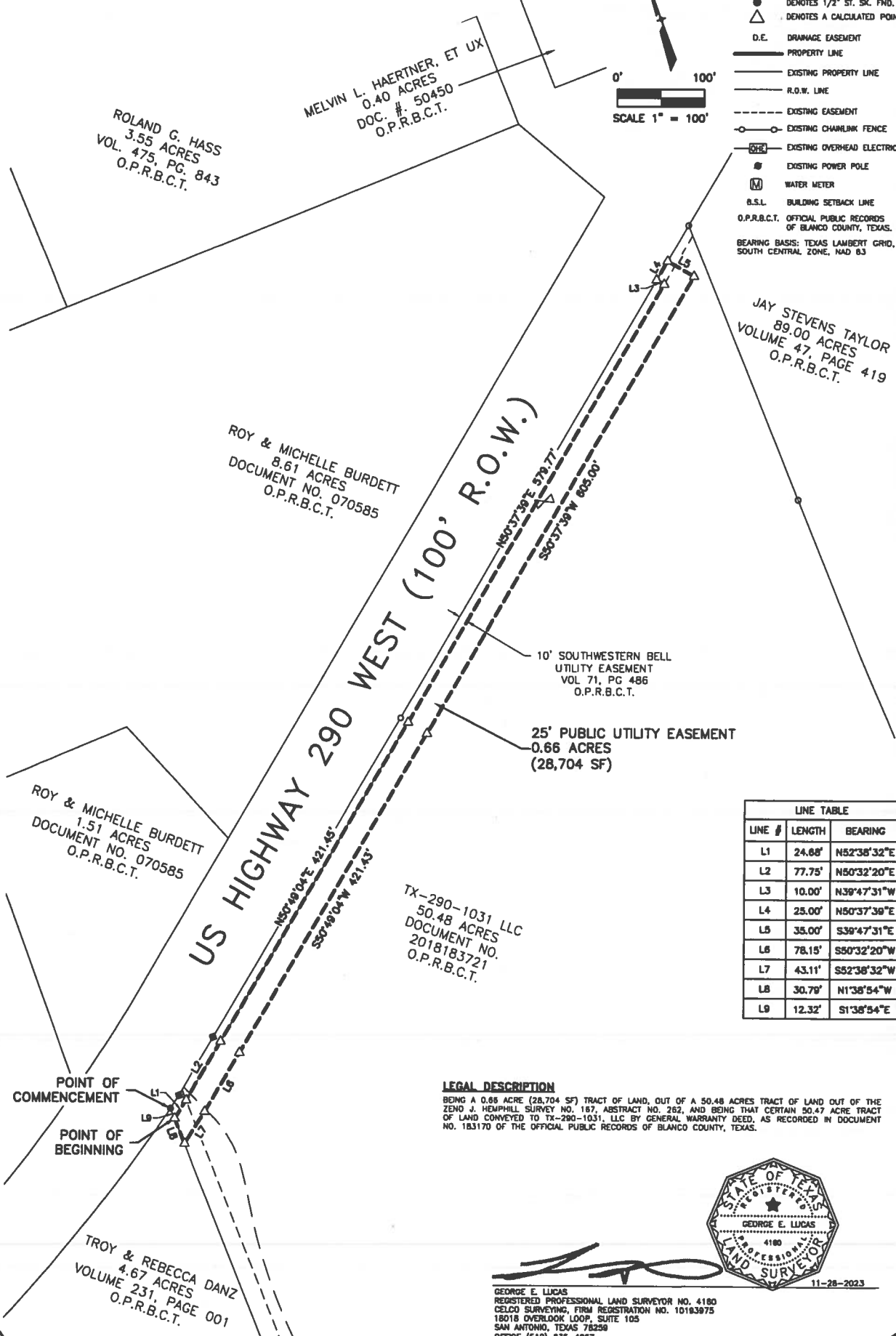
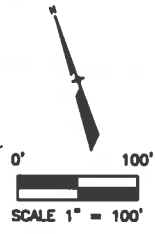


SKETCH TO ACCOMPANY FIELD NOTES

LEGEND

- ⊙ DENOTES BENCHMARK
- DENOTES 1/2" ST. SK. SET
- DENOTES 1/2" ST. SK. FND.
- △ DENOTES A CALCULATED POINT
- D.E. DRAINAGE EASEMENT
- PROPERTY LINE
- EXISTING PROPERTY LINE
- R.O.W. LINE
- - - EXISTING EASEMENT
- EXISTING CHAINLINK FENCE
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- Ⓜ WATER METER
- B.S.L. BUILDING SETBACK LINE
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.
- BEARING BASIS: TEXAS LAMBERT GRID, SOUTH CENTRAL ZONE, NAD 83



ROLAND G. HASS  
3.55 ACRES  
VOL. 475, PG. 843  
O.P.R.B.C.T.

MELVIN L. HAERTNER, ET UX  
0.40 ACRES  
DOC. #. 50450  
O.P.R.B.C.T.

ROY & MICHELLE BURDETT  
8.61 ACRES  
DOCUMENT NO. 070585  
O.P.R.B.C.T.

JAY STEVENS TAYLOR  
89.00 ACRES  
VOLUME 47, PAGE 419  
O.P.R.B.C.T.

ROY & MICHELLE BURDETT  
1.51 ACRES  
DOCUMENT NO. 070585  
O.P.R.B.C.T.

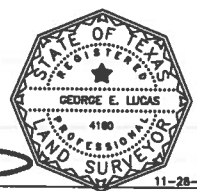
TX-290-1031 LLC  
50.48 ACRES  
DOCUMENT NO.  
2018183721  
O.P.R.B.C.T.

