

PART HEREOF.

TRACT 2-B: BEING A 6.21 ACRE TRACT OF LAND OUT OF THE CHRISTOPHER TERRELL SURVEY NO. 88, ABSTRACT NO. 596 IN BLANCO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT 'B' ATTACHED HERETO AND MADE A PART HEREOF.

SCANNED  
12/14/16

GRAPHIC SCALE



( IN FEET )  
1 inch = 300 ft.



U.S. HIGHWAY NO. 281  
STATE OF TEXAS  
VOL. 86, PG. 280  
VOL. 85, PG. 285  
D.R.B.C.T.

COUNTY ROAD NO. 305

TRACT 5  
KELLY L. GRISWOLD, ET UX  
30.00 ACRES  
VOL. 278, PG. 945  
O.P.R.R.P.B.C.T.

100' WIDE PIPELINE EASEMENT  
L.C.R.A.  
VOL. 83, PG. 274  
D.R.B.C.T.

TRACT 1  
11.49 ACRES  
MICHAEL W. NELSON  
VOL. 277, PG. 99  
O.P.R.R.P.B.C.T.

TRACT 4  
12.75 ACRES  
JM S. PHILLIPS II, ET UX,  
VOL. 270, PG. 65  
D.R.B.C.T.

TRACT 3  
15.26 ACRES  
JOE D. HERRON, ET UX  
VOL. 277, PG. 109  
O.P.R.R.P.B.C.T.

TRACT 2-A  
6.20 ACRES  
JM S. PHILLIPS II, ET UX,  
VOL. 270, PG. 65  
D.R.B.C.T.

TRACT 2-B  
6.21 ACRES  
JM S. PHILLIPS II, ET UX,  
VOL. 270, PG. 65  
D.R.B.C.T.

70.00 ACRES  
BILLY JACK PAYNE, ET UX  
VOL. 238, PG. 935  
D.R.B.C.T.

CHRISTOPHER TERRELL SURVEY No. 88  
ABSTRACT NO. 596

LEGEND:

- 1/2" IRON ROD FOUND (unless otherwise noted)
- IRON PIPE FENCE POST FOUND
- ⊕ WOODEN FENCE POST (unless otherwise noted)
- ⊙ TYPE 1 HWY MONUMENT FOUND
- ⊗ WIRE FENCE
- U.E. UTILITY ESMT.
- B.S. BUILDING SETBACK
- [ ] RECORD INFORMATION
- D.R.B.C.T. DEED RECORDS OF BLANCO COUNTY, TEXAS
- O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BLANCO COUNTY, TEXAS

LINE TABLE			RECORD LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L3	135.89'	S15°03'48"E	L3		S10°45'E
L4	308.71'	S14°22'07"E	L4		S15°E
L5	575.55'	S14°10'33"E	L5		S15°E
L6	69.30'	S01°45'46"E	L6		S15°E
L7	448.04'	S02°09'02"W	L7	84.4 VRS	S12°E
L8	303.54'	S01°11'48"W	L8	405.7 VRS	S7°45'W
L9	357.15'	S00°43'56"W	L9	405.7 VRS	S7°45'W

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING:  
 1. RESTRICTIVE COVENANTS RECORDED IN VOL. 269, PG. 873-874 AND DOC. NO. 030041 O.P.R.B.C.T.  
 2. RIGHT-OF-WAY AND/OR CHANNEL EASEMENT RECORDED IN VOL. 66, PG. 280-284, AND VOL. 182, PG. 595-597 D.R.B.C.T.

NOTE:  
 THE PROPERTY SHOWN HEREON DOES LIE WITHIN ZONE X, DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE BLANCO COUNTY FLOOD INSURANCE RATE MAP NO. 48031C0175 C, DATED FEBRUARY 6, 1991.  
 EXCLUSIVELY TO PARTIES INVOLVED IN MOURSUND ABSTRACT COMPANY COMMITMENT OF No. 03-847-S, EFFECTIVE NOVEMBER 12, 2003.

I, TODD HOLLAND, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING NOVEMBER, 2003, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THERE ARE NO APPARENT ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS WITH THE DEED LINES SHOWN EXCEPT AS SHOWN HEREON; THAT THERE ARE NO APPARENT DISCREPANCIES OR DEED LINE CONFLICTS WITH THE DEEDS SHOWN EXCEPT AS SHOWN HEREON; THAT THERE ARE NO VISIBLE UTILITY LINES EXCEPT AS SHOWN HEREON; THAT THIS PROPERTY ADJOINS A DEDICATED RIGHT-OF-WAY; AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS AS ISSUED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS, CATEGORY 1A, CONDITION IV, SURVEY.



