SURVEY SHOWING A 759.87 ACRE TRACT OF LAND SITUATED IN THE WACO MFG. CO. SURVEY NO. 50, ABSTRACT NO. 1391, THE E.J. HERWIG SURVEY, ABSTRACT NO. 1606, THE T.T. RR. CO. SURVEY NO. 106, ABSTRACT NO. 1420, THE W. FREELANDER SURVEY NO. 183, ABSTRACT NO. 190, THE R. HONEYCUT SURVEY NO. 176, ABSTRACT NO. 259, THE PETER JACKSON SURVEY NO. 177, ABSTRACT NO. 323, BLANCO COUNTY, TEXAS, BEING ALL OF A CALLED 761 ACRE (COMPRISED OF THE REMAINDER OF A CALLED 798.7 ACRE TRACT OF LAND AND THE REMAINDER OF A CALLED 42 ACRE TRACT OF LAND RECORDED IN VOLUME 62, PAGE 434, DEED RECORDS, BLANCO COUNTY, TEXAS) TRACT OF LAND RECORDED IN VOLUME 465, PAGE 911, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS, ALL OF A CALLED 0.69 ACRE TRACT OF LAND RECORDED IN VOLUME 252, PAGE 703, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS, AN APPROXIMATE 1.3 ACRE TRACT OF LAND OUTSIDE OF THE DEED LINE OF SAID 798.7 ACRE TRACT AND SOUTHWESTERLY OF THE DEED LINE OF A CALLED 154.46 ACRE TRACT OF LAND RECORDED IN VOLUME 295, PAGE 142, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS

N
W E
S
1" = 200'
200' 100' 0 200'

DETAIL "A"
1"=40'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N55°09'17"E	52.85'
L2	N89°17'37"E	40.31' (S88°52'42"W 40.31' R9)
L3	N87°52'14"E	228.02' (S87°55'11"W 228.00' R9)
L4	N87°53'24"E	193.30' (S87°52'36"W 193.46' R10)
L5	N87°44'22"E	86.56' (S87°46'01"W 86.46' R10)
L6	S25°59'46"E	373.97' (N25°59'17"W 374.03' R12)
L7	N64°01'38"E	264.17' (S64°00'43"W 264.11' R12)
L8	S09°28'19"W	75.46' (N09°46'19"E 75.40' R5)
L9	N09°20'26"E	156.62' (S10°23'41"W 156.62' R2)
L10	N34°41'46"W	33.46' (S33°38'31"E 33.46' R2) (N35°W 32 VARAS R1)

SCHEDULE B RECORDED EXCEPTION DOCUMENTS
10.a. SHOWN HEREON
10.b. APPEARS TO BE THE EXHIBIT PORTION OF 10.a
10.c. NWB
10.e. SHOWN HEREON
10.f. SHOWN HEREON
10.g. SHOWN HEREON
*NWB = NOT WITHIN BOUNDS OF THE SUBJECT TRACT
*UNK = UNKNOWN IF WITHIN THE BOUNDS OF THE SUBJECT TRACT WITHOUT ADDITIONAL DOCUMENT REVIEW, RESEARCH AND/OR FIELDWORK WHICH IS OUTSIDE THE SCOPE OF THIS SURVEY.
*MINERAL AND ROYALTY INTEREST DOCUMENTS NOT REVIEWED BY SURVEYOR.
*SEE TITLE COMMITMENT FOR A FULL/COMPLETE LIST OF EXCEPTIONS AND/OR RECORD DOCUMENT FOR MORE DETAILED INFORMATION OF THE DOCUMENTS LISTED ABOVE OR IN SCHEDULE B OF TITLE COMMITMENT.

