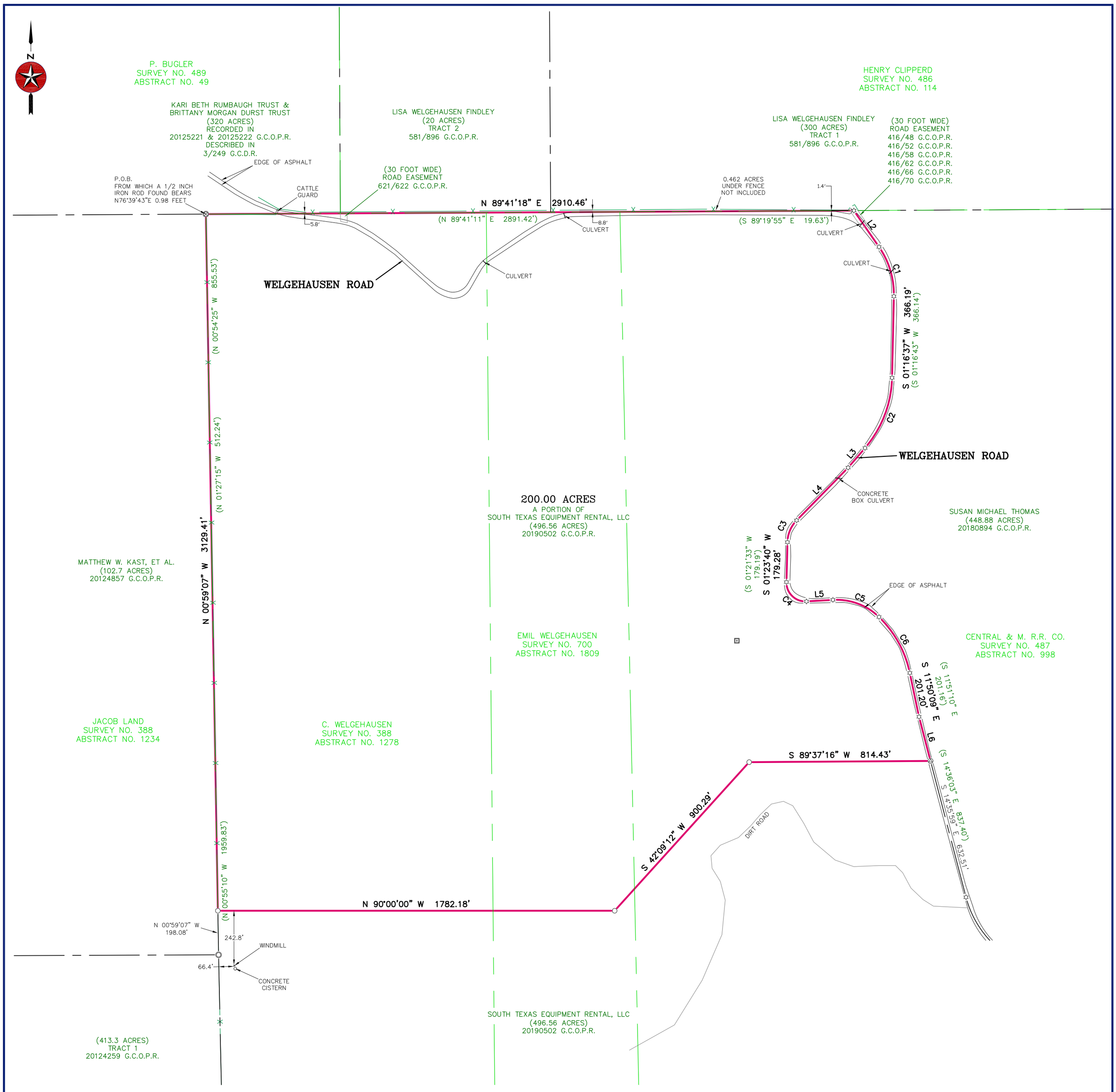

NOTE:

SCHEDULE B ITEMS, AS PER:
WFG NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: APRIL 10, 2019, 3:00 PM
ISSUED DATE: APRIL 16, 2019, 1:45 PM
GF NO. 219-345

