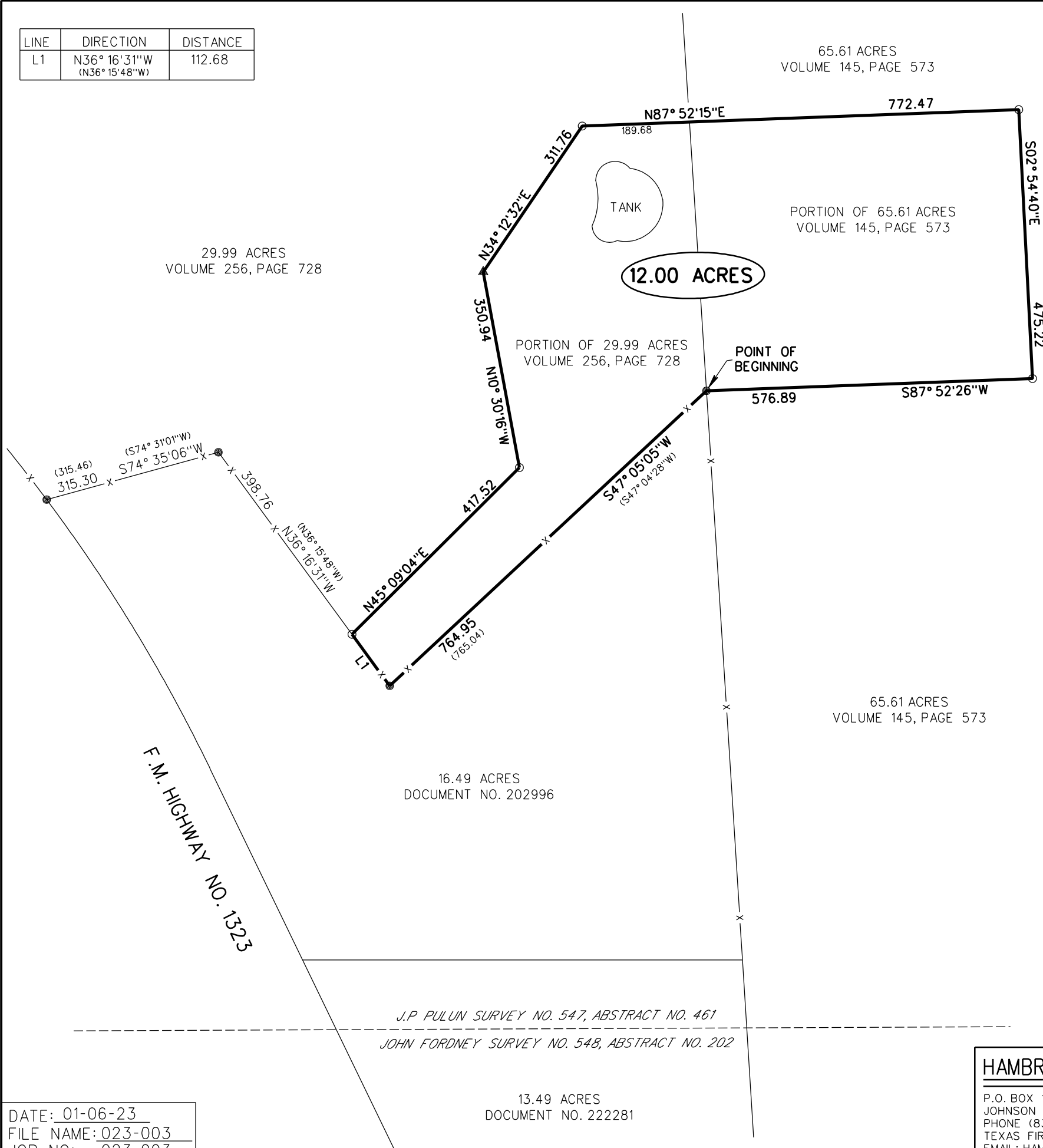


LINE	DIRECTION	DISTANCE
L1	N36° 16' 31" W (N36° 15' 48" W)	112.68



EASEMENTS, AS LISTED IN SCHEDULE B OF FIRST AMERICAN TITLE GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE G.F. NO. 23-001 EFFECTIVE DECEMBER 27, 2022 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON.

SUBJECT TO ANY RULES, REGULATIONS, BY-LAWS OR OTHER MATTERS TO BLANCO COUNTY, TEXAS.

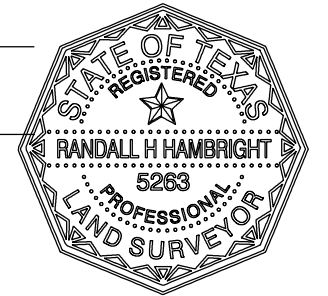
I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO RYAN KEITH AND TRICIA KEITH, FIRST AMERICAN TITLE GUARANTY COMPANY, COUNTYWIDE TITLE AND LENDER THAT I HAVE MADE A SURVEY ON THE GROUND OF THE PROPERTY SHOWN HEREON AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS, VISIBLE UTILITY LINES OR EASEMENTS KNOWN TO ME EXCEPT AS SHOWN HEREON.