GENERAL SURVEY NOTES
1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
2) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY, G.F. NUMBER 225-533, EFFECTIVE DATE OF MAY 15, 2025, ISSUED DATE OF MAY 19, 2025, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES, ENCUMBRANCES, EASEMENTS, SETBACKS, RESTRICTIONS, COVENANTS, ZONING OR LAND USE REGULATIONS STIPULATED THEREIN (SEE SCHEDULE B). THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
3) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, ZONING ORDINANCES AND DEVELOPMENT RULES AND REGULATIONS, SHALL BE CONFIRMED BY THE HOME OWNERS ASSOCIATION, ARCHITECTURAL CONTROL COMMITTEE, LANDOWNER, DEVELOPER, BUILDER, CONTRACTOR AND/OR CONTROLLING GOVERNMENTAL JURISDICTION BEFORE ANY PLANNING OR CONSTRUCTION. THE SURVEYOR DID NOT RESEARCH COVENANTS, CONDITIONS AND RESTRICTIONS.
4) ONLY APPARENT UTILITIES WERE LOCATED, SHOWN AND IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITIES. FOR INFORMATION REGARDING UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY. IRRIGATION VALVES, SPRINKLER HEADS AND LANDSCAPE LIGHTING AND OUTLETS, IF ANY, NOT SHOWN HEREON NOR LOCATED BY THIS SURVEY.
5) EXISTING FENCES AROUND BOUNDARY MAY ACTUALLY MEANDER BACK AND FORTH GENERALLY ALONG AND NOT NECESSARILY ON LINE. DIMENSIONAL TIES, IF SHOWN, ARE WHERE FENCES WERE MEASURED. INTERIOR FENCES, IF ANY, NOT LOCATED NOR SHOWN HEREON. THERE ARE GATES IN BOUNDARY FENCE AT VARIOUS PLACES.
6) LOCATIONS AND CONFIGURATIONS OF ANY ORIGINAL PATENTS SHOWN ON OR ADJOINING THIS TRACT AND ACREAGES CONTAINED WITHIN ARE APPROXIMATE. ORIGINAL PATENTS WERE NOT RESEARCHED OR LOCATED ON THE GROUND. PATENT PROBLEMS AND/OR CONFLICTS MAY EXIST.
7) PLANTERS AND/OR LANDSCAPING, IF ANY, NOT LOCATED OR SHOWN HEREON.
8) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
9) SYMBOLS SHOWN HEREON MAY BE EXAGGERATED AND ARE FOR GRAPHICAL REPRESENTATION ONLY.
10) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.
11) NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF THE 100-YEAR FLOODPLAIN THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.
12) INTERIOR FENCING NOT SHOWN HEREON NOR LOCATED BY THIS SURVEY.

LEGEND
* CALCULATED
○ SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
● FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
FOUND METAL FENCE POST (DIAMETER NOTED ON PLAT)
⊗ FOUND 60D NAIL
FOUND IRON ROD W/ A YELLOW "LCRA" PLASTIC CAP
△ FOUND TYPE I TXDOT RIGHT-OF-WAY MARKER
C.C. COVERED CONCRETE
CONC. CONCRETE
ELECTRIC METER
POWER POLE
METER POLE
GUY WIRE
UTILITY POLE
LIGHT POST
WATER METER
PROPANE TANK
SEPTIC LID
CLEAN OUT
PVC STUBOUT
SIGN
FLAG POLE
—X— WIRE FENCE
—○— PIPE FENCE
—OE— OVERHEAD ELECTRIC
—ET— OVERHEAD ELECTRIC TRANSMISSION
—OEC— OVERHEAD ELECTRIC/COMMUNICATION
—OC— OVERHEAD COMMUNICATION

759.87 ACRES

JLM3 HOLDINGS, LLC
CALLED 411.24 ACRES
DOC. NO. 241796
DESCRIBED IN
VOL. 535 PG. 676
OFFICIAL PUBLIC RECORDS
(R2)

PETER JACKSON
SURVEY NO. 177
ABSTRACT NO. 323

R. HONEYCUT
SURVEY NO. 176
ABSTRACT NO. 259

W. FREELANDER
SURVEY NO. 183
ABSTRACT NO. 190

T.T. RR. CO.
SURVEY NO. 106
ABSTRACT NO. 1420

E.J. HERWIG
ABSTRACT NO. 1606

WACO MANUFACTURING CO.
SURVEY NO. 50
ABSTRACT NO. 1391

JANET C. RASMUSSEN
REMAINDER OF CALLED 42.95 ACRES
VOL. 487 PG. 265
OFFICIAL PUBLIC RECORDS
(R8)

JANET RASMUSSEN, TRUSTEE
THE ROLAND BAIRD IRREVOCABLE TRUST, OCTOBER 22, 2012
CALLED APPROXIMATELY 761 ACRES
VOL. 465 PG. 911
OFFICIAL PUBLIC RECORDS
REMAINDER OF CALLED 798.7 ACRES
VOL. 62 PG. 434
DEED RECORDS
(R1)

