



**TITLE NOTES:**

AS PER INFORMATION PROVIDED IN GF#2421563-HAY DATED 5/30/2024 BY TITLE RESOURCES GUARANTY COMPANY, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: N/A

EASEMENTS:

10.

H. EASEMENT - 141/971 B.C.D.R. - DOES NOT AFFECT AND AS SHOWN HEREON.

**6.000 ACRE TRACT TRACT 2**

**LEGAL DESCRIPTION:** BEING 6.000 ACRES OF LAND OUT OF J. MERCHANT SURVEY NO. 64, ABSTRACT NO. 413 IN BLANCO COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 17.01 ACRE TRACT DESCRIBED DOC. #2024-242409 OF THE OFFICIAL PUBLIC RECORDS OF SAID BLANCO COUNTY, TEXAS; SAID 6.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN JUNE AND JULY 2024:

**BEGINNING** AT A CONCRETE NAIL IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 211 AKA KLETT RANCH ROAD AND THE COMMON LINE OF THAT CERTAIN 3.12 ACRE TRACT DESCRIBED IN DOC. #193528 OF SAID OFFICIAL PUBLIC RECORDS AND SAID 17.014 ACRE TRACT FOR THE NORTHEAST CORNER OF A 5.014 ACRE TRACT DESCRIBED AS TRACT 3 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE NORTHWEST CORNER HEREOF AND FROM WHICH A 1/2" IRON ROD WITH CAP SET BEARS NORTH 70°39'41" WEST A DISTANCE OF 490.20 FEET AND A 1/2" IRON ROD WITH CAP SET BEARS SOUTH 19°08'50" WEST A DISTANCE OF 20.92 FEET;

THENCE ALONG THE APPROXIMATE CENTERLINE OF SAID ROAD, THE FOLLOWING 2 COURSES:

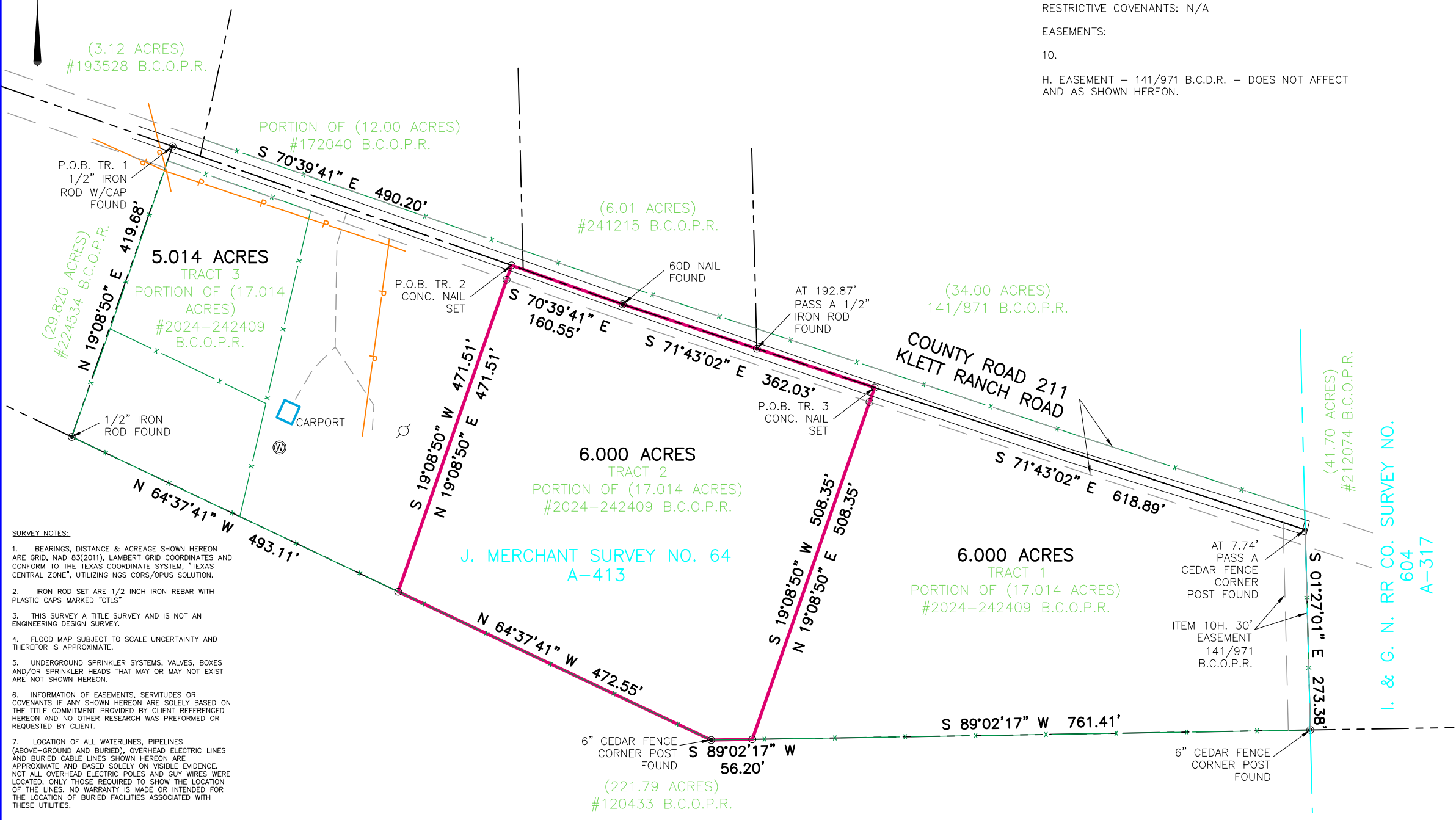
1. SOUTH 70°39'41" EAST A DISTANCE OF 160.55 FEET TO A 60D NAIL FOUND;
2. SOUTH 71°43'02" EAST, AT A DISTANCE OF 192.87 FEET PASS A 1/2" IRON ROD FOUND, IN ALL A TOTAL DISTANCE OF 362.03 FEET TO A CONCRETE NAIL SET FOR THE NORTHWEST CORNER OF A 6.000 ACRE TRACT DESCRIBED AS TRACT 1 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE NORTHEAST CORNER HEREOF AND FROM WHICH A 1/2" IRON ROD WITH CAP SET BEARS SOUTH 19°08'50" WEST A DISTANCE OF 20.92 FEET;

