



SURVEY NOTES:

1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011), LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS - ZONE", UTILIZING NGS CORS/OPUS SOLUTION.
2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLS"
3. THIS SURVEY A TITLE SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY.
4. FLOOD MAP SUBJECT TO SCALE UNCERTAINTY AND THEREFOR IS APPROXIMATE.
5. UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.
6. INFORMATION OF EASEMENTS, SERVITUDES OR COVENANTS IF ANY SHOWN HEREON ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT REFERENCED HEREON AND NO OTHER RESEARCH WAS PERFORMED OR REQUESTED BY CLIENT.
7. LOCATION OF ALL WATERLINES, PIPELINES (ABOVE-GROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREON ARE APPROXIMATE AND BASED SOLELY ON VISIBLE EVIDENCE. NOT ALL OVERHEAD ELECTRIC POLES AND GUY WIRES WERE LOCATED, ONLY THOSE REQUIRED TO SHOW THE LOCATION OF THE LINES. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES ASSOCIATED WITH THESE UTILITIES.

TITLE NOTES:

AS PER INFORMATION PROVIDED IN GF# 23-0576-D DATED 3/9/2023 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: 148/56 B.C.D.R.

EASEMENTS:

1. EASEMENT EXECUTED BY DAVID R. THOMAS, TO DONALD J. THOMAS, RECORDED IN VOLUME 124, PAGE 850 AND VOLUME 126, PAGE 694, OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS, AS AFFECT BY THAT PARTIAL RELEASE RECORDED IN VOLUME 136, PAGE 887, OF THE DEED RECORDS AND DOCUMENT NO. 171767, OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS. - DOES AFFECT AND AS SHOWN HEREON.
2. EASEMENT EXECUTED BY DAVID R. THOMAS, TO DONALD J. THOMAS, DATED MAY 6, 1991, RECORDED IN VOLUME 136, PAGE 888, OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS, AS AFFECT BY THAT PARTIAL RELEASE RECORDED IN DOCUMENT NO. 171767, OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS. - DOES AFFECT AND AS SHOWN HEREON.
3. EASEMENT EXECUTED BY F. K. SMITH AND FRANCES H. SMITH TRUST, TO PEDERNALES ELECTRIC COOPERATIVE, INC., DATED MAY 18, 2017, RECORDED IN DOCUMENT NO. 172863, OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS. - DOES AFFECT
4. EASEMENT EXECUTED BY DONALD J. THOMAS, TO DAVID R. THOMAS, DATED JULY 9, 1987, RECORDED IN VOLUME 124, PAGE 841 AND REFILED IN VOLUME 126, PAGE 697, OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS. - DOES AFFECT AND AS SHOWN HEREON.
5. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN GENERAL WARRANTY DEED DATED DECEMBER 13, 1995, RECORDED IN VOLUME 167, PAGE 778, OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS. - DOES AFFECT
6. EASEMENT EXECUTED BY HERMAN JENSCHKE, TO R.A. LEWIS, DATED APRIL 17, 1937, RECORDED IN VOLUME 50, PAGE 636, OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS. - DOES NOT AFFECT
7. EASEMENT EXECUTED BY HERMAN JENSCHKE AND WIFE, REGINA JENSCHKE, TO SOUTHWESTERN BELL TELEPHONE COMPANY, DATED DECEMBER 30, 1963, RECORDED IN VOLUME 71, PAGE 517, OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS, UNLOCATABLE DUE TO INSUFFICIENT LEGAL DESCRIPTION
8. TERMS, CONDITIONS, RESTRICTIONS, AND STIPULATIONS IN THAT CERTAIN ACCESS EASEMENT BY AND BETWEEN FLOYD J. JENSCHKE, AS GRANTOR, AND DAVID R. THOMAS AND DONALD J. THOMAS, AS GRANTEE, DATED JANUARY 28, 1994, RECORDED IN VOLUME 148, PAGE 56, OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS. DOES AFFECT AND AS SHOWN HEREON.

LEGAL DESCRIPTION: BEING 189.860 ACRES OF LAND OUT OF THE R. H. TOBIN SURVEY NO. 160 ABSTRACT NO. 594 IN BLANCO COUNTY, TEXAS AND BEING A COMBINATION OF THOSE CERTAIN TRACTS DESCRIBED AS 122.70, 66.12 & 1.10 ACRES IN VOLUME 280, PAGE 268 OF THE OFFICIAL PUBLIC RECORDS OF SAID BLANCO COUNTY, TEXAS SAID 189.860 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN APRIL 2024:

BEGINNING AT A 3" PIPE FENCE CORNER POST FOUND IN THE EAST LINE OF THAT CERTAIN 208.43 ACRE TRACT DESCRIBED IN DOC. #232977 OF SAID OFFICIAL PUBLIC RECORDS FOR THE NORTHWEST CORNER OF THAT CERTAIN 113.815 ACRE TRACT DESCRIBED IN VOLUME 499, PAGE 970 OF SAID OFFICIAL PUBLIC RECORDS AND SOUTHWEST CORNER HEREOF;

