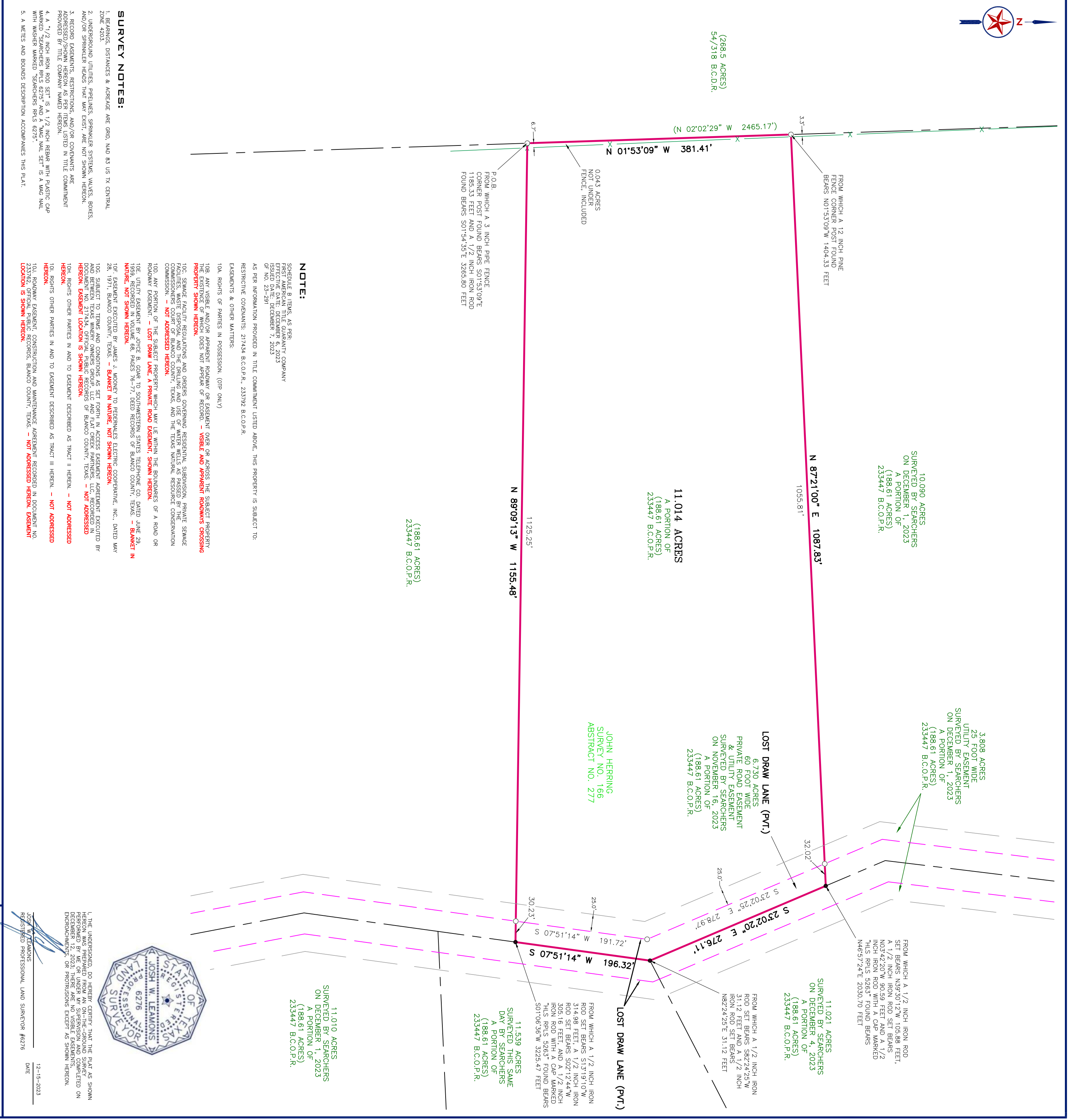
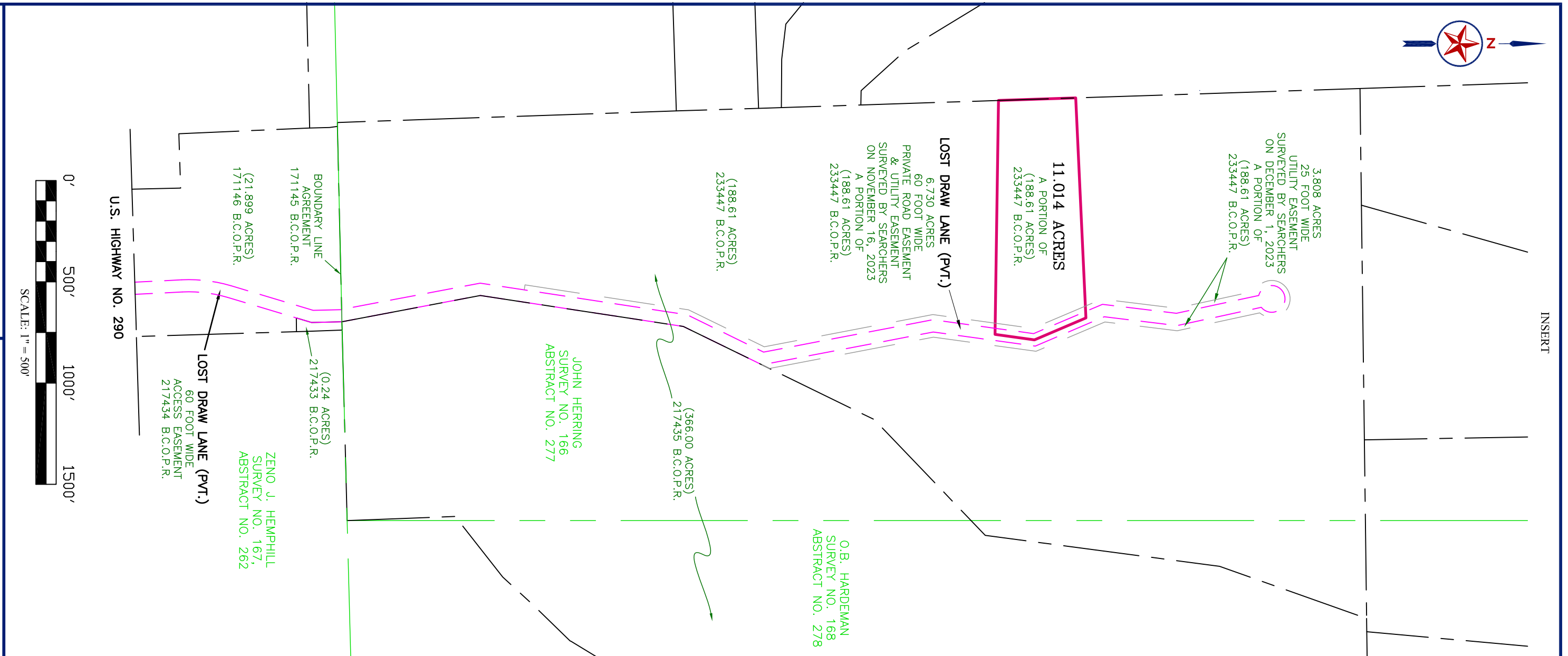




