











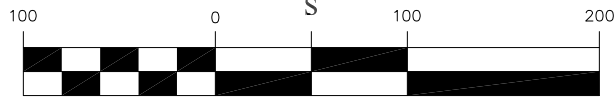
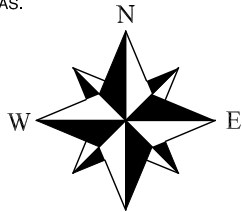


LEGEND

-  CLEANOUT
-  SIGN #1
-  MAILBOX
-  WATER VALVE
-  WATER METER
- R.O.W. RIGHT-OF-WAY
- IR IRON ROD
- OPRBCT OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS
- PRBCT PLAT RECORDS, BLANCO COUNTY, TEXAS
- DRBCT DEED RECORDS, BLANCO COUNTY, TEXAS
- RPRBCT REAL PROPERTY RECORDS, BLANCO COUNTY, TEXAS
-  SUBJECT BOUNDARY
-  ADJOINER
-  EASEMENT
-  ELECTRIC OVERHANG
-  POWER POLE
-  SET IRON ROD
-  FOUND IRON ROD

NOTES

1. ALL BEARINGS & DISTANCES SHOWN HEREON ARE GRID BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, US SURVEY FOOT.
2. PROPERTY LINES HAVE BEEN ESTABLISHED BASED UPON FOUND MONUMENTS, MEASUREMENTS, AND EVIDENCE OBTAINED IN THE FIELD AND RECORD DATA.
3. ALL 1/2" IRON PINS SET WITH RED CAP MARKED ATWELL 4724
4. THIS TRACT IS SUBJECT TO A 20' ELECTRIC LINE EASEMENT ALONG RM 3232 AS SHOWN GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY IN VOLUME 69, PAGE 6, DEED RECORDS OF BLANCO COUNTY, TEXAS.
5. THIS TRACT IS SUBJECT TO A BOUNDARY LINE AGREEMENT ALONG THE SOUTH PROPERTY LINE AS DESCRIBED IN VOLUME 79, PAGE 71, DEED RECORDS OF BLANCO COUNTY, TEXAS.
6. THIS TRACT IS NOT SUBJECT TO AN ELECTRIC LINE EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY IN VOLUME 51, PAGE 213, DEED RECORDS OF BLANCO COUNTY, TEXAS.



(IN FEET)
1 inch = 100 ft.

TO:
TITLE COMPANY: COUNTYWIDE TITLE
CF NO: 22-748
BORROWER: NICOLE GRANATO AND KHAN PEOPLES
PROPOSED INSURED: UNITED WHOLESALE MORTGAGE, LLC
ADDRESS: 6084 RM 3232, JOHNSON CITY, TX

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON 09/26/2022, THAT THIS PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY 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:	22005595	CAD	N/A
DR.	XXX	CH.	JDW
BOOK	N/A	PG.	N/A
	01 OF 01	DATE:	9-27-2022



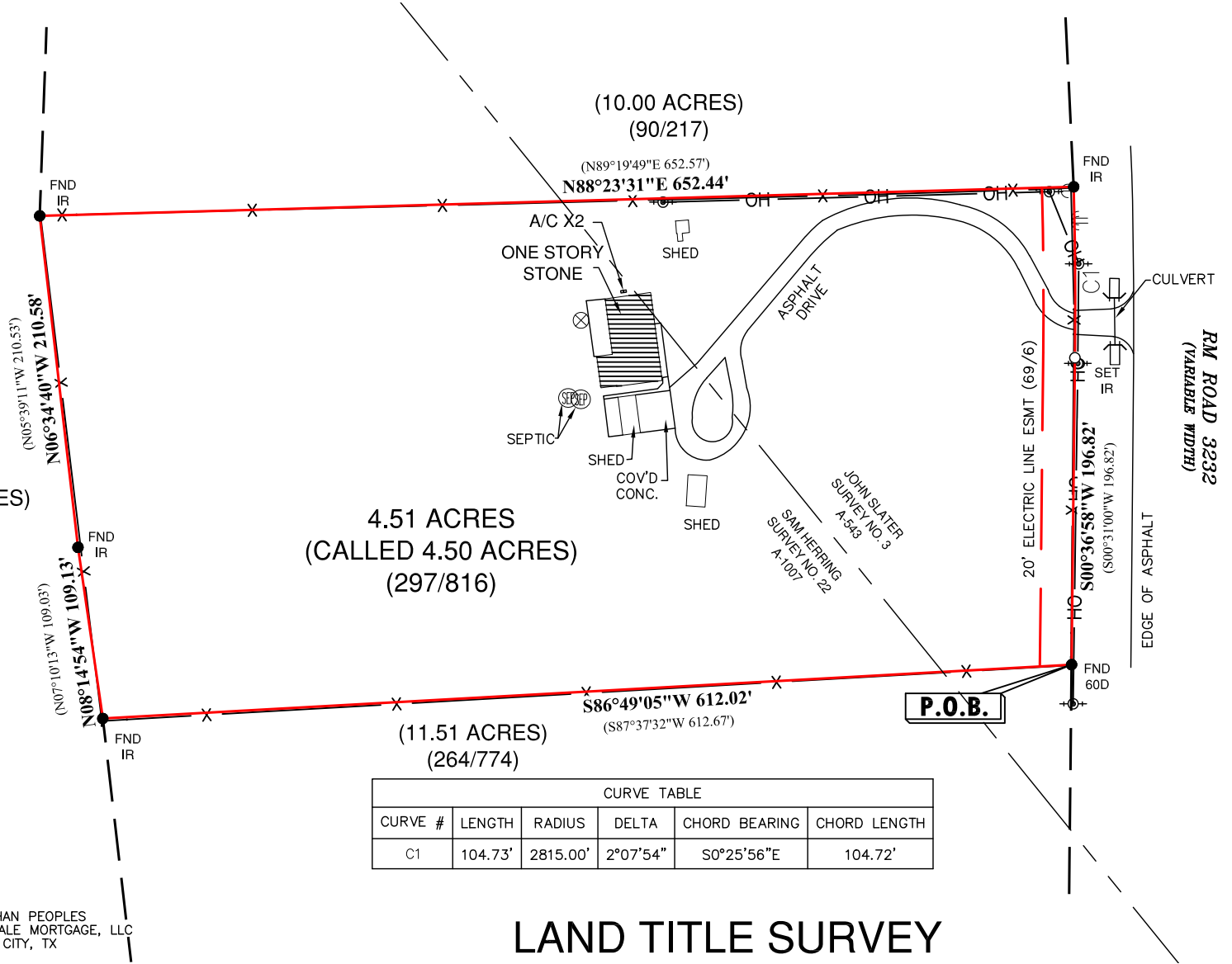
ATWELL, LLC
10100 REUNION PLACE
SUITE 700
SAN ANTONIO, TEXAS 78216
(866) 850-7200
ATWELL-GROUP.COM
TBPELS FIRM NO. 10194153

