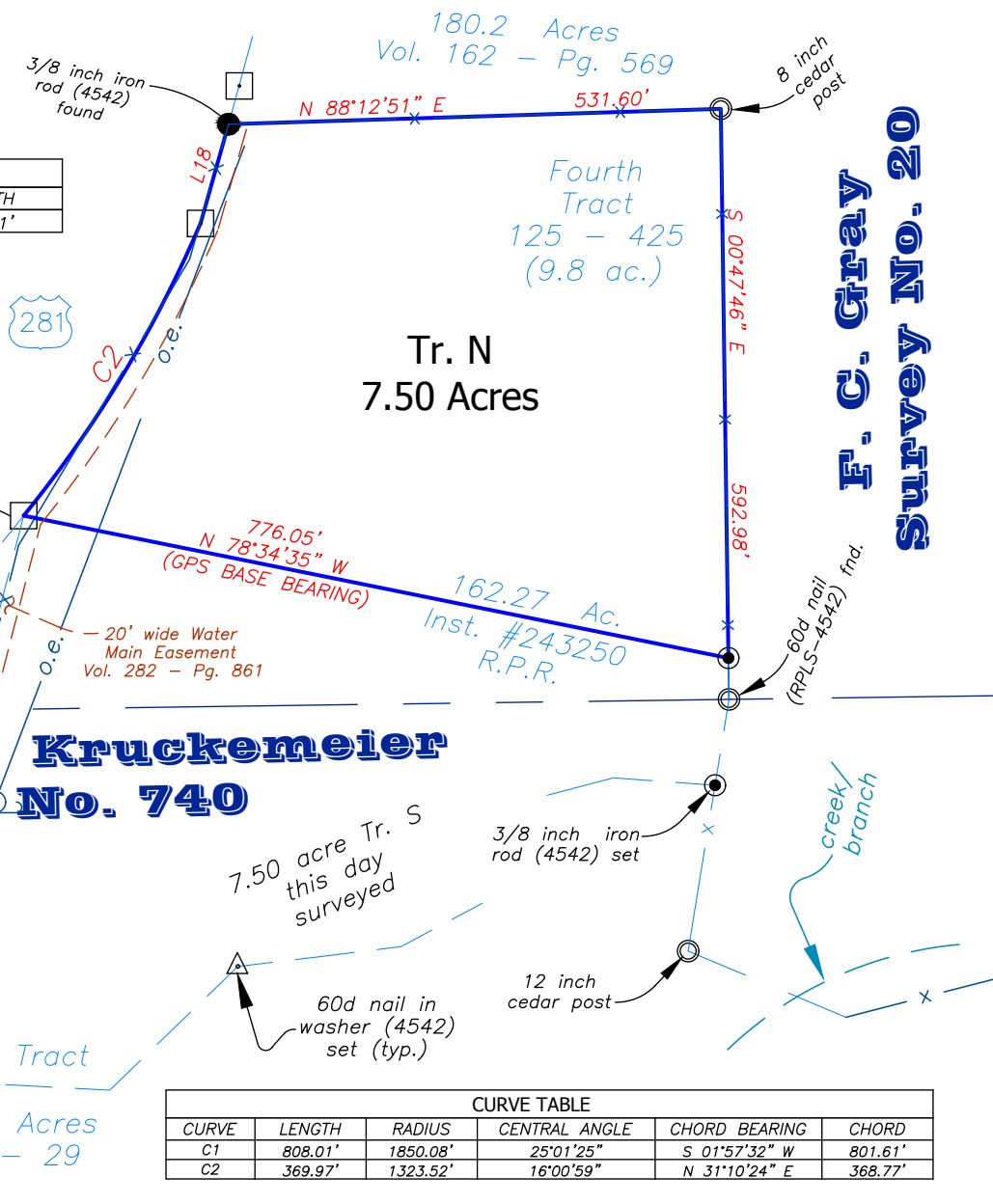


DRAWN BY: d.a.s. DATE: 24
 CHECKED BY: d.a.s. DRAWING NO.: 7 - 7.50 ac.
 JOB NO.: S-24-7511 SHEET 1 OF 1

LINE TABLE		
LINE	BEARING	LENGTH
L18	N 15°44'53" E	111.31'