INSERT



- SURVEY NOTES:**
1. BEARINGS, DISTANCES & AREA ARE GROUND AND AS US TX CENTRAL ZONE 4203.
  2. UNDERGROUND UTILITIES, PIPES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.
  3. RECORD EXAMINERS, RESTRICTIONS, AND/OR COMMENTS ARE PROVIDED BY TITLE COMPANY NAMED HEREON.
  4. A 1/2 INCH IRON ROD SET IS A 1/2 INCH BEAR WITH PLASTIC CAP MARKED "SEARCHERS PLS 6272" AND A "MAG NAIL SET" IS A MAG NAIL WITH WASHER MARKED "SEARCHERS PLS 6272".
  5. A METERS AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

**NOTE:**

SCHEDULE A ITEMS AS PER FIRST AMERICAN TITLE GUARANTY COMPANY ISSUED DATE: DECEMBER 1, 2023 OF NO. 23-291

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT LISTED ABOVE, THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, 217434 B.C.O.P.R., 233792 B.C.O.P.R. EASEMENTS & OTHER MATTERS.

10A. RIGHTS OF PARTIES IN POSSESSION. (GIP ONLY)

10B. ANY VISIBLE AND/OR APPARENT ROADWAY OR EASEMENT OVER OR ACROSS THE SUBJECT PROPERTY THE EXISTENCE OF WHICH DOES NOT APPEAR OF RECORD. - **VISIBLE AND APPARENT ROADWAYS CROSSING HEREON IS SHOWN HEREON.**

10C. ANY INTERFERING ENCUMBRANCES AND DEEDS CONCERNING RESIDENTIAL, SERVICE, SERVICE FACILITIES, WASTES DISPOSAL AND USE OF WATER WELLS AS PASSED BY THE COMMISSIONERS COURT OF BLANCO COUNTY, TEXAS, AND THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION. - **NOT ADRESSED HEREON.**

10D. ANY PORTION OF THE SUBJECT PROPERTY THAT MAY BE WITHIN THE BOUNDARIES OF A ROAD OR ROADWAY OR A DRAINAGE RIGHT AS SHOWN HEREON.

