

REVISED 06-08-22 TO SHOW NET ACREAGE OF 776.35 ACRES

EASEMENTS, AS LISTED IN SCHEDULE B OF TEXAS TITLE INSURANCE COMPANY'S COMMENTARY FOR TITLE INSURANCE OF NO. 22-207 EFFECTIVE MARCH 24, 2022 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON.

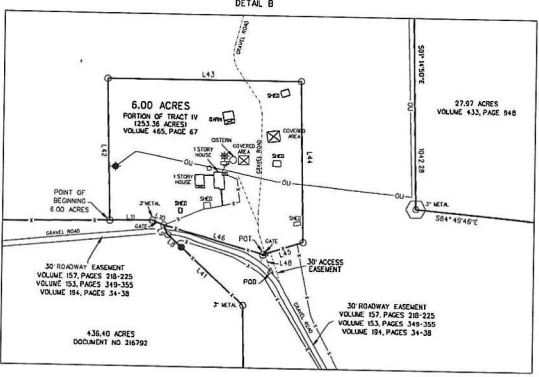
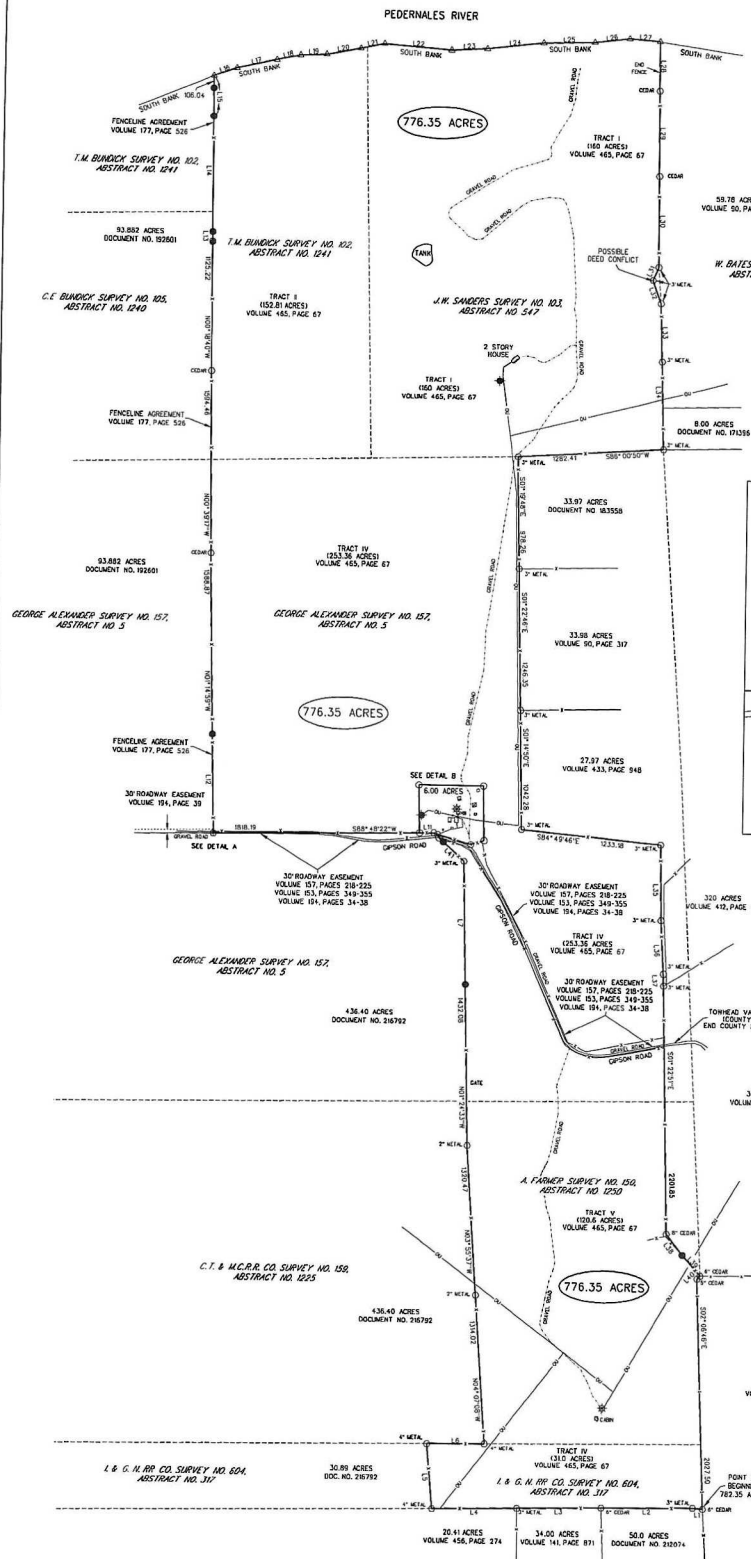
I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE GROUND OF THE PROPERTY SHOWN HEREON AND THAT THERE ARE NO ENCUMBRANCES, EASEMENTS, OR INTERESTS OF ANY KIND, UNLESS OTHERWISE NOTED, AFFECTING THE PROPERTY SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A ROAD EASEMENT.