(160.41 ACRES)
(282/318)

4.51 ACRES
(CALLED 4.50 ACRES)
(297/816)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	104.73'	2815.00'	2°07'54"	S0°25'56"E	104.72'

LAND TITLE SURVEY
4.51 ACRES
SITUATED IN
SAM HERRING SURVEY NO. 22
A-1007 &
JOHN SLATOR SURVEY NO. 3
A-543
BLANCO COUNTY, TEXAS



A DESCRIPTION OF 4.51 ACRES, MORE OR LESS, IN THE SAM HERRING SURVEY NO. 2, ABSTRACT NO. 1007 AND THE JOHN SLATOR SURVEY NO. 3, ABSTRACT NO. 543, BLANCO COUNTY, TEXAS, COMPRISED OF ALL OF A CALLED 4.50 ACRES, RECORDED IN VOLUME 297, PAGE 816, OFFICIAL PUBLIC REOCRDS OF BLANCO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING at a 60D nail found in the west right-of-way of RM 3232 (various width Right-of-way), for the northeast corner of a called 11.51 acre tract as described in Volume 264, Page 774, Official Public Records, Blanco County, Texas, and for the southeast corner of the herein described tract;

THENCE, with the north line of said 11.51 acre tract, **S86°49'05"W**, a distance of **512.02** feet, (S87°37'32"W, 612.67') to a 1/2" iron rod found in the east line of a called 160.41 acre tract described in volume 282, page 318, Official Public Records, Blanco County, Texas, for the northwest corner of said 11.51 acre tract, and for the southwest corner of the herein described tract;

THENCE, with the east line of said 160.41 acre tract, the following two (2) courses:

1. **N08°14'54"W**, a distance of **109.13** feet, (N07°10'13"W, 71.64') to a 1/2" iron rod found,
2. **N06°34'40"W**, a distance of **210.58** feet, (N05°39'11"W, 210.53') to a 1/2" iron found for the southwest corner of a called 10.00 acre tract described in Volume 90, Page 217, Deed Records, Blanco County, Texas, and for the northwest corner of the herein described tract;

THENCE, with the north line of said 10.00 acre tract, **N88°23'31"E**, a distance of **652.44** feet, (N89°19'49"E, 652.57') to a 1/2" iron rod found in the west right-of-way of said RM 3232, for the southeast corner of said 10.00 acre tract, and for the northeast corner of the herein described tract;

THENCE, with the east west right-of-way line of said RM 3232, the following two (2) courses:

1. With a curve to the right having a radius of **2815.00 feet** and a chord of **S00°25'56"E**, a distance of **104.72** feet, (S00°27'38"E, 103.17) to a 1/2" iron rod stamped "Atwell, LLC" set,
2. **S00°36'58"W**, a distance of **196.82** feet, (S00°31'00"W, 196.82') to the point of beginning, containing 4.51, more or less, in Blanco County, Texas;

Surveyed on the ground September 26, 2022. Bearing Basis: Texas Coordinate System (NAD83), Geoid 2018, Central Zone, based on GPS solutions from SmartNet. Coordinates are grid. Attachments: drawing 22005595-4.5 Acres.dwg.

Jerry D. Wilkie, Jr. **9/28/2022**

JERRY D. WILKIE JR., R.P.L.S. NO. 4724

FIRM NO. 10194153