**SURVOTEX LLC**  
 PROFESSIONAL SURVEYING AND MAPPING SERVICES  
 1510 HWY 281 NORTH, SUITE 106  
 Marble Falls, Texas 78654  
 (830) 798-8850 Fax (830) 798-1180

DATE: 12-3-03  
 CLIENT: DANNY JONES  
 SURVEX NO.: 03-293 (03-101)  
 DRAWN BY: BLG  
 TODD HOLLAND  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5421, STATE OF TEXAS

PART HEREOF.

TRACT 2-B: BEING A 6.21 ACRE TRACT OF LAND OUT OF THE CHRISTOPHER TERRELL SURVEY NO. 88, ABSTRACT NO. 598 IN BLANCO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT 'B' ATTACHED HERETO AND MADE A PART HEREOF.

GRAPHIC SCALE



( IN FEET )  
1 inch = 300 ft.



**U.S. HIGHWAY NO. 281**  
[BASIS OF BEARINGS]

STATE OF TEXAS  
VOL. 66, PG. 280  
VOL. 66, PG. 285  
D.R.B.C.T.

59.0

N 27°41'28" E 1143.63'  
N 22°37'00" E 126.77'  
N 22°37'00" E 624.75'  
N 22°37'00" E 624.75'  
N 27°41'28" E 1143.63'

DIR. OF PAVE.  
STA: 817+06.8  
626.13'

CHANNEL EASEMENT

**TRACT 4**  
12.75 ACRES  
JIM S. PHILLIPS II, ET UX,  
VOL. 270, PG. 65  
D.R.B.C.T.

0.006 ACRE  
GTE SOUTHWEST INC.  
VOL. 182, PG. 595 D.R.B.C.T.

**TRACT 3**  
15.26 ACRES  
JOE D. HERRON, ET UX  
VOL. 277, PG. 109  
O.P.R.R.P.B.C.T.

[S 12' W]  
S 89°21'41" W 1237.76'

70.00 ACRES  
BILLY JACK PAYNE, ET UX  
VOL. 238, PG. 935  
D.R.B.C.T.

CHRISTOPHER TERRELL SURVEY NO. 88

**TRACT 5**  
KELLY L. GRISWOLD, ET UX  
30.00 ACRES  
VOL. 278, PG. 945  
O.P.R.R.P.B.C.T.

100' WIDE PIPELINE EASEMENT  
L.C.R.A.  
VOL. B3, PG. 274  
D.R.B.C.T.

**TRACT 1**  
11.49 ACRES  
MICHAEL W. NELSON  
VOL. 277, PG. 99  
O.P.R.R.P.B.C.T.

P.O.B.  
TRACT 2-A

N 84°08'04" E 849.54'

**TRACT 2-A**  
6.20 ACRES

JIM S. PHILLIPS II, ET UX,  
VOL. 270, PG. 65  
D.R.B.C.T.

S 82°38'21" W - 883.19'

**TRACT 2-B**  
6.21 ACRES  
JIM S. PHILLIPS II, ET UX,  
VOL. 270, PG. 65  
D.R.B.C.T.

P.O.B.  
TRACT 2-B

S 89°21'41" W 900.03'  
[S 12' W]

N 08°25'45" E 587.51'  
331.90'

S 05°12'59" W 195.04'  
S 05°12'59" W 576.66'

N 73°32'14" W 825.59'

**COUNTY ROAD NO. 305**

L3  
L4  
L5  
L6  
L7  
87  
67

U.S.

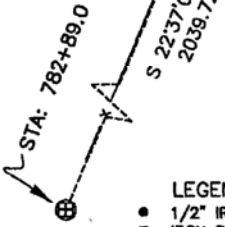
[BASIS]

S 89°21'41" W 1237.76'

S 89°21'41" W 900.03'  
[S 12' W]

70.00 ACRES  
BILLY JACK PAYNE, ET UX  
VOL. 238, PG. 935  
D.R.B.C.T.

### CHRISTOPHER TERRELL SURVEY No. 88 ABSTRACT NO. 596



**LEGEND:**

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- IRON PIPE FENCE POST FOUND
- ⊙ WOODEN FENCE POST (unless otherwise noted)
- ⊕ TYPE I HWY MONUMENT FOUND
- x- WIRE FENCE
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*Draft 01/09/04  
L.L. Signs 1/9/04*



12-3-03

DATE

*Todd Holland*

TODD HOLLAND  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5421, STATE OF TEXAS

CLIENT: DANNY JONES  
SURVTEX NO.: 03-293 (03-101)  
DRAWN BY: BLG

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