract, all of that certain 3 acre tract described in Volume 10, Page 65 of said Deed Records, all of that certain First Tract described in said Volume 92, Page 143, and a portion of said 1.5 acre tract;

THENCE crossing said 150.99 acre tract, said 1.5 acre tract, said 3 acre tract, and said 5.73 acre tract along the south, east, and north lines of said 8.405 acre tract, the following 5 courses:

1. South 79°10'00" East a distance of 656.44 feet to a 3 inch pipe fence corner post found for the southeast corner of said 8.405 acre tract;
2. North 04°43'29" East a distance of 215.65 feet to a 3 inch pipe fence corner post found;
3. North 14°25'49" East a distance of 159.46 feet to a 3 inch pipe fence corner post found;
4. North 06°04'20" East a distance of 378.26 feet to a 3 inch pipe fence corner post found for the northeast corner of said 8.405 acre tract;
5. North 60°31'10" West a distance of 320.69 feet crossing said 5.73 acre tract to a 1/2 inch iron rod set in the east line of said Ranch Road 1320 for the northwest corner of said 8.405 acre tract, and from which a 3 inch pipe fence corner post found bears South 60°31'10" East a distance of 0.76 feet and a 1/2 inch iron rod set in the east line of said Ranch Road 1320 for a corner of said 8.405 acre tract bears South 25°42'03" West a distance of 481.18 feet;

THENCE crossing said 150.99 acre tract along the east line of said Ranch Road 1320, the following 2 courses:

1. Along a non-tangent curve to the left having an arc length of 436.87 feet, a radius of 1313.24 feet, and a chord that bears North 05°36'51" East a distance of 434.86 feet to a concrete monument found;
2. North 03°54'11" West a distance of 127.03 feet to a calculated point in the north line of said Abstract No. 823, the north line of said 150.99 acre tract, and the south line of the Pedernales River, for the northwest corner hereof, and from which a concrete monument found in the east line of said Ranch Road 1320, bears North 27°59'28" East a distance of 922.91 feet;

THENCE along the north line of said Abstract No. 823, the north line of said Abstract No. 1000, the north line of said Abstract No. 980, the north line of said 150.99 acre tract, the north line of said 71.0 acre tract, the north line of said 100 acre tract, and the south line of said Pedernales River, the following 37 courses:

1. South 84°54'25" East a distance of 81.67 feet to a point;
2. South 77°07'09" East a distance of 49.47 feet to a point;
3. North 78°49'07" East a distance of 53.27 feet to a point;
4. South 82°53'34" East a distance of 162.65 feet to a point;
5. North 53°39'26" East a distance of 22.63 feet to a point;
6. South 84°13'21" East a distance of 126.01 feet to a point;
7. South 83°40'23" East a distance of 86.81 feet to a point;
8. South 64°20'07" East a distance of 37.88 feet to a point;
9. North 42°21'06" East a distance of 29.87 feet to a point;
10. South 62°55'22" East a distance of 57.28 feet to a point;
11. South 78°35'38" East a distance of 224.86 feet to a point;
12. South 71°53'42" East a distance of 100.41 feet to a point;
13. North 84°17'45" East a distance of 28.98 feet to a point;
14. South 73°43'05" East a distance of 165.44 feet to a point;
15. South 74°06'20" East a distance of 102.29 feet to a point;
16. North 62°41'14" East a distance of 10.28 feet to a point;
17. South 80°17'53" East a distance of 89.77 feet to a point;
18. North 80°55'39" East a distance of 29.09 feet to a point;
19. South 74°50'28" East a distance of 167.84 feet to a point;
20. South 79°05'53" East a distance of 197.66 feet to a point;
21. South 73°30'25" East a distance of 95.90 feet to a point;
22. North 87°38'57" East a distance of 27.30 feet to a point;
23. South 78°06'24" East a distance of 82.73 feet to a point;
24. South 77°54'01" East a distance of 101.36 feet to a point;
25. South 71°34'44" East a distance of 189.99 feet to a point;
26. South 80°47'19" East a distance of 200.87 feet to a point;
27. South 71°10'24" East a distance of 302.65 feet to a point;
28. South 52°29'33" East a distance of 38.95 feet to a point;
29. South 70°50'31" East a distance of 53.04 feet to a point;
30. North 75°05'19" East a distance of 13.67 feet to a point;
31. South 81°01'47" East a distance of 66.11 feet to a point;
32. South 69°39'25" East a distance of 153.82 feet to a point;
33. South 75°52'05" East a distance of 197.02 feet to a point;
34. South 70°20'57" East a distance of 210.43 feet to a point;
35. South 73°46'09" East a distance of 100.86 feet to a point;
36. South 85°13'50" East a distance of 79.14 feet to a point;

