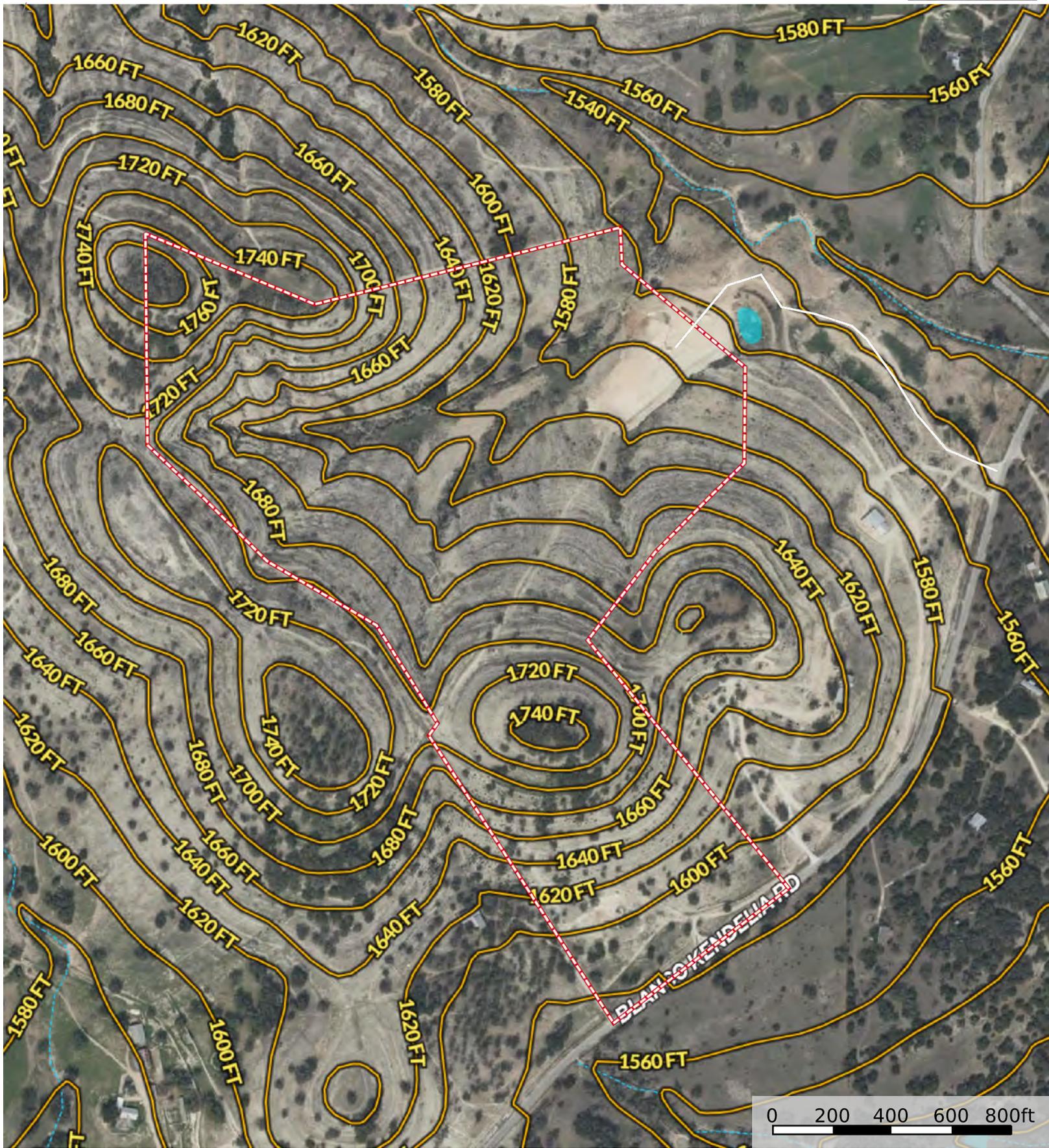