DATE: 04-19-22
 RANDALL H. HAMBRIGHT
 TEXAS CERTIFICATE NO. 2283
 COUNTY SURVEYOR, BLANCO COUNTY, TEXAS

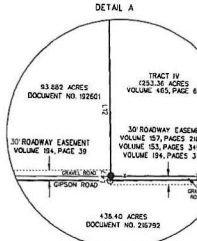


NOTE:
 THIS SURVEYOR HAS DETERMINED THAT NO PORTION OF THE SUBJECT PROPERTY LIES WITH THE C.E. BUNDICK SURVEY NO. 102, ABSTRACT NO. 1240, AS REFERENCED IN THE TITLE COMMENTARY AS TRACT B (63.72 ACRES).

REVISED 05-17-22 TO SHOW ACCESS EASEMENT TO 6.00 ACRES



LINE	DIRECTION	DISTANCE
L1	N85°29'00"W	88.85
L2	S85°29'00"E	88.85
L3	S85°44'00"W	741.40
L4	N85°44'00"E	741.40
L5	N85°00'00"W	510.86
L6	N85°00'00"E	510.86
L7	N81°00'00"W	538.30
L8	N81°00'00"E	538.30
L9	N88°42'30"W	35.64
L10	N88°42'30"E	124.00
L11	N87°21'00"W	853.65
L12	N87°21'00"E	85.50
L13	N82°20'00"W	500.59
L14	N82°20'00"E	250.29
L15	N78°47'45"W	568.11
L16	N78°47'45"E	275.71
L17	N78°47'45"W	568.11
L18	N78°47'45"E	275.71
L19	N88°50'45"W	229.97
L20	N88°50'45"E	324.94
L21	S88°50'45"W	250.21
L22	S88°50'45"E	195.45
L23	N88°48'25"W	498.40
L24	N88°48'25"E	445.30
L25	N88°11'07"W	360.97
L26	N88°11'07"E	279.84
L27	S88°11'07"W	373.44
L28	S88°11'07"E	782.81
L29	S88°11'07"W	373.44
L30	S88°11'07"E	782.81
L31	S24°09'47"W	102.85
L32	S24°09'47"E	25.78
L33	S88°11'07"W	373.44
L34	S88°11'07"E	782.81
L35	S88°11'07"W	373.44
L36	S88°11'07"E	782.81
L37	S88°11'07"W	373.44
L38	S88°11'07"E	782.81
L39	S44°45'00"W	215.56
L40	S44°45'00"E	215.56
L41	N81°15'00"W	217.69
L42	N81°15'00"E	411.97
L43	N85°45'45"W	266.38
L44	N85°45'45"E	473.45
L45	S74°05'50"W	103.14
L46	N74°05'50"E	303.74
L47	N85°50'00"W	13.67
L48	N85°50'00"E	48.65



LEGEND

- 1/2" IRON NAIL FOUND
- 1/2" IRON NAIL SET
- FENCE POST AS NOTED
- △ CALCULATED POINT
- ▲ 600 NAIL SET
- ✱ WINDMILL
- WIRE FENCE
- OVERHEAD UTILITIES
- ◆ WATER WELL
- () RECORD INFORMATION

0 250 500 1000
 BEARING BASED IN NAD 83, GRID NORTH
 TEXAS CENTRAL ZONE

HAMBRIGHT LAND SURVEYING
 P.O. BOX 1226
 JOHNSON CITY, TEXAS 78836
 PHONE (430) 868-2274
 EMAIL: HAMBRIGHTSURVEY@GMAIL.COM
 TEXAS FEN. NO. 00088-00