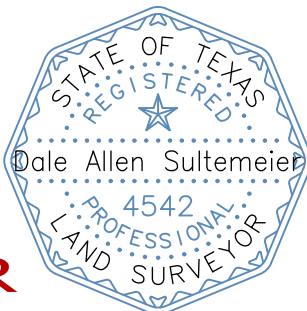
CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	808.01'	1850.08'	25°01'25"	S 01°57'32" W	801.61'
C2	369.97'	1323.52'	16°00'59"	N 31°10'24" E	368.77'

This tract is subject to the following easements listed in Countywide Title Company's Commitment for Title Insurance, G. F. No. 24-293, issued November 15th, 2024:

- Easement dated March 18, 1972, executed by Ernest Bartels and wife, Hilda Bartels, to Pedernales Electric Cooperative, Inc. recorded in Volume 82, Pages 375-379, Deed Records of Blanco County, Texas. **AFFECTS TRACT - APPARENT LOCATION SHOWN HEREON.**
- Option for Ground Lease Agreement dated January 28, 2000, executed by and between Arlon Bartels, Myrtle Bartels and Bernice Scheel to Titan Towers, L.P., recorded in Volume 223, Pages 639-653, Official Public Records of Blanco County, Texas, and affected by Assignment of Assumption for Ground Lease dated September, 2005, by and between Global Tower, LLC, to GTP Acquisition Partners II, LLC, recorded in Volume 334, Pages 7-11, Official Public Records of Real Property of Blanco County, Texas, as affected by First Amendment to Option for Ground Lease Agreement dated August 22, 2012, executed by and between Gary W. Scheel and Arlon and Myrtle Bartels to GTP Acquisition Partners II, LLC, recorded in Volume 461, Pages 741-746, Official Public Records of Real Property of Blanco County, Texas, as effected by Memorandum of Lease dated April 21, 2017, by and between Arlon Bartels and wife, Myrtle Bartels, Gary W. Scheel and GTP Acquisition Partners II, LLC, recorded as Blanco County Clerk's Document No. 171472, Official Public Records of Blanco County, Texas. **DOES NOT AFFECT TRACT.**
- Water Main Easement to the City of Blanco, Texas, dated April 28, 2003, executed by Arlon Bartels and Bernice Scheel, recorded in Volume 282, Pages 861-862, Official Public Records of Blanco County, Texas. **ESTABLISHES A 20-FOOT (20') WIDE EASEMENT ADJACENT TO THE EAST R.O.W. LINE OF U. S. HIGHWAY Y281 - SHOWN HEREON.**
- Facilities Easement dated February 13, 2012, executed by Arlon Bartels, Myrtle Bartels and Gary W. Scheel to Guadalupe Valley Telephone Cooperative, Inc, recorded in Volume 450, Pages 241-242, Official Public Records of Blanco County, Texas. **GRANTS A TWENTY (20) FOOT WIDE STRIP BEING CENTERED ON AND TEN (10) FEET EITHER SIDE OF PEDERNALES ELECTRIC COOPERATIVE, INC. ELECTRIC DISTRIBUTION LINE(S) AND SUPPORT FACILITIES PRESENTLY SITUATED ON AND ACROSS PROPERTY - AFFECT TRACT.**
- Guying Easement dated August 6, 2015, executed by Gary Wayne Scheel as Independent Executor of the Estate of Bernice Bartels Scheel, and Arlon Bartels to Pedernales Electric Cooperative, Inc., recorded in Volume 514, Pages 242-245, Official Public Records of Blanco County, Texas. **GRANTS A 10' BY 40' GUYING EASEMENT AND 10' WIDE GUYING EASEMENTS AS NEEDED - AFFECTS TRACT.**
- Any visible and apparent roadway or easement over and across the property, the existence of which does not appear of record.

The undersigned does hereby certify that a survey was made on the ground of the property shown hereon, that it is correct and that there are no obvious boundary line conflicts, encroachments, overlapping of improvements or roads in place except as shown hereon and that said property has access to and from a dedicated roadway.


 Dale Allen Sulzemeier
 Registered Professional Land Surveyor
 No. 4542 - State of Texas



11-22-2024
 plat & field notes



**SULZEMEIER
 SURVEYING & ENGINEERING**

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A SURVEY PLAT
 of:
**TR. N - 7.50 ACRES OF LAND OUT
 OF THE F. C. GRAY SURVEY NO.
 20, BLANCO COUNTY, TX**