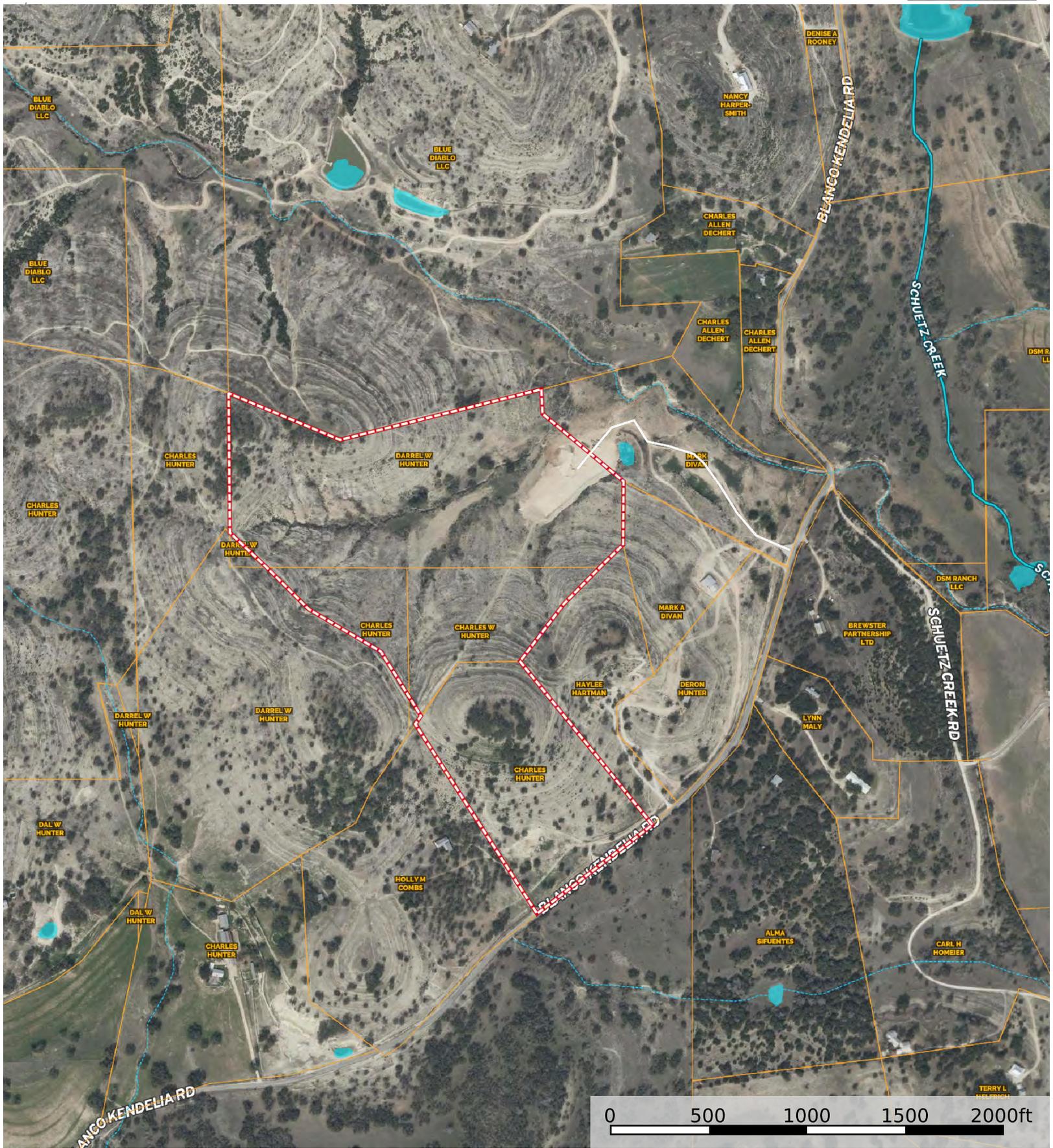