DATE: APRIL 18, 2022
 JOB NO. 021-085

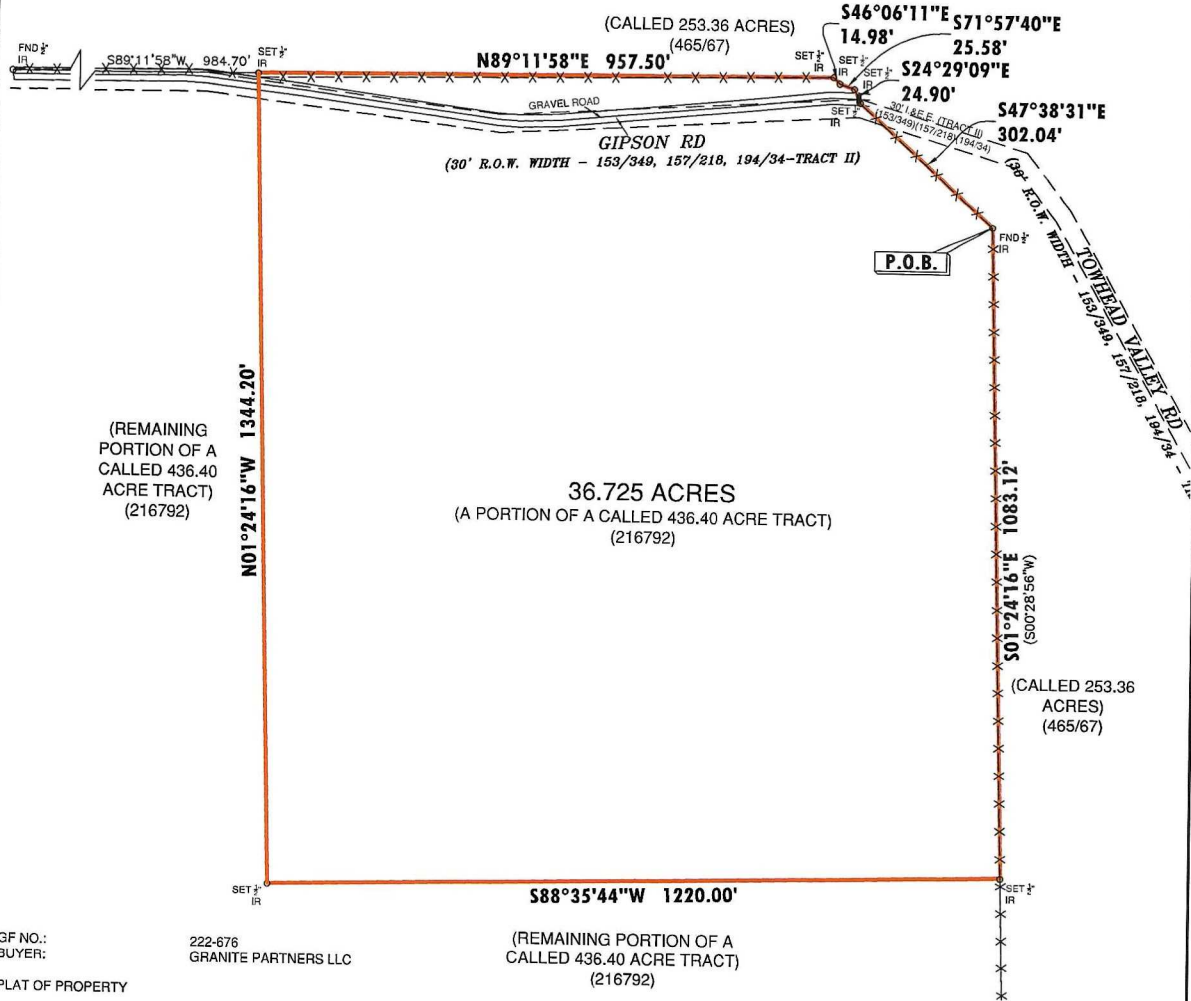
MAP TO ACCOMPANY FIELD NOTE NO. 022-085
 SURVEY OF A 776.35 ACRES SITUATED IN THE J.W. SANDERS SURVEY NO. 103, ABSTRACT NO. 547, THE T.M. BUNDICK SURVEY NO. 102, ABSTRACT NO. 1241, THE GEORGE ALEXANDER SURVEY NO. 157, ABSTRACT NO. 5, THE A. FARMER SURVEY NO. 150, ABSTRACT NO. 1250, AND THE L. & C.N. RR. CO. SURVEY NO. 604, ABSTRACT NO. 317, AND A 6.00 ACRE TRACT OF LAND SITUATED IN THE GEORGE ALEXANDER SURVEY NO. 157, ABSTRACT NO. 5, ALL IN BLANCO COUNTY, TEXAS

LEGEND

IR IRON ROD
 R.O.W. RIGHT-OF-WAY
 OPRBCT OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS
 I.&E.E. INGRESS & EGRESS EASEMENT
 X BARBED WIRE FENCE

NOTES.

