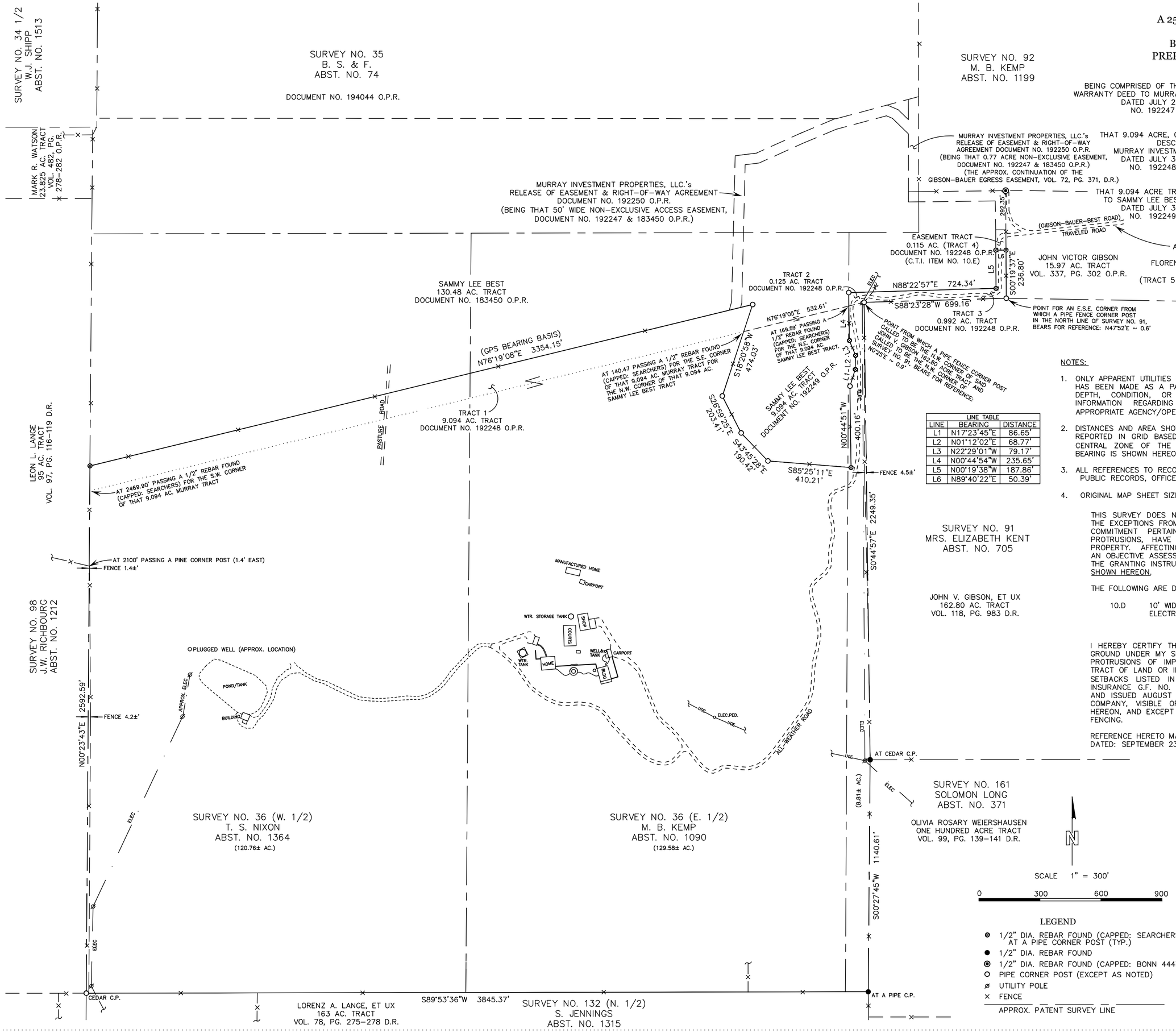
MAP SHOWING
A 259.15 ACRE TRACT OF LAND
SITUATED IN
BLANCO COUNTY, TEXAS,
PREPARED AT THE REQUEST OF
DAVID MURRAY.