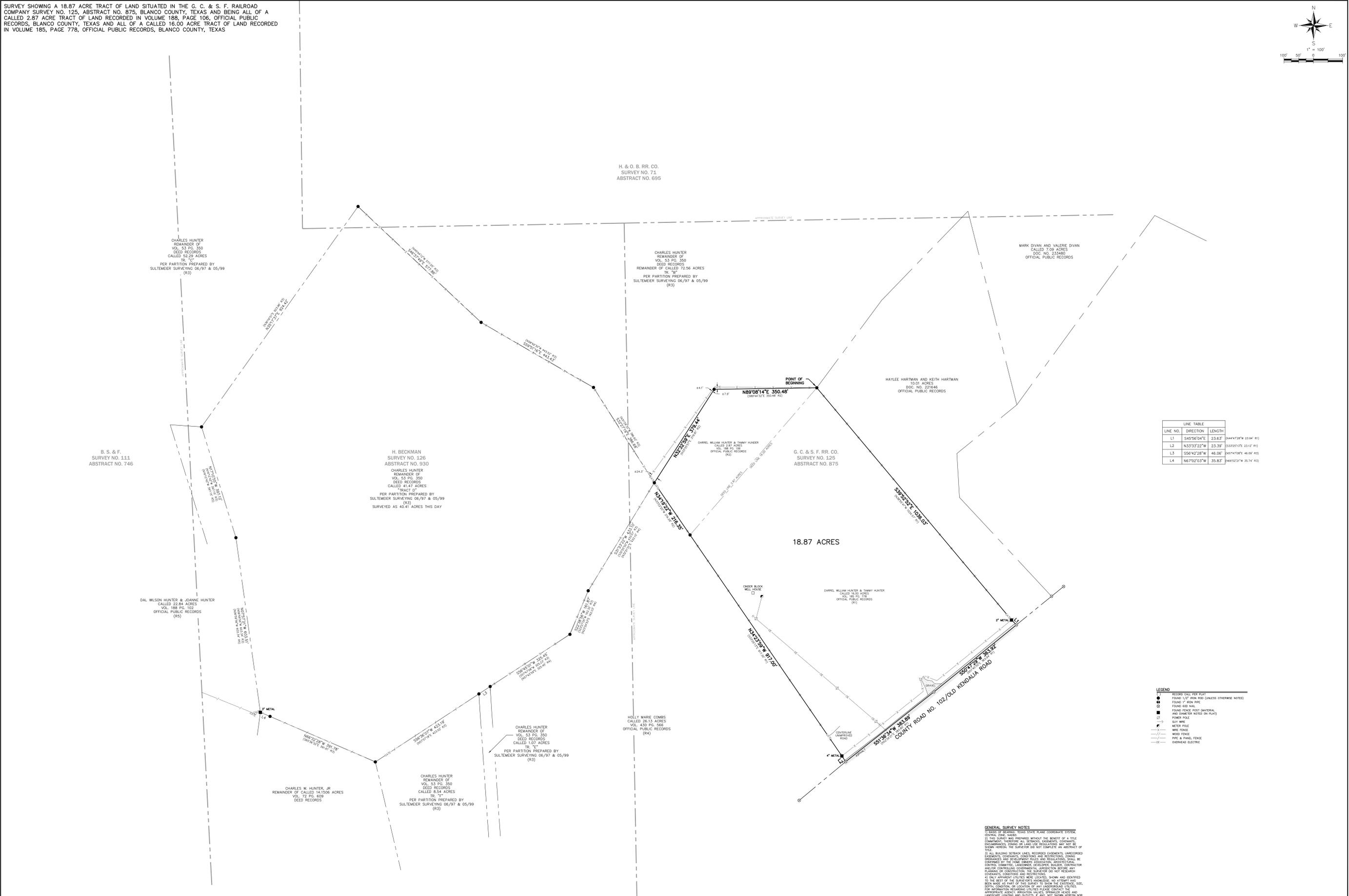
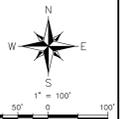