REFER TO SHEET TWO (2).

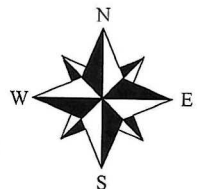


GF NO.: 222-676
 BUYER: GRANITE PARTNERS LLC
 PLAT OF PROPERTY
 REFERENCE: DOC. NO. 216792, OPRBCT
 PROPERTY ADDRESS: GIPSON RD
 JOHNSON CITY, TEXAS

(REMAINING PORTION OF A CALLED 436.40 ACRE TRACT) (216792)

TRACT I:
 BEING 36.725 ACRES OF LAND SITUATED IN THE GEORGE ALEXANDER SURVEY NO. 157, ABSTRACT NO. 5, IN BLANCO COUNTY, TEXAS, BEING THE REMAINING PORTION OF A CALLED 436.40 ACRE TRACT DESCRIBED IN DEED RECORDED IN DOC. NO. 216792, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN ACCOMPANYING EXHIBIT.

TRACT II:
 BEING A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THAT 30 FOOT WIDE ROADWAY, SITUATED IN BLANCO COUNTY, TEXAS, AND PASSING THROUGH PART OF THE GEORGE ALEXANDER SURVEY NO. 157, ABSTRACT NO. 5 AND PART OF THE WILLIAM JOHNSON SURVEY NO. 164, ABSTRACT NO. 341; BEING THE SAME ROADWAY DESCRIBED IN VOLUME 153, PAGES 349-355, VOLUME 157, PAGES 218-225, AND VOLUME 194, PAGES 34-38, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS, AND SHOWN HEREON.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY ON 01/06/2022, AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

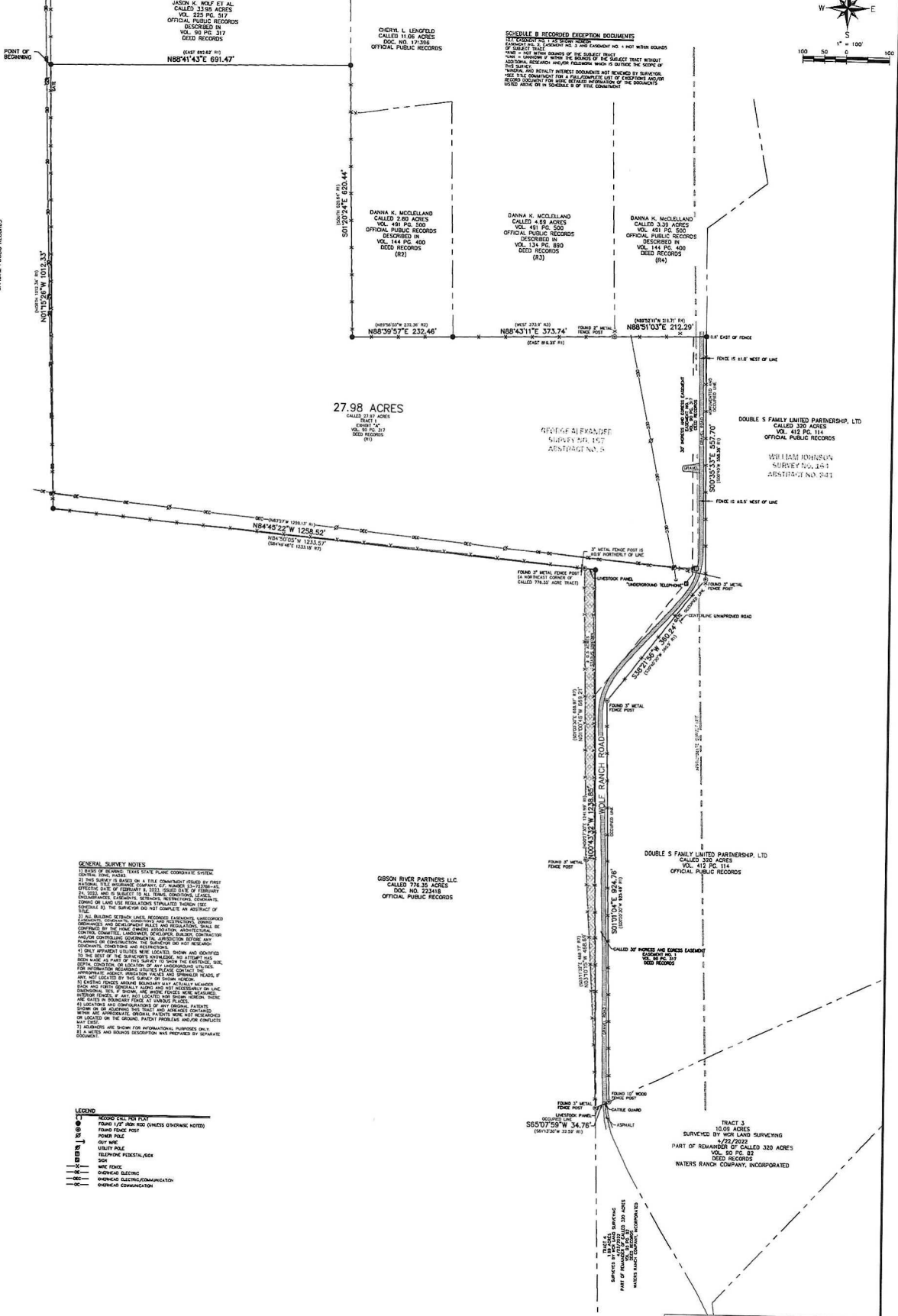
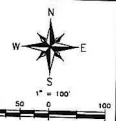
Jerry D. Wilkie, Jr.
 JERRY D. WILKIE, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 4724