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:

EASEMENTS:

10c. RIGHT OF WAY EASEMENT EXECUTED BY A. M. TOMFORDE, III AND SINDLE NEFF TOMFORDE TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED MARCH 25, 1982, RECORDED IN VOLUME 147, PAGES 203-209, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. – **BLANKET IN NATURE, NOT SHOWN HEREON**

10d. ROAD EASEMENT EXECUTED BY TOMFORDE CRABAPPLE RANCH, LTD. TO JEWEL WEIRICH, DATED FEBRUARY 28, 2001, RECORDED IN VOLUME 416, PAGES 48-51, OFFICIAL PUBLIC RECORDS RECORDS OF GILLESPIE COUNTY, TEXAS. – **SHOWN HEREON**

10e. ROAD EASEMENT EXECUTED BY TOMFORDE CRABAPPLE RANCH, LTD. TO GWENDOLYN J. CAMPBELL, DATED FEBRUARY 28, 2001, RECORDED IN VOLUME 416, PAGES 52-57, OFFICIAL PUBLIC RECORDS RECORDS OF GILLESPIE COUNTY, TEXAS. – **SHOWN HEREON**

10f. ROAD EASEMENT EXECUTED BY TOMFORDE CRABAPPLE RANCH, LTD. TO LEON W. WELGENHAUSEN, DATED FEBRUARY 28, 2001, RECORDED IN VOLUME 416, PAGES 58-61, OFFICIAL PUBLIC RECORDS RECORDS OF GILLESPIE COUNTY, TEXAS. – **SHOWN HEREON**

10g. ROAD EASEMENT EXECUTED BY TOMFORDE CRABAPPLE RANCH, LTD. TO ANNETTE MANER, DATED FEBRUARY 28, 2001, RECORDED IN VOLUME 416, PAGES 62-65, OFFICIAL PUBLIC RECORDS RECORDS OF GILLESPIE COUNTY, TEXAS. – **SHOWN HEREON**

10h. ROAD EASEMENT EXECUTED BY TOMFORDE CRABAPPLE RANCH, LTD. TO MYRON WELGENHAUSEN, DATED FEBRUARY 28, 2001, RECORDED IN VOLUME 416, PAGES 66-69, OFFICIAL PUBLIC RECORDS RECORDS OF GILLESPIE COUNTY, TEXAS. – **SHOWN HEREON**

10i. ROAD EASEMENT EXECUTED BY TOMFORDE CRABAPPLE RANCH, LTD. TO CANDICE MARIE WEIRICH, DATED FEBRUARY 28, 2001, RECORDED IN VOLUME 416, PAGES 70-73, OFFICIAL PUBLIC RECORDS RECORDS OF GILLESPIE COUNTY, TEXAS. – **SHOWN HEREON**

10j. RIGHT OF WAY EASEMENT EXECUTED BY A. M. TOMFORDE, JR. AND JO ALICE TOMFORDE TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED SEPTEMBER 22, 2004, RECORDED IN VOLUME 578, PAGES 743-745, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. – **BLANKET IN NATURE, NOT SHOWN HEREON**

10k. ROAD EASEMENT EXECUTED BY TOMFORDE CRABAPPLE RANCH, LTD. TO LEON W. WELHAUSEN AND LISA WELGEHAUSEN, DATED JULY 18, 2005, RECORDED IN VOLUME 621, PAGES 622 – 626, OFFICIAL PUBLIC RECORDS RECORDS OF GILLESPIE COUNTY, TEXAS. – **SHOWN HEREON**

10l. RIGHT OF WAY EASEMENT EXECUTED BY TOMFORDE CRABAPPLE RANCH, LTD. TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED DECEMBER 1, 2015, RECORDED UNDER REGISTER NO. 20160354, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. – **BLANKET IN NATURE, NOT SHOWN HEREON**

10m. EASEMENT EXECUTED BY SUSAN THOMAS TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED DECEMBER 20, 2018, RECORDED UNDER REGISTER NO. 20190371, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. – **BLANKET IN NATURE, NOT SHOWN HEREON**

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.

2. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.