THENCE ALONG THE EAST LINE OF SAID 208.43 ACRE TRACT, THE FOLLOWING 2 COURSES:

1. NORTH 00°57'45" WEST A DISTANCE OF 1987.35 FEET TO A 3" PIPE FENCE CORNER POST FOUND;
2. NORTH 02°20'48" WEST A DISTANCE OF 1736.69 FEET TO A 3" PIPE FENCE CORNER POST FOUND FOR THE SOUTH WEST CORNER OF THAT CERTAIN 208.19 ACRE TRACT DESCRIBED IN VOLUME 101, PAGE 709 OF SAID OFFICIAL PUBLIC RECORDS AND THE NORTHWEST CORNER HEREOF;

THENCE ALONG THE SOUTH LINE OF SAID 208.19 ACRE TRACT, THE FOLLOWING 2 COURSES:

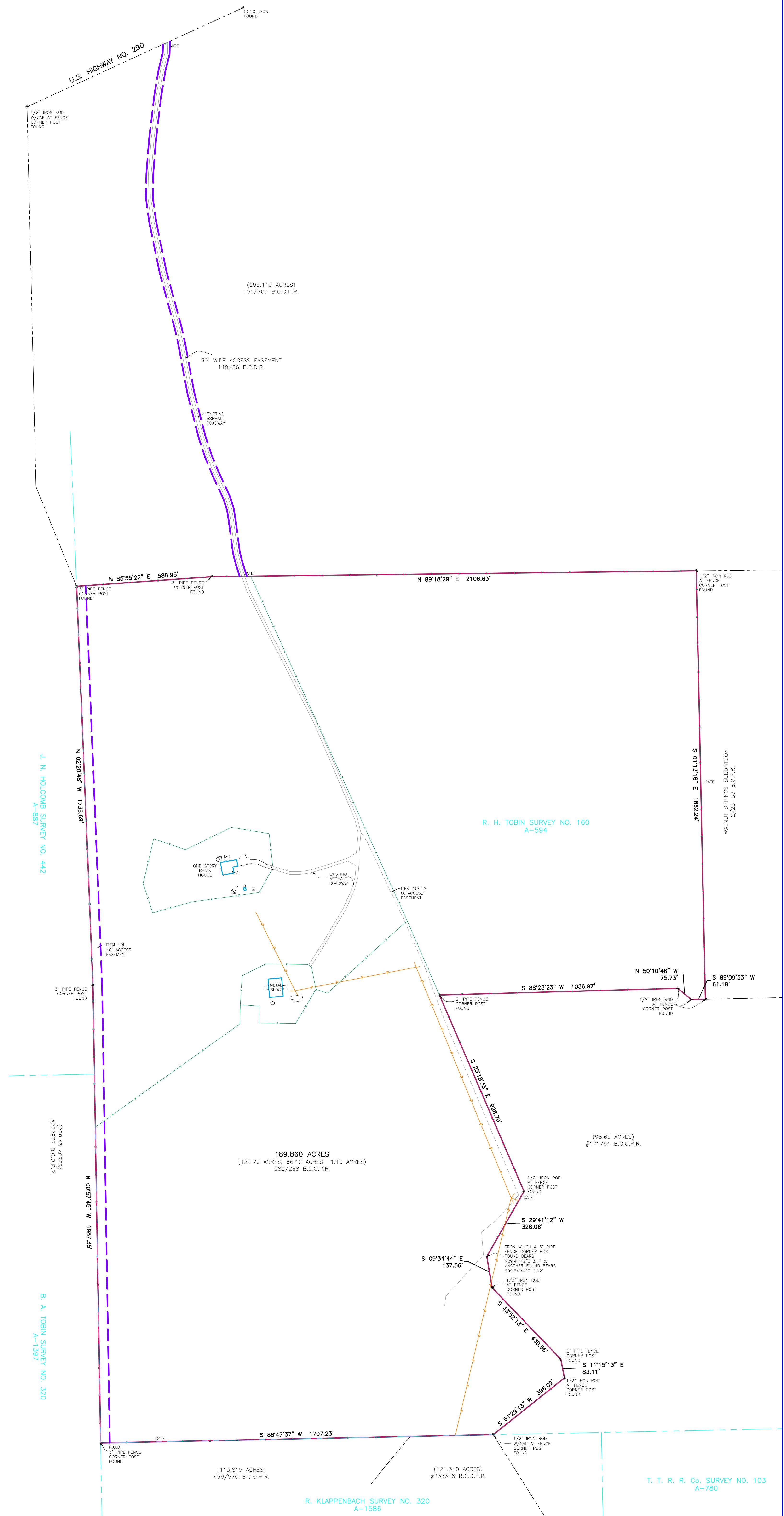
1. NORTH 85°55'22" EAST A DISTANCE OF 588.95 FEET TO A 3" PIPE FENCE CORNER POST FOUND;
2. NORTH 89°18'29" EAST A DISTANCE OF 2106.63 FEET TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND FOR THE NORTHWEST CORNER OF THE WALNUT SPRING SUBDIVISION RECORDED IN CABINET 2, SLIDE 23 OF THE PLAT RECORDS OF SAID BLANCO COUNTY, TEXAS AND THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 01°13'16" EAST A DISTANCE OF 1862.24 FEET ALONG THE WEST LINE OF SAID SUBDIVISION TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND IN THE NORTH LINE OF THAT CERTAIN 98.69 ACRE TRACT DESCRIBED IN DOC. #171764 OF SAID OFFICIAL PUBLIC RECORDS FOR THE SOUTHWEST CORNER OF SAID SUBDIVISION AND THE SOUTHEAST CORNER HEREOF;