JOB: 22000022	FLD ST
DR. AAM	CH. PTF
BOOK N/A	PG. N/A
SHEET 01 OF 02	DATE: 01-11-2022
REV AAM - 01-18-22	AAM - 05-09-22
	AAM - 06-13-22

ATWELL, LLC
 10100 RELINION PLACE
 SUITE 703
 SAN ANTONIO, TEXAS 78216
 210-861-0733
 TPLS FIRM NO. 1019153
 JWILKE@ATWELL-GROUP.COM

SURVEY SHOWING A 27.88 ACRE TRACT OF LAND SITUATED IN THE GEORGE ALEXANDER SURVEY NO. 157, ABSTRACT NO. 5 AND WILLIAM JOHNSON SURVEY NO. 164, ABSTRACT NO. 341, BLANCO COUNTY, TEXAS AND BEING ALL OF A CALLED 27.87 ACRE (TRACT 1, EXHIBIT "A") OF LAND RECORDED IN VOLUME 90, PAGE 317, DEED RECORDS, BLANCO COUNTY, TEXAS



GENERAL SURVEY NOTES

1. ALL SURVEYS SHALL BE MADE IN ACCORDANCE WITH THE TEXAS SURVEYING ACT.
2. THE SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM.
3. THE SURVEY IS BASED ON THE 1983 DATUM.
4. THE SURVEY IS BASED ON THE 1983 DATUM.
5. THE SURVEY IS BASED ON THE 1983 DATUM.