JEREMY WILLIS & DEBORAH SLUCHEY
CALLED 0.69 ACRES
DOC. NO. 241798
OFFICIAL PUBLIC RECORDS
(R9)

CALLED 2.31 ACRES
VOL. 252 PG. 703
OFFICIAL PUBLIC RECORDS
(R10)

CALLED 0.69 ACRES
VOL. 252 PG. 703
OFFICIAL PUBLIC RECORDS
(R10)

JILL POSEY
CALLED 154.46 ACRES
VOL. 295 PG. 142
OFFICIAL PUBLIC RECORDS
(R7)

DONALD RAY ROSS
CALLED 103 ACRES
VOL. 406 PG. 761
OFFICIAL PUBLIC RECORDS

MATTHEWS RANCH AND INVESTMENTS LP
CALLED 801.73 ACRES
VOL. 236 PG. 350
OFFICIAL PUBLIC RECORDS
(R4)

MATTHEWS RANCH AND INVESTMENTS, LP
CALLED 70.533 ACRES
VOL. 441 PG. 990
OFFICIAL PUBLIC RECORDS
(R5)

LOWER COLORADO RIVER AUTHORITY
CALLED 3.00 ACRES
VOL. 252 PG. 697
OFFICIAL PUBLIC RECORDS
(R12)

CALLED 0.31 ACRE ELECTRIC EASEMENT TRACT
VOL. 241 PG. 817
OFFICIAL PUBLIC RECORDS

CALLED 11.40 ACRE ELECTRIC EASEMENT TRACT
VOL. 240 PG. 417
OFFICIAL PUBLIC RECORDS

CALLED 17.40 ACRE ELECTRIC EASEMENT TRACT
VOL. 241 PG. 817
OFFICIAL PUBLIC RECORDS

100' ELECTRIC TRANSMISSION EASEMENT
VOL. 69 PG. 29
DEED RECORDS

R.M. HIGHWAY NO. 2766 / ROBINSON ROAD
(R.O.W. VARIES)
(FROM STATE HIGHWAY MAP (R3))

POINT OF BEGINNING

L=761.92' 761.46'*
R=1392.39' 1392.39'*
Δ=031°21'09" (31°20' R3)
CB=N57°31'18"E N58°32'31"E*
CD=752.45' 752.01'*

L=543.32' 542.64'*
R=2331.83' 2331.83'*
Δ=013°21'00" (13°20' R3)
CB=N48°34'37"E N49°32'31"E*
CD=542.09' 541.42'*

L=574.72'
R=2331.83'
Δ=014°07'17"
CB=N62°14'23"E
CD=573.27'

N73°11'50"W 3195.60' 1735.18' 1460.42'
S41°57'58"W 440.36' (N41°56'48"E 440.35' R9)
S22°14'42"E 649.89' (N22°14'42"W 649.82' R9)
S24°14'42"E 437.68' (N24°14'42"W 437.65' R9)
N41°53'11"E 980.75' (N42°W (R1) 980.92')
N55°09'17"E 376.97' (N56°12'25"E 377.35' R2)
N09°08'28"E 501.10' (S10°23'41"W 501.37' R2) (N10°W 485 VARAS R1)
N09°33'10"E 624.49' (S10°24'51"W 624.49' R2)
N04°20'24"E 644.17' (S04°20'24"W 644.17' R2) (N4°W 396 VARAS R1)
N03°39'50"W 465.89' (S03°39'50"E 465.89' R2) (N4°W 285 VARAS R1)
N81°06'12"W 279.20' (S80°55'10"E 279.20' R2)
N78°39'01"W 109.04' (S77°37'59"E 109.04' R2)
N80°21'02"W 488.82' (S79°20'00"E 488.82' R2)
N16°06'01"W 71.84' (S15°04'59"E 71.84' R2) (N31°30'W 31 VARAS R1)
N00°22'09"W 272.62' (S00°39'53"W 272.62' R2)
N01°01'23"W 1237.51' (S00°00'21"E 1237.51' R2)
N01°28'16"W 630.60' (S01°28'16"E 630.60' R2)
N01°55'00"W 247.00' (S00°49'34"E 246.10' R2)
N00°59'30"W 849.86' (S00°59'30"E 849.86' R2)
N01°20'14"W 1201.47' (S00°51'21"E 1201.47' R2)