3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.

4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275."

5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	375.00'	235.38'	231.53'	S 16°43'03" E	35°57'46"
C2	500.00'	344.79'	338.00'	S 21°02'25" W	39°30'36"
C3	145.00'	108.65'	106.13'	S 22°48'47" W	42°56'01"
C4	85.00'	140.46'	125.01'	S 46°00'10" E	94°40'43"
C5	275.00'	227.19'	220.79'	S 69°38'54" E	47°20'07"
C6	487.29'	291.39'	287.07'	S 28°50'03" E	34°15'42"

RECORD CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	375.00'	235.39'	231.55'	S 16°42'14" E	35°57'54"
C2	500.00'	344.76'	338.00'	S 21°01'55" W	39°30'24"
C3	145.00'	108.73'	106.20'	S 22°50'31" W	42°57'57"
C4	85.00'	140.43'	124.99'	S 45°58'13" E	94°39'30"
C5	275.00'	227.22'	220.81'	S 69°37'45" E	47°20'26"
C6	487.29'	291.29'	286.97'	S 28°50'02" E	34°15'00"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°49'09" E	19.54'
L2	S 34°40'51" E	198.51'
L3	S 40°46'16" W	116.34'
L4	S 44°19'50" W	331.08'
L5	N 86°41'43" E	118.90'
L6	S 14°35'59" E	204.86'

RECORD LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°19'55" E	19.63'
L2	S 34°41'11" E	198.39'
L3	S 40°47'06" W	116.37'
L4	S 44°19'30" W	331.08'
L5	N 86°42'02" E	118.90'

STATE OF TEXAS
REGISTERED
JOSH W. LEAMONS
6276
PROFESSIONAL
LAND SURVEYOR

TO: WFG NATIONAL TITLE INSURANCE COMPANY, DAVID S. ROBINSON, MICHELE M. ROBINSON, SOUTH TEXAS EQUIPMENT RENTAL, LLC, AND CAPITAL FARM CREDIT, FLCA:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON APRIL 26, 2019; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION III SURVEY.

JOSH W. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6276

APRIL 30, 2019
DATE

SEARCHERS
LAND SURVEYING, LLC
MASON | FREDERICKSBURG
P.O. Box 528 Mason, TX 76856 | 325-347-7489 | TBPLS Firm #10193966
735 Mustang St. Fredericksburg, TX 78624 | 806-252-9810 | TBPLS Firm #10194211
www.searchersls.com

LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- BURIED UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- TPOST FENCE CORNER FOUND
- IRON PIPE FOUND
- 60D NAIL FOUND
- MAG NAIL SET WITH WASHER MARKED "SEARCHERS RPLS 6275"
- CAMPBELL SCIENTIFIC DATA LOGGER
- FIRE HYDRANT
- UTILITY POLE
- GUY
- WATER WELL
- ELECTRIC METER
- GAS METER
- AIR CONDITIONER
- PEDESTAL
- WATER METER

U.E. – UTILITY EASEMENT
B.L. – BUILDING SETBACK LINE
(BRG.-DIST.) – RECORD CALL
P.O.B. – POINT OF BEGINNING
G.C.P.R. – GILLESPIE COUNTY PLAT RECORDS
G.C.D.R. – GILLESPIE COUNTY DEED RECORDS
G.C.O.P.R. – GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
G.C.R.P.R. – GILLESPIE COUNTY REAL PROPERTY RECORDS

GROSS LAND AREA:
200.00 ACRES

0' 300' 600' 900'
SCALE: 1" = 300'

LAND TITLE SURVEY

200.00 ACRES OUT OF THE C. WELGEHAUSEN SURVEY NO. 388, ABSTRACT NO. 1278, THE EMIL WELGEHAUSEN SURVEY NO. 700, ABSTRACT NO. 1809, AND THE CENTRAL & M. R.R. CO. SURVEY NO. 487, ABSTRACT NO. 998 IN GILLESPIE COUNTY, TEXAS.

REFERENCE: DAVID S. ROBISON AND MICHELE M. ROBISON | JOB NO. 19-3042
-------- | REV. 0 | DRAWN BY: FAL