BEING COMPRISED OF THAT 258.01 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO MURRAY INVESTMENT PROPERTIES, LLC. BY LARRY W. BEST, DATED JULY 2, 2019, FOUND OF RECORD IN DOCUMENT NO. 192247 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS,
AND
THAT 9.094 ACRE, 0.125 ACRE AND 0.992 ACRE TRACTS OF LAND DESCRIBED IN A WARRANTY DEED TO MURRAY INVESTMENT PROPERTIES, LLC. BY LARRY W. BEST, DATED JULY 3, 2019, FOUND OF RECORD IN DOCUMENT NO. 192248 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS,
LESS
THAT 9.094 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO SAMMY LEE BEST BY MURRAY INVESTMENT PROPERTIES, LLC., DATED JULY 3, 2019, FOUND OF RECORD IN DOCUMENT NO. 192249 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N17°23'45"E	86.65'
L2	N01°12'02"E	68.77'
L3	N22°29'01"W	79.17'
L4	N00°44'54"W	235.65'
L5	N00°19'38"W	187.86'
L6	N89°40'22"E	50.39'

NOTES:

1. ONLY APPARENT UTILITIES WERE LOCATED AND ARE SHOWN HEREON. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY/OPERATOR.
2. DISTANCES AND AREA SHOWN HEREON ARE DERIVED FROM GPS POSITIONING AND REPORTED IN GRID BASED UPON THE TEXAS STATE PLAN COORDINATE SYSTEM, CENTRAL ZONE OF THE NORTH AMERICAN DATUM 1983 (NAD83). BASIS OF BEARING IS SHOWN HEREON.
3. ALL REFERENCES TO RECORD DOCUMENTS FOR BLANCO COUNTY, TEXAS PUBLIC RECORDS, OFFICE OF THE COUNTY CLERK.
4. ORIGINAL MAP SHEET SIZE: 18" X 24"

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE EXCEPTIONS FROM COVERAGE INCLUDED ON SCHEDULE B OF THE TITLE COMMITMENT PERTAINING TO AFFECTING EASEMENTS, INTRUSIONS OR PROTRUSIONS, HAVE BEEN LISTED BELOW CONCERNING THE SURVEYED PROPERTY. AFFECTING EASEMENTS IS QUALIFIED AS BEING BASED ONLY ON AN OBJECTIVE ASSESSMENT OF WHERE THE EASEMENT PLOTS PURSUANT TO THE GRANTING INSTRUMENT. ITEMS THAT ARE SPECIFICALLY LOCATABLE ARE SHOWN HEREON.

THE FOLLOWING ARE DEFINED IN WIDTH BUT NOT SPECIFICALLY LOCATABLE:

10.D 10' WIDE ELECTRIC UTILITY EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC., DOCUMENT NO. 210480, O.P.R.

I HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO INTRUSIONS OR PROTRUSIONS OF IMPROVEMENTS ACROSS THE BOUNDARY LINES OF THIS TRACT OF LAND OR INTO ANY OF THOSE DEFINED EASEMENTS OR BUILDING SETBACKS LISTED IN AUSTIN TITLE COMPANY'S COMMITMENT FOR TITLE INSURANCE G.F. NO. ATA-92-1709922200765T, EFFECTIVE JULY 21, 2022 AND ISSUED AUGUST 1, 2022, AND AS PROVIDED TO ME BY AUSTIN TITLE COMPANY, VISIBLE OR APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON, AND EXCEPT FOR THE NORMAL GENERAL MEANDERS OF RANCHLAND FENCING.

REFERENCE HERETO MADE FOR ACCOMPANYING FIELD NOTES, DATED: SEPTEMBER 23, 2022.

N

SCALE 1" = 300'

0 300 600 900

LEGEND

- 1/2" DIA. REBAR FOUND (CAPPED: SEARCHERS) AT A PIPE CORNER POST (TYP.)
- 1/2" DIA. REBAR FOUND
- 1/2" DIA. REBAR FOUND (CAPPED: BONN 4447)
- PIPE CORNER POST (EXCEPT AS NOTED)
- UTILITY POLE
- FENCE
- APPROX. PATENT SURVEY LINE

STATE OF TEXAS
REGISTERED
CODY J. MUSICK
6454
PROFESSIONAL
LAND SURVEYOR

CODY J. MUSICK
REG. PROF. LAND SURVEYOR NO. 6454
FIELD MEASUREMENTS: SEPT. 7 & 26, 2022
SURVEY ISSUED: SEPTEMBER 23, 2022
SURVEY REVISED (No.1) SEPTEMBER 27, 2022
PROJECT NO.: 2209-07

WAYMAKER
SURVEYORS OF LAND
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