37. South 80°27'41" East a distance of 65.30 feet to a point at the intersection of the south line of said Pedernales River and the centerline of a creek, for the northeast corner of said 100 acre tract, the northwest corner of that certain 81.66 acre tract described in Instrument No. 2019-194392 of said Official Public Records, and the northeast corner hereof, and from which a 3 inch pipe fence corner post found bears South 40°17'20" West a distance of 192.62 feet and another 3 inch pipe fence corner post found bears South 36°14'54" West a distance of 243.53 feet;

THENCE along the centerline of said creek, the east line of said 100 acre tract, and the west line of said 81.66 acre tract, the following 12 courses:

1. South 20°34'47" West a distance of 178.95 feet to a point;
2. South 06°07'40" West a distance of 188.01 feet to a point;
3. South 09°50'42" East a distance of 209.03 feet to a point;
4. South 14°52'20" East a distance of 192.18 feet to a point;
5. South 18°22'17" East a distance of 287.78 feet to a point;
6. South 18°51'53" East a distance of 220.98 feet to a point;
7. South 25°32'09" East a distance of 373.32 feet to a point;
8. South 46°01'13" East a distance of 101.35 feet to a point;
9. South 42°48'11" East a distance of 104.27 feet to a point;
10. South 36°05'03" East a distance of 89.94 feet to a point;
11. South 40°26'36" East a distance of 162.59 feet to a point;
12. South 42°06'08" East a distance of 153.35 feet along the west line of that certain 0.46 acre tract described in Instrument No. 2019-191091 of said Official Public Records to a calculated point in the south line of said Abstract No. 980, the north line of the T.M. Smith Survey No. 109, Abstract No. 1035, and the north line of that certain 6.24 acre tract described in Volume 135, Page 546 of said Deed Records, for the southwest corner of said 0.46 acre tract and the southeast corner of said 100 acre tract, and from which a 1/2 inch iron rod found bears North 88°07'44" West a distance of 419.31 feet, a 1/2 inch iron rod found in concrete and in the south line of said Abstract No. 980, for the northeast corner of said Abstract No. 1035, a corner of the Louis Fred Survey No. 107, Abstract No. 995, a corner of said 81.66 acre tract, the east corner of said 0.46 acre tract, and the northeast corner of said 6.24 acre tract bears South 87°45'08" East a distance of 281.53 feet, and a 1/2 inch iron rod set in the south line of said Abstract No. 980, the north line of said Abstract No. 1035, the south line of said 100 acre tract and the north line of said 6.24 acre tract bears North 87°45'08" West a distance of 200.16 feet;

THENCE North 87°45'08" West a distance of 2446.40 feet along the south line of said Abstract No. 980, the north line of said Abstract No. 1035, the south line of said 100 acre tract, the north line of said 6.24 acre tract, and the north line of that certain 52.21 acre tract, Tract 3, described in Volume 135, Page 540 of said Deed Records to a stone mound

found in the east line of said Abstract No. 1000 and the east line of said 71.0 acre tract, for the southwest corner of said Abstract No. 980, the northwest corner of said Abstract No. 1035, the southwest corner of said 100 acre tract, and the northwest corner of said 52.21 acre tract, and from which a 4 inch pipe fence corner post found bears South 84°55'31" East a distance of 2.90 feet;

THENCE South 01°22'50" East a distance of 1467.04 feet along the east line of said Abstract No. 1000, the west line of said Abstract No. 1035, the east line of said 71.0 acre tract, the west line of said 52.21 acre tract, and the west line of that certain 60.15 acre tract described in Volume 135, Page 546 of said Deed Records to a calculated point for the northeast corner of said Abstract No. 522, the southeast corner of said Abstract No. 1000, the northeast corner of said 57.37 acre tract, the southeast corner of said 71.0 acre tract, and the southeast corner hereof, and from which a 1/2 inch iron rod found bears North 01°11'05" West a distance of 559.31 feet, a 1/2 inch iron rod found for a corner of said Abstract No. 522, the southwest corner of said Abstract No. 1035, and the southwest corner of said 60.15 acre tract bears South 01°22'50" East a distance of 1330.72 feet, and a 1/2 inch iron rod set in the north line of said Abstract No. 522, the south line of said Abstract No. 1000, the north line of said 57.37 acre tract, and the south line of said 71.0 acre tract bears South 88°11'00" West a distance of 2.55 feet;

THENCE South 88°11'00" West a distance of 2165.80 feet along the north line of said Abstract No. 522, the south line of said Abstract No. 1000, the north line of said 57.37 acre tract, and the south line of said 71.0 acre tract to the POINT OF BEGINNING containing 304.926 acres of land, more or less, and as shown on certified plat herewith.

Survey Notes: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275" and a "mag nail set" is a mag nail with washer marked "Searchers RPLS 6275".

Surveyed by;



Josh W. Leamons
Registered Professional Land Surveyor #6276
Date: September 22, 2023
Job# 23-6758