THENCE ALONG THE NORTH AND WEST LINES OF SAID 98.69 ACRE TRACT, THE FOLLOWING 9 COURSES:

1. SOUTH 89°09'53" WEST A DISTANCE OF 61.18 FEET TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND;
2. NORTH 50°10'46" WEST A DISTANCE OF 75.73 FEET TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND;
3. SOUTH 88°23'23" WEST A DISTANCE OF 1036.97 FEET TO A 3" PIPE FENCE CORNER POST FOUND;
4. SOUTH 23°18'33" EAST A DISTANCE OF 928.70 FEET TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND;
5. SOUTH 29°41'12" WEST A DISTANCE OF 326.06 FEET TO A CALCULATED POINT AND FROM WHICH A 3" PIPE FENCE CORNER POST FOUND BEARS NORTH 29°41'12" EAST A DISTANCE OF 3.1 FEET AND ANOTHER FOUND BEARS SOUTH 09°34'44" EAST A DISTANCE OF 2.92 FEET;
6. SOUTH 09°34'44" EAST A DISTANCE OF 137.56 FEET TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND;
7. SOUTH 43°52'13" EAST A DISTANCE OF 430.56 FEET TO A 3" PIPE FENCE CORNER POST FOUND;
8. SOUTH 11°15'13" EAST A DISTANCE OF 83.11 FEET TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND;
9. SOUTH 51°29'13" WEST A DISTANCE OF 398.02 FEET TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF THAT CERTAIN 121.310 ACRE TRACT DESCRIBED IN DOC. #233618 OF SAID OFFICIAL PUBLIC RECORDS AND THE SOUTHEAST CORNER HEREOF;

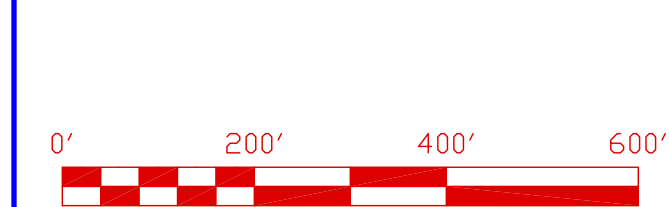
THENCE SOUTH 88°47'37" WEST A DISTANCE OF 1707.23 FEET ALONG THE NORTH LINE OF SAID 121.310 ACRE TRACT AND SAID 113.815 ACRE TRACT TO THE POINT OF BEGINNING CONTAINING 189.860 ACRES MORE OR LESS, AND AS SHOWN HEREON.



THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS. I AM NOT PROVIDING ANY WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE ACCURACY OF THIS SURVEY. I AM NOT PROVIDING ANY WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE ACCURACY OF THIS SURVEY. I AM NOT PROVIDING ANY WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE ACCURACY OF THIS SURVEY.

MARK R. WATSON
5740
PROFESSIONAL SURVEYOR
NO. 5740

4-22-2024
DATE



LEGEND	
—	BOUNDARY LINE
---	ADJACENT LINE
---	RIGHT OF WAY
---	BURIED OIL/GAS PIPELINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND UTILITY LINE
---	FENCE
---	ROAD
---	RAILROAD TRACK
●	POINT
○	MONUMENT FOUND
○	MONUMENT SET
○	A/C UNIT
○	UTILITY POLE/RISER
○	LIGHTPOST
○	MILBOX
○	CLEAN OUT
○	B.C.O.P. - BLANCO COUNTY DEED RECORDS
○	B.C.O.P.R. - BLANCO COUNTY OFFICIAL PUBLIC RECORDS
△	BENCH MARK
△	FLAG POLE
△	GAS METER
△	MANHOLE
△	ELECTRIC BOX/METER
△	GAS VALVE
△	WATER METER
△	WATER WELL
△	SEWER VALVE
△	IRRIG. STRUCTURE
△	CONCRETE
△	CONCRETE
△	CONCRETE

REFERENCE	
---	LINE OF SURVEY - TITLE
---	LEGAL DESCRIPTION
---	BLANCO COUNTY PUBLIC RECORDS
---	BLANCO COUNTY DEED RECORDS
---	BLANCO COUNTY OFFICIAL PUBLIC RECORDS
---	P.U.E. - PUBLIC UTILITY EASEMENT
---	BUILDING STRUCK LINE
---	RECORD CALL