S73°11'50"W 3195.60' 1735.18' 1460.42'
N73°11'50"E 2.34'
S03°35'10"E 18.28' (N03°03'40"W 18.25' R9)
S49°33'47"E 309.63' (S48°31'17"E 309.71' R7)
S24°11'08"E 267.38' (S26°09'13"E 267.45' R7)
S22°25'21"E 1910.47' (S22°25'21"E 1910.47' R7)
S17°32'37"E 623.85' (S16°49'56"E 623.89' R2)
S68°12'56"E 416.76' (S67°10'41"E 416.92' R7)
S01°30'05"E 856.29' (SOUTH 1525.72' 1525.8 VARAS R7)
S00°55'27"E 161.45'
S01°27'12"E 1087.96' 923.49'
S01°30'45"E 2022.45' (SOUTH 1534.8 VARAS R1)
S64°01'55"W 434.89' (N64°01'38"E 434.72' R12)
S07°27'12"E 411.00' (S07°28'05"E 411.11' R12)
S88°08'35"W 845.41' (N88°08'51"E 845.51' R5)
S88°29'52"W 612.47' (N88°25'47"E 611.97' R5)
S87°56'20"W 3389.85' (S88°38'58"W 3390.70' R4)
N88°55'51"E 1190.30' (EAST 506 VARAS R1)
(S88°57'57"W 1190.45' R8)

(WEST 220.6 VARAS R1)
(WEST 1530 VARAS R1)
(EAST 157 VARAS R1)
(N83°30'W 191 VARAS R1)
(N75°W 115 VARAS R1)

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10

T-POST
GATE
CATTLE GUARD
CENTERLINE SINGLE-TRACK ROAD
DOUBLE FENCE BEGINS
NORTHEAST SIDE OF 15" CEDAR
END OF FENCE AND TOP OF CLIFF FENCE EXTENDS FURTHER INTO CREEK
NORTHWEST SIDE OF 6" CEDAR FENCE POST
7" CEDAR FENCE POST
OLD FENCE POST HOLE
APPROXIMATE DEED LINE
APPROXIMATE SURVEY LINE
APPROXIMATE LOCATION OF CONCRETE DAM (NOT LOCATED NOR SHOWN HEREON)
MILLER CREEK
APPROXIMATE DISTED LOCATION OF MEAN HIGH WATER LINE PER AERIAL PHOTOGRAPHY
±0.7 ACRES INSIDE DEED LINE NOT INCLUDED IN THIS SURVEY
FENCE IS ±1.9' WEST OF LINE
FENCE IS ±2.1' WEST OF LINE
FENCE IS ±0.4' WEST OF LINE
FENCE IS ±1.2' WEST OF LINE
FENCE IS ±0.5' WEST OF LINE
FENCE IS ±0.8' WEST OF LINE
FENCE IS ±1.7' WEST OF LINE
FENCE IS ±1.4' NORTH OF LINE
FENCE IS ±3.2' NORTH OF LINE
FENCE IS ±4.9' NORTH OF LINE
FENCE IS ±2.8' NORTH OF LINE
END OF FENCE
FENCE EXTENDS FURTHER PAST CLIFF
NOTE-LINES REESTABLISHED USING 411.24 ACRE TRACT RECORD CALLS
*****LINES REESTABLISHED USING 411.24 ACRE TRACT RECORD CALLS

SINGLE-STORY WOOD HOME
COVERED CONCRETE
CONCRETE DRAINAGE STRUCTURE (TYP.)
CONCRETE (NOT LOCATED IN ITS ENTIRETY DUE TO DEBRIS AND OVERGROWTH)
ASPHALT
CINDER BLOCK WELL HOUSE
ALUMINUM SHED
ALUMINUM CHICKEN COOP
WOOD BOX
BARN
METAL COVER
CINDER BLOCK & WOOD GARAGE
ASPHALT & GRAVEL
CONC. WATER TROUGH
CONCRETE WATER STORAGE TANK
TIN BUILDING & WINDMILL
TOWER
WOOD & METAL BUILDINGS
FIBERGLASS GREENHOUSE
WOOD GARAGE
CINDER BLOCK BUILDING
WOOD DECK
WATER PUMP
BAIRD CEMETERY
STONE WALL
TRANSMISSION POLE ON CONCRETE
ELECTRIC LINE ALONG HIGHWAY SUBJECT TO EASEMENTS RECORDED IN DOC. NO. 184158 & VOL. 445 OFFICIAL PUBLIC RECORDS AS SHEY APPLY.