10E. UNLIFT EASEMENT BY ORDER NO. 2019-10 TO SPURHERN SYSTEMS CORPORATION DATED JUNE 29, 1959, RECORDED IN VOLUME 66 PAGES 94-77, DEED RECORDS OF BLANCO COUNTY, TEXAS. - **BLANKET IN NATURE, NOT SHOWN HEREON.**

10F. EASEMENT EXECUTED BY JAMES J. MOONEY TO FERRERULES ELECTRIC COOPERATIVE, INC., DATED MAY 28, 1971, BLANCO COUNTY, TEXAS. - **BLANKET IN NATURE, NOT SHOWN HEREON.**

10G. SUBJECT TO TERMS AND CONDITIONS AS SET FORTH IN ACCESS EASEMENT AGREEMENT EXECUTED BY JAMES J. MOONEY AND FERRERULES ELECTRIC COOPERATIVE, INC., DATED MAY 28, 1971, BLANCO COUNTY, TEXAS. - **NOT ADRESSED HEREON. EASEMENT LOCATION IS SHOWN HEREON.**

10H. RIGHTS OTHER PARTIES IN AND TO EASEMENT DESCRIBED AS TRACT II HEREIN. - **NOT ADRESSED HEREON.**

10I. RIGHTS OTHER PARTIES IN AND TO EASEMENT DESCRIBED AS TRACT III HEREIN. - **NOT ADRESSED HEREON.**

10J. ROADWAY EASEMENT, CONSTRUCTION AND MAINTENANCE AGREEMENT RECORDED IN DOCUMENT NO. 217434, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS. - **NOT ADRESSED HEREON. EASEMENT LOCATION IS SHOWN HEREON.**

10K. RIGHTS OF PARTIES IN AND TO EASEMENT DESCRIBED AS TRACT IV HEREIN. - **NOT ADRESSED HEREON. EASEMENT LOCATION IS SHOWN HEREON.**



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON DECEMBER 1, 2023, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 173, TITLE 56, OF THE PENAL CODE OF THE STATE OF TEXAS, IS TRUE AND CORRECT.

JOSH W. LEAMONS  
REGISTERED PROFESSIONAL LAND SURVEYOR #8276

DATE: 12-15-2023

**TITLE SURVEY**  
11.014 ACRES OUT OF THE JOHN HERRING SURVEY NO. 166 ABSTRACT NO. 277 IN BLANCO COUNTY, TEXAS.

REFERENCE: BOSS ALAN WASHINGTON & ANNETTE WARE MOORE, JOB NO. 23-6927  
SWHN 871-761

**SEARCHERS SURVEYORS | CONSULTANTS**  
MASON | FREDERICKSBURG

4585 OLD PENTAGON ROAD, MASON, TEXAS 76856  
727-333-3333 | T: 1-817-939-9666 | SEARCHERS.NET

**LEGEND:**

- POINT
- 1/2" IRON ROD FOUND
- 3/8" IRON ROD SET
- 5/8" IRON ROD FOUND
- SURVEY LINE
- BURRED UTILITY LINE
- UNBURRED UTILITY LINE
- 1200 NAIL FOUND
- MAG NAIL SET
- CONCRETE MONUMENT FOUND
- BRONCH MARK
- WALBOX
- SEWER MANHOLE
- SEWER EASEMENT
- SEWER STRUCK LINE
- SEPIC
- WATER WELLS
- WATER METER
- WATER METER
- WATER METER
- PRE-INSTANT
- AS SHOWN
- UTILITY POLE
- GUY
- ELECTRIC WELLS
- BURRED CABLE SIGN
- WATER WELLS
- WATER METER
- PRE-INSTANT
- AS SHOWN
- FEDERAL
- UTILITY POLE
- SEWER MANHOLE
- SEWER EASEMENT
- SEWER STRUCK LINE
- SEPIC
- WATER WELLS
- WATER METER
- WATER METER
- PRE-INSTANT
- AS SHOWN

