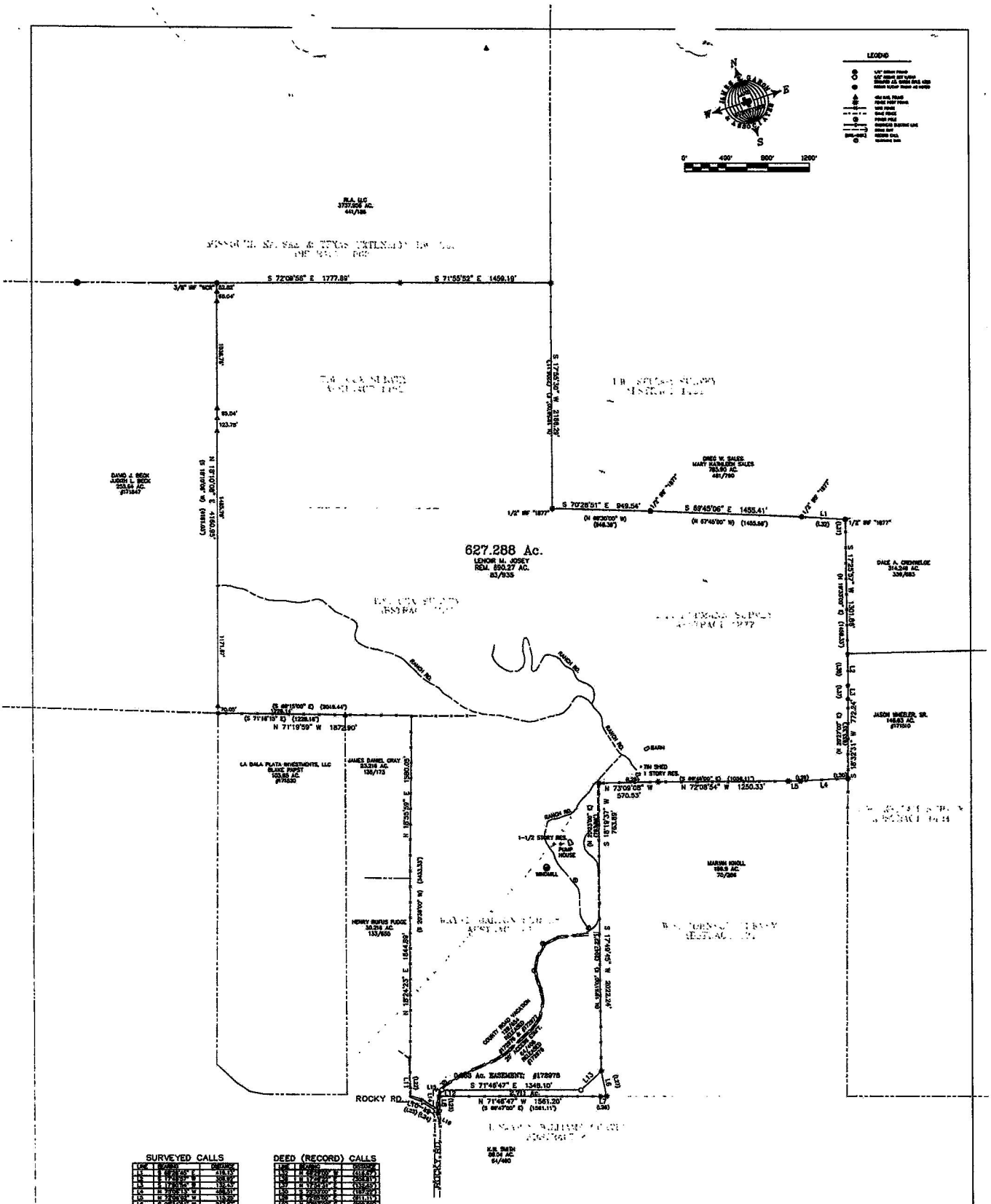

SURVEYED CALLS

LINE	BEARING	DISTANCE
L1	N 18°24'23" E	413.13'
L2	N 18°24'23" E	208.27'
L3	S 71°46'47" E	139.57'
L4	N 73°09'08" W	498.51'
L5	N 73°09'08" W	113.50'
L6	S 88°45'37" W	92.49'
L7	N 72°51'47" W	86.98'
L8	S 18°07'19" W	137.77'
L9	N 18°24'23" E	131.00'
L10	N 71°46'47" W	143.75'
L11	N 72°10'41" W	298.85'
L12	S 30°00'00" E	64.13'
L13	N 60°24'47" W	272.05'
L14	N 71°46'47" W	181.33'
L15	S 71°46'47" E	52.98'
L16	N 40°54'47" W	46.84'

DEED (RECORD) CALLS

LINE	BEARING	DISTANCE
L1	N 18°24'23" E	(413.13')
L2	N 18°24'23" E	(208.27')
L3	N 17°41'37" E	(139.57')
L4	N 73°09'08" W	(498.51')
L5	S 73°09'08" E	(113.50')
L6	S 87°45'00" W	(92.49')
L7	N 72°08'54" W	(86.98')
L8	S 18°10'37" W	(137.77')
L9	N 18°24'23" E	(131.00')
L10	N 71°46'47" W	(143.75')
L11	N 72°10'41" W	(298.85')
L12	S 30°00'00" E	(64.13')
L13	N 60°24'47" W	(272.05')
L14	N 71°46'47" W	(181.33')
L15	S 71°46'47" E	(52.98')
L16	N 40°54'47" W	(46.84')

NOTE:

SURVEY REVISED NOV. 7, 2017 TO REFLECT RECORDING INFORMATION FOR RELEASE OF COUNTY ROADWAY AND ACCESS EASEMENT FOR GRANT OF 60' ACCESS EASEMENT.

REFERENCE: SLOAN LEONARD G.F. NO. 3807233

ADDRESS: ROCKY ROAD; BLANCO, TEXAS

LEGAL DESCRIPTION: 627.288 ACRES OUT OF THE T.M. COX SURVEYS, ABSTRACT 1432 & 1216, THE E.F. BENJAMIN SURVEY, ABSTRACT 1077, THE WAYNE BARTON SURVEY, ABSTRACT 27 AND THE BENJAMIN WILLIAMS SURVEY, ABSTRACT 4 IN BLANCO COUNTY, TEXAS.

FLD. Survey: Gr18LAnd\Sloan\TF COX 4-14\013077 FLD. Bk: 8544, Pg. 33

TO THE OWNERS, PEGASUS BANK AND GUARDIAN TITLE COMPANY, INC.:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48031C0105C & 48031C0130C (NOT PRINTED), EFFECTIVE FEB. 6, 1981.

AUG. 21, 2017

JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS
P.O. Box 1917
Bastrop, Texas 78602
(512) 303-4165
www.jamesegaron.com jgaron@austin.rr.com

© 2016 All Rights Reserved by James E. Garon & Associates Firm Reg. #10058400
Use of this survey for any purposes other than this transaction is prohibited