THENCE SOUTH 19°08'50" WEST A DISTANCE OF 508.35 FEET ALONG THE WEST LINE OF SAID TRACT 1 AND CROSSING SAID 17.014 ACRE TRACT TO A 1/2" IRON ROD WITH CAP SET IN THE COMMON LINE OF THAT CERTAIN 221.79 ACRE TRACT DESCRIBED IN DOC. #120433 OF SAID OFFICIAL PUBLIC RECORDS AND SAID 17.014 ACRE TRACT FOR THE SOUTHWEST CORNER OF SAID TRACT 1 AND THE SOUTHEAST CORNER HEREOF AND FROM WHICH A 6" CEDAR FENCE CORNER POST FOUND BEARS NORTH 89°02'17" EAST A DISTANCE OF 761.41 FEET;

THENCE ALONG THE COMMON LINE OF SAID 221.79 ACRE TRACT AND SAID 17.014 ACRE TRACT, THE FOLLOWING 2 COURSES:

1. SOUTH 89°02'17" WEST A DISTANCE OF 56.20 FEET TO A 6" CEDAR FENCE CORNER POST FOUND;
2. NORTH 64°37'41" WEST A DISTANCE OF 472.55 FEET TO A 1/2" IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER OF SAID TRACT 3 AND THE SOUTHWEST CORNER HEREOF AND FROM WHICH A 1/2" IRON ROD AT A FENCE CORNER POST FOUND BEARS NORTH 64°37'41" WEST A DISTANCE OF 493.11 FEET;

THENCE NORTH 19°08'50" EAST A DISTANCE OF 471.51 FEET ALONG THE EAST LINE OF SAID TRACT 3 AND CROSSING SAID 17.014 ACRE TRACT TO THE **POINT OF BEGINNING** CONTAINING 6.000 ACRES MORE OR LESS, AND AS SHOWN HEREON.



**SURVEY NOTES:**

1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011), LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE", UTILIZING NGS CORRS/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 PREFORMED 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.

TX. FIRM REG. #100248-00  
www.crosstexaslandservices.com

I, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, VISIBLE ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR MOST ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS VISIBLE ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THAIS WATSON AHLSTRAND, RPLS #6359  
DATE: JUNE 24, 2024



LEGEND:	
	BOUNDARY LINE
	ADJOINER LINE
	SURVEY LINE
	BURIED OIL/GAS PIPELINE
	OVERHEAD UTILITY LINE
	UNDERGROUND UTILITY LINE
	FENCE
	ROAD
	WATERLINE
	RAILROAD TRACK
	POINT
	MONUMENT FOUND
	MONUMENT SET
	A/C UNIT
	UTILITY POLE/RISER
	LIGHTPOST
	MAILBOX
	CLEAN OUT
	FIRE HYDRANT
	TELEPHONE/CABLE PEDESTAL
	GAS METER
	MANHOLE
	ELECTRIC BOX/METER
	BENCH MARK
	FLAG POLE
	WATER METER
	WATER WELL
	WATER VALVE
	SEPTIC/SEWER VALVE
	CARVED "X" IN CONCRETE
	DRAINAGE STRUCTURE
	GAS VALVE
	P.U.E. BUILDING SETBACK LINE (BRG.-DIST.) RECORD CALL
	B.C.D.R. - BLANCO COUNTY DEED RECORDS
	B.C.O.P.R. - BLANCO COUNTY OFFICIAL PUBLIC RECORDS

REFERENCE: -----
TYPE OF SURVEY - TITLE
LEGAL DESCRIPTION:
TRACT 2
BEING 6.000 ACRES OF LAND OUT OF J. MERCHANT SURVEY NO. 64, ABSTRACT NO. 413 IN BLANCO COUNTY, TEXAS
JOB NO. 24-50137
DRAWN BY: MRW
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