LEGEND

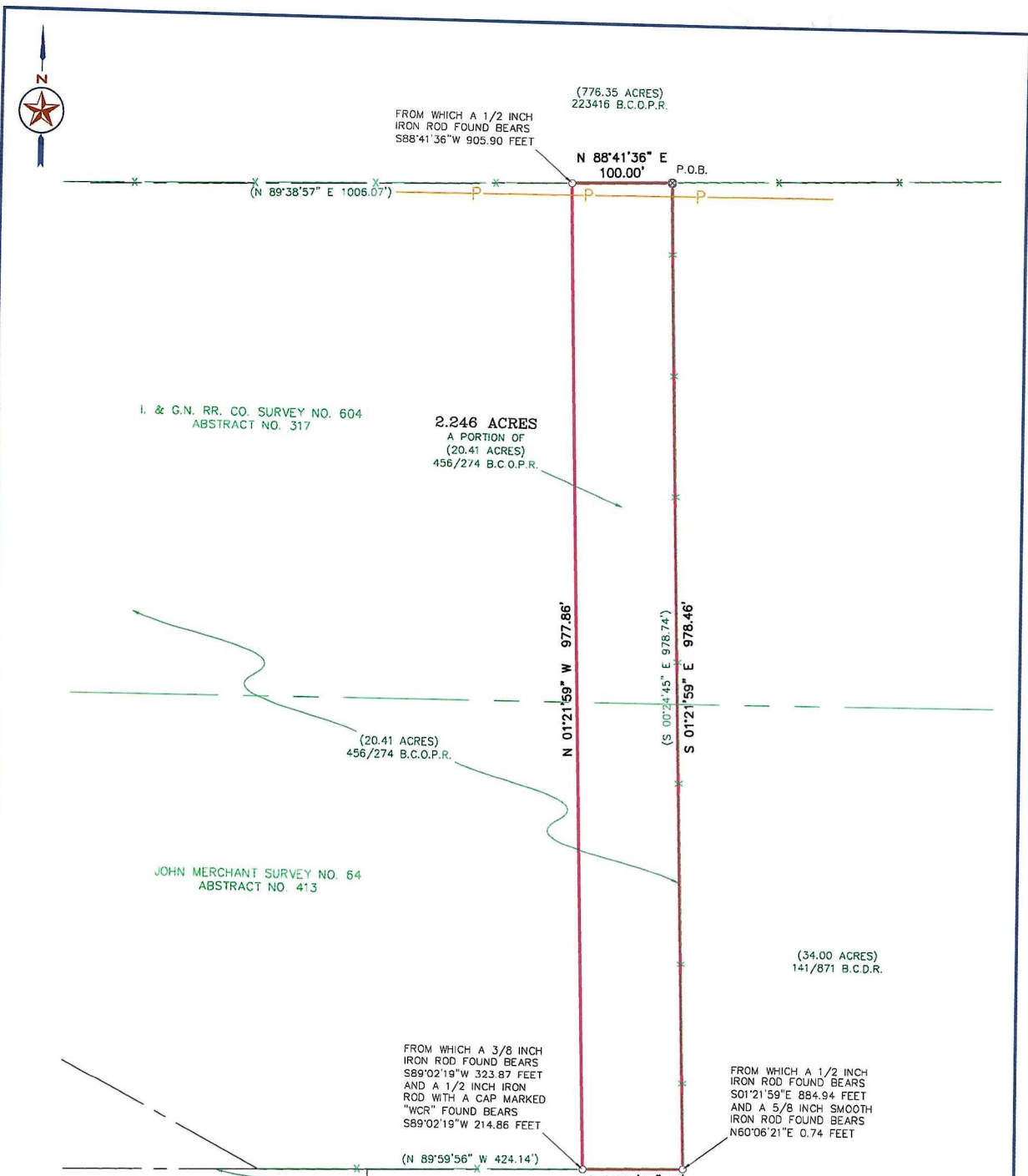
Symbol	Description
Circle with dot	WOODS CRYSTAL POINT
Circle with cross	FOUND IRON NAIL (EXHIBIT DRAWING NOTED)
Circle with 'x'	FOUND FENCE POST
Circle with 'S'	FOUND FENCE POST
Circle with 'O'	FOUND FENCE POST
Circle with 'M'	FOUND FENCE POST
Circle with 'T'	FOUND FENCE POST
Circle with 'W'	FOUND FENCE POST
Circle with 'E'	FOUND FENCE POST
Circle with 'N'	FOUND FENCE POST
Circle with 'S'	FOUND FENCE POST
Circle with 'O'	FOUND FENCE POST
Circle with 'M'	FOUND FENCE POST
Circle with 'T'	FOUND FENCE POST
Circle with 'W'	FOUND FENCE POST
Circle with 'E'	FOUND FENCE POST
Circle with 'N'	FOUND FENCE POST

BLANCO COUNTY, TEXAS THIS SURVEY WAS MADE ON THE GROUND AND THAT THE DATA REPORTED WAS MADE ON THE BASIS OF THE DATA REPORTED AND THE SURVEY.

WCR LAND SURVEYING
 630-433-4333
 2010 W. WILSON ROAD, SUITE 100
 DENVER, CO 80202

CHRISTOPHER J. BARKER
 LICENSED PROFESSIONAL LAND SURVEYOR, #534
 CHRISTOPHER@WCRSURVEYING.COM 800-433-4333

JOB NO: 2062-23
 DRAWN BY: CLJ
 CHECKED BY: CLJ
 SHEET: 1 OF 1



- SURVEY NOTES:**
- BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
 - UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.
 - RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.
 - 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".
 - A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

LEGEND:

● POINT	□ PEDESTAL	⊕ MAILBOX
— BOUNDARY LINE	⊕ UTILITY POLE	⊕ SEWER MANHOLE
- - - ADJUSTER LINE	⊕ GUY	⊕ SEWER CLEANOUT
— SURVEY LINE	⊕ ELECTRIC METER	⊕ SEPTIC
— BURIED UTILITY LINE	⊕ BURIED CABLE SIGN	⊕ WATER WELL
— OVERHEAD UTILITY LINE	⊕ GAS METER	⊕ WATER METER
— FENCE	⊕ AIR CONDITIONER	⊕ FIRE HYDRANT
⊕ PIPE FENCE CORNER POST FOUND	⊕ AS MARKED	⊕ AS MARKED
⊕ WOOD FENCE CORNER POST FOUND		
U.E. - UTILITY EASEMENT		
B.L. - BUILDING SETBACK LINE		
(BRG-DIST) - RECORD CALL		
P.O.B. - POINT OF BEGINNING		