TROY & REBECCA DANZ  
4.67 ACRES  
VOLUME 231, PAGE 001  
O.P.R.B.C.T.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	24.68'	N52°38'32"E
L2	77.75'	N50°32'20"E
L3	10.00'	N39°47'31"W
L4	25.00'	N50°37'39"E
L5	35.00'	S39°47'31"E
L6	78.15'	S50°32'20"W
L7	43.11'	S52°38'32"W
L8	30.79'	N1°38'54"W
L9	12.32'	S1°38'54"E

LEGAL DESCRIPTION

BEING A 0.66 ACRE (28,704 SF) TRACT OF LAND, OUT OF A 50.48 ACRES TRACT OF LAND OUT OF THE ZENO J. HEMPHILL SURVEY NO. 187, ABSTRACT NO. 262, AND BEING THAT CERTAIN 50.47 ACRE TRACT OF LAND CONVEYED TO TX-290-1031, LLC BY GENERAL WARRANTY DEED, AS RECORDED IN DOCUMENT NO. 183170 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.



*George E. Lucas*  
 GEORGE E. LUCAS  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4180  
 CELCO SURVEYING, FIRM REGISTRATION NO. 10183975  
 18018 OVERLOOK LOOP, SUITE 105  
 SAN ANTONIO, TEXAS 78259  
 OFFICE (512) 635-4857

FIELD NOTE DESCRIPTION FOR AN 0.66 ACRE (28,704 SF) TRACT OF LAND, SITUATED IN BLANCO COUNTY, TEXAS:

BEING A 0.66 ACRE (28,704 SF) TRACT OF LAND, OUT OF A 50.48 ACRES TRACT OF LAND OUT OF THE ZENO J. HEMPHILL SURVEY NO. 167, ABSTRACT NO. 262, AND BEING THAT CERTAIN 50.47 ACRE TRACT OF LAND CONVEYED TO TX-290-1031, LLC BY GENERAL WARRANTY DEED, AS RECORDED IN DOCUMENT NO. 183170 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2" iron found, lying in the south right-of-way line of US Highway 290, a public road, common with the north line of said TX-290-1031, LLC tract, marking the northwest corner of said TX-290-1031, LLC, common with the northeast corner of a 4.67 acre tract of land, conveyed by Gift Deed to Troy and Rebecca Danz as recorded in Volume 231, Page 001 of the Official Public Records of Blanco, Texas;

THENCE, South 01°38'54" East, along the east line of said Danz tract, common with the west line of said TX-290-1031, LLC tract, a distance of 12.32 feet, to a calculated point, for the northwest corner of this tract and the POINT OF BEGINNING;

THENCE, along the north line of this tract, through and across said TX-290-1031, LLC tract, the following five (5) courses and distances:

- 1) North 52°38'32" East, a distance of 24.68 feet, to a calculated point, for an angle corner of this tract;
- 2) North 50°32'20" East, a distance of 77.75 feet, to a calculated point, for an angle corner of this tract
- 3) North 50°49'04" East, a distance of 421.45 feet, to a calculated point, for an angle corner of this tract;
- 4) North 50°37'39" East, a distance of 579.77 feet, to a calculated point, for an angle corner of this tract, and;
- 5) North 39°47'31" West, a distance of 10.00 feet, to a calculated point, lying in the south right-of-way line of US Highway 290, a public road, common with the north line of said TX-290-1031, LLC tract, for an angle corner of this tract;

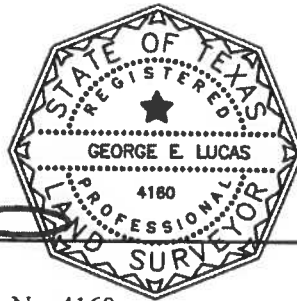
THENCE, North 50°37'39" East, along the south right-of-way line of said US Highway 290, common with the north line of said TX-290-1031, LLC tract, a distance of 25.00 feet, to a calculated point, marking an angle corner of said TX-290-1031, LLC tract, common with an angle corner of said US Highway 290, for the northeast corner of this tract;

THENCE, leaving the south right-of-way line of said US Highway 290, common with the north line of said TX-290-1031, LLC tract, along the east and south lines of this tract, through and across said TX-290-1031, LLC tract, the following five (5) courses and distances:

- 1) South 39°47'31" East, a distance of 35.00 feet, to a calculated point, for the southeast corner of this tract;
- 2) South 50°37'39" West, a distance of 605.00 feet, to a calculated point, for an angle corner of this tract;

- 3) South  $50^{\circ}49'04''$  West, a distance of 421.43 feet, to a calculated point, for an angle corner of this tract;
- 4) South  $50^{\circ}32'20''$  West, a distance of 78.15 feet, to a calculated point, for an angle corner of this tract, and;
- 5) South  $52^{\circ}38'32''$  West, a distance of 43.11 feet, to a calculated point, lying in the east line of said Danz tract, for the southwest corner of this tract;

THENCE, North  $01^{\circ}38'54''$  West, along the west line of this tract, common with the east line of said Danz tract, a distance of 30.79 feet, to the POINT OF BEGINNING, containing 0.66 acres (28,704 SF) of land, more or less.



George E. Lucas  
Registered Professional Land Surveyor No. 4160  
Celco Surveying, Firm Registration No. 10193975  
18018 Overlook Loop, Suite 105  
San Antonio, Texas  
Date: January 5, 2024