01-06-23

DATE

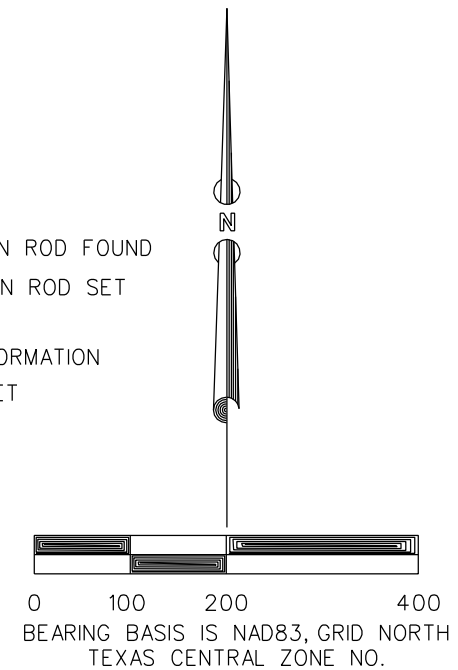
Randall H. Hambright

RANDALL H. HAMBRIGHT, RPLS
TEXAS CERTIFICATE NO. 5263
COUNTY SURVEYOR, BLANCO COUNTY, TEXAS



LEGEND

- 1/2" INCH IRON ROD FOUND
- 1/2" INCH IRON ROD SET
- x - WIRE FENCE
- () RECORD INFORMATION
- ▲ MAG NAIL SET



DATE: 01-06-23
FILE NAME: 023-003
JOB NO: 023-003

J.P. PULUM SURVEY NO. 547, ABSTRACT NO. 461
JOHN FORDNEY SURVEY NO. 548, ABSTRACT NO. 202

13.49 ACRES
DOCUMENT NO. 222281

HAMBRIGHT LAND SURVEYING

P.O. BOX 1226
JOHNSON CITY, TEXAS 78636
PHONE (830) 868-2574
TEXAS FIRM NO. 100587-00
EMAIL: HAMBRIGHTSURVEY@GMAIL.COM

MAP TO ACCOMPANY FIELD NOTE NO. 023-003

SURVEY OF 12.00 ACRES SITUATED IN THE
J.P. PULUM SURVEY NO. 547,
ABSTRACT NO. 461, BLANCO COUNTY, TEXAS

HAMBRIGHT LAND SURVEYING

P.O. BOX 1226
JOHNSON CITY, TEXAS 78636
TEXAS FRIM NO. 100587-00

PHONE: (830) 868-2574
EMAIL: HAMBRIGHTSURVEY@GMAIL.COM

JANUARY 6, 2023, JOB NO. 023-003, FIELD NOTE NO. 023-003, PROJECT:
12.00 ACRES

FIELD NOTES

A DESCRIPTION OF A 12.00 ACRE TRACT OF LAND BEING A PORTION OF THAT 29.99 ACRE TRACT OF LAND DESCRIBED IN VOLUME 256, PAGE 728 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 65.61 ACRE TRACT OF LAND DESCRIBED IN VOLUME 145, PAGE 573 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SITUATED IN THE J.P PULUM SURVEY NO. 547, ABSTRACT NO. 461 IN SAID COUNTY, SAID 12.00 ACRES AS SHOWN ON THE ACCOMPANYING MAP, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½ inch iron rod found for a south corner of said 12.00 acres, being the northeast corner of that certain 16.49 acre tract of land described in Document No. 202996 of the Official Public Records of said County being a west corner of said 65.61 acres;

THENCE along a southeast line of said 12.00 acres, being a southeast line of said 29.99 acres, being a north line of said 16.49 acres, S47°05'05"W, 764.95 feet to a ½ inch iron rod found for the most south corner of said 12.00 acres, being an ell corner of said 16.49 acres and being an ell corner of said 29.99 acres;

THENCE along the southwest line of said 12.00 acres, being a southwest line of said 29.99 being an interior northeast line of said 16.49 acres, N36°16'31"W, 112.68 feet to a ½ inch iron rod set for the most southwest corner of said 12.00 acres;

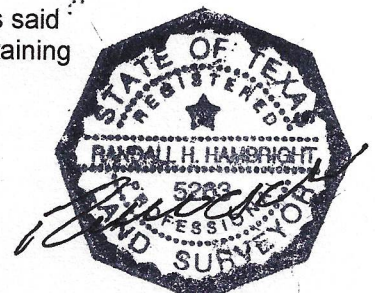
THENCE along the west line of said 12.00 acres, crossing said 29.99 acres, the following three (3) courses;

1. N45°09'04"E, 417.52 feet to a ½ inch iron rod set,
2. N10°30'16"W, 350.94 feet to a mag nail set,
3. N34°12'32"E, 311.76 feet to a ½ inch iron rod set for the northwest corner of said 12.00 acres;

THENCE along the north line of said 12.00 acres, continuing to cross said 29.99 acres, N87°52'15"E, at approximately 189.68 feet pass the east line of said 29.99 acres, being the west line of said 65.61 acres, a total distance of 772.47 feet to a ½ inch iron rod set for the northeast corner of said 12.00 acres;

THENCE along the east line of said 12.00 acres, crossing said 65.61 acres, S02°54'40"E, 475.32 feet to a ½ inch iron rod set for the upper southeast corner of said 12.00 acres;

THENCE along an upper south line of said 12.00 acres, continuing to cross said 65.61 acres, S87°52'26"W, 576.89 feet to the **POINT OF BEGINNING** containing 12.00 acres of land, more or less.



HAMBRIGHT LAND SURVEYING

Phone 830-868-2574
Email hambrightsurvey@gmail.com
Texas Firm No. 100587-00

P.O. BOX 1226
JOHNSON CITY, TEXAS 78636

January 9, 2022

INVOICE

For Professional Land Surveying Services performed on a 12.00 acre tract of land for Ryan Keith, the following amount is due upon receipt of this invoice, Please reference payment to Job No. 023-003.

1. Field Crew and Office staff for 12.00 acres
2. Field Stake line points along boundary line. (Additional Service)

\$1700.00
+ 140.25 sales tax

AMOUNT DUE: \$1840.25

Hambright Land Surveying is looking forward to providing Professional Land Surveying Services for you on future projects.

Sincerely,



Randall H. Hambright R.P.L.S.
Texas Certificate No. 5263