NOTE:

SCHEDULE B ITEMS, AS PER FIRST AMERICAN TITLE INSURANCE COMPANY EFFECTIVE DATE: MARCH 18, 2024, 8:00 AM ISSUED DATE: MARCH 21, 2024, 8:30 AM OF NO 224-275

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT LISTED ABOVE, THIS PROPERTY IS SUBJECT TO: EASEMENTS NO RECORDED EASEMENTS IN SCHEDULE B



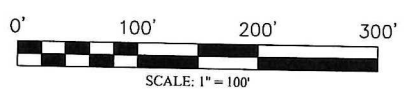
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON MARCH 18, 2024; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

REV. 03-25-2024
03-22-2024
DATE

SEARCHERS
SURVEYORS | CONSULTANTS
MASON | FREDERICKSBURG

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

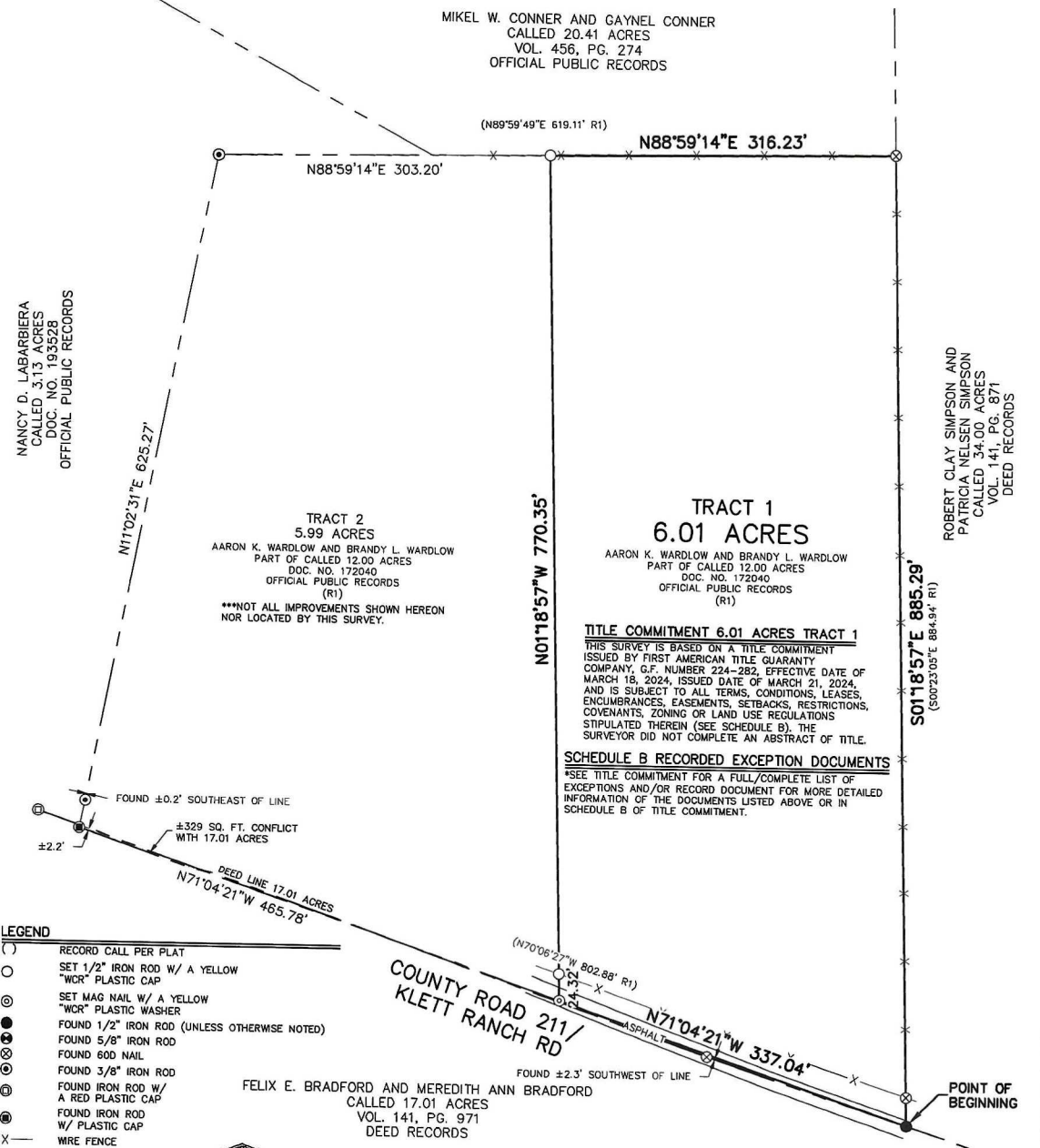
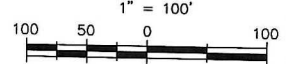
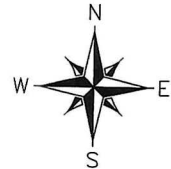


TITLE SURVEY
2.246 ACRES OUT OF THE I. & G.N. RR. CO. SURVEY NO. 604, ABSTRACT NO. 317 AND JOHN MERCHANT SURVEY NO. 64, ABSTRACT NO. 413 IN BLANCO COUNTY, TEXAS.

REFERENCE: GIBSON RIVER PARTNERS LLC
JOB NO 24-7024
DRAWN BY: JFL

SURVEY SHOWING:

TRACT 1 - A 6.01 ACRE TRACT OF LAND SITUATED IN THE JOHN MERCHANT SURVEY NO. 64, ABSTRACT NO. 413, BLANCO COUNTY, TEXAS AND BEING OUT OF A CALLED 12.00 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 172040, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS



- LEGEND**
- () RECORD CALL PER PLAT
 - SET 1/2" IRON ROD W/ A YELLOW "WOR" PLASTIC CAP
 - ⊙ SET MAG NAIL W/ A YELLOW "WOR" PLASTIC WASHER
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - ⊕ FOUND 5/8" IRON ROD
 - ⊗ FOUND 60D NAIL
 - ⊙ FOUND 3/8" IRON ROD
 - ⊕ FOUND IRON ROD W/ A RED PLASTIC CAP
 - FOUND IRON ROD W/ PLASTIC CAP
 - X- WIRE FENCE



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF IMPROVEMENTS EXCEPT AS SHOWN HEREON.

CHRISTOPHER JURICA
 REGISTERED PROFESSIONAL LAND SURVEYOR #6344
 CHRISJ@WCRLANDSURVEYING.COM 830-833-3010

- GENERAL SURVEY NOTES**
- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
 - 2) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, ZONING ORDINANCES AND DEVELOPMENT RULES AND REGULATIONS, SHALL BE CONFIRMED BY THE HOME OWNERS ASSOCIATION, ARCHITECTURAL CONTROL COMMITTEE, LANDOWNER, DEVELOPER, BUILDER, CONTRACTOR AND/OR CONTROLLING GOVERNMENTAL JURISDICTION BEFORE ANY PLANNING OR CONSTRUCTION. THE SURVEYOR DID NOT RESEARCH COVENANTS, CONDITIONS AND RESTRICTIONS.
 - 3) ONLY APPARENT UTILITIES WERE LOCATED, SHOWN AND IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITIES. FOR INFORMATION REGARDING UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY, IRRIGATION VALVES AND SPRINKLER HEADS, IF ANY, NOT LOCATED BY THIS SURVEY OR SHOWN HEREON.
 - 4) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
 - 5) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.

TITLE COMMITMENT 6.01 ACRES TRACT 1
 THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, G.F. NUMBER 224-282, EFFECTIVE DATE OF MARCH 18, 2024, ISSUED DATE OF MARCH 21, 2024, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES, ENCUMBRANCES, EASEMENTS, SETBACKS, RESTRICTIONS, COVENANTS, ZONING OR LAND USE REGULATIONS STIPULATED THEREIN (SEE SCHEDULE B). THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.

SCHEDULE B RECORDED EXCEPTION DOCUMENTS
 *SEE TITLE COMMITMENT FOR A FULL/COMPLETE LIST OF EXCEPTIONS AND/OR RECORD DOCUMENT FOR MORE DETAILED INFORMATION OF THE DOCUMENTS LISTED ABOVE OR IN SCHEDULE B OF TITLE COMMITMENT.

WCR LAND SURVEYING
 P.O. BOX 481 BLANCO, TX 78608
 830-833-3010 INFO@WCRLANDSURVEYING.COM
 TBPE&LS FIRM #10194135

JOB NO.: 1954-22	CHECKED BY: CJJ
DRAWN BY: JMT	

SHEET: 1 OF 1