-  Primary Road 1
-  Boundary
-  Stream, Intermittent
-  River/Creek
-  Water Body





SURVEY SHOWING A 18.87 ACRE TRACT OF LAND SITUATED IN THE G. C. & S. F. RAILROAD COMPANY SURVEY NO. 125, ABSTRACT NO. 875, BLANCO COUNTY, TEXAS AND BEING ALL OF A CALLED 2.87 ACRE TRACT OF LAND RECORDED IN VOLUME 185, PAGE 106, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS AND ALL OF A CALLED 16.00 ACRE TRACT OF LAND RECORDED IN VOLUME 185, PAGE 778, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS



LINE NO.	DIRECTION	LENGTH
L1	S45°56'04"E	23.63'
L2	N33°33'22"W	23.39'
L3	S56°42'28"W	46.06'
L4	N67°02'03"W	35.83'

**LEGEND**

- RECORDS CALL PER PLAN
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- FOUND 1" IRON PIPE
- FOUND 800 GAL. AND QUARTER INCH (ON PLAN)
- FOUND FENCE POST (WATER AND QUARTER INCH ON PLAN)
- POWER POLE
- GUY WIRE
- METER POLE
- GUY WIRE
- WIRE FENCE
- WOOD FENCE
- PIPE & PANEL FENCE
- OVERHEAD ELECTRIC

**GENERAL SURVEY NOTES**

- 1) THIS SURVEY WAS MADE ON THE GROUND AND THE INSTRUMENTS USED WERE CALIBRATED AND FOUND TO BE ACCURATE.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE CURATIVE THEREFORE ALL RECORDS, RECORDS, COVENANTS, DISBURSALS, EASMENTS OF LAND USE REGULATIONS MAY NOT BE SHOWN HEREIN. THE SURVEYOR DOES NOT COMPLETE AN ABSTRACT OF TITLE.
- 3) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, COING ENCUMBRANCES AND OTHER INSTRUMENTS, RECORDS, COVENANTS, DISBURSALS AND EASEMENTS SHALL BE SHOWN AND IDENTIFIED BY THIS SURVEYOR. THE SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING AND/OR CONTROLLING GOVERNMENTAL JURISDICTION BEFORE ANY PLANNING OR CONSTRUCTION. THE SURVEYOR DOES NOT WARRANT GOVERNMENT JURISDICTION AND RESTRICTIONS.
- 4) ONLY APPARENT UTILITIES WERE LOCATED, SHOWN AND IDENTIFIED BY THIS SURVEY. THE SURVEYOR'S KNOWLEDGE, NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXTENT, SIZE, DEPTH, LOCATION OR LOCATION OF ANY UNDERGROUND UTILITIES. FOR RELIANCE ON RECORDS, UTILITIES SHALL CONTACT THE APPROPRIATE AGENCY, UTILITY, OR OTHER PARTY WHOSE RECORDS OR INFORMATION IS MOST CURRENT AND ACCURATE.
- 5) LOCATIONS AND COORDINATES OF ANY ORIGINAL PATENTS, SHOW OR BE ADJACENT TO THIS TRACT AND ADJACENT TRACTS WITHIN ARE APPROXIMATE. ORIGINAL PATENTS WERE NOT RECORDED OR LOCATED ON THE GROUND. PATENT PROBLEMS AND/OR CONFLICTS MAY EXIST.
- 6) ADDRESSES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT WARRANT THE ACCURACY OF ANY ADDRESS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAN CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

03/31/2021

CHRISTOPHER JURCA  
REGISTERED PROFESSIONAL LAND SURVEYOR #614

WCR LAND SURVEYING  
850-833-3555  
SPECIALS FIRM #0184153

JOB NO.: 2334-24  
DRAWN BY: E.J.F.  
CHECKED BY: C.J.U.  
SHEET: 1 OF 1



P.O. Box 481 Blanco, TX 78606  
(830)833-3010 info@wcrlandsurveying.com  
TBPE&LS FIRM #10194135

## **FIELD NOTE DESCRIPTION OF A 18.87 ACRE TRACT OF LAND**

Being a **18.87 acre** tract of land situated in the G. C. & S. F. Railroad Company Survey No. 125, Abstract No. 875, Blanco County, Texas and being all of a called 2.87 acre tract of land recorded in Volume 188, Page 106, Official Public Records, Blanco County, Texas and all of a called 16.00 acre tract of land recorded in Volume 185, Page 778, Official Public Records, Blanco County, Texas, said **18.87 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod found for the west corner of a called 10.01 acre tract of land recorded in Document No. 221646, Official Public Records, Blanco County, Texas, the east corner of the above referenced 2.87 acre tract, the north corner of the above referenced 16.00 acre tract and the northeasterly corner of the herein described tract;

**THENCE** with common lines of said 10.01 acre tract and said 16.00 acre tract the following courses and distances:

**S 39°52' 52" E**, a distance of **1036.03'** to a 2" metal fence post found;

and **S 45°56' 04" E**, a distance of **23.63'** to a 60D nail found in the approximate centerline of County Road No. 102 (also known as Old Kendalia Road), for the southernmost corner of said 10.01 acre tract, the easternmost corner of said 16.00 acre tract and the herein described tract;

**THENCE** with southeast lines of said 16.00 acre tract and the approximate centerline of said road the following courses and distances:

**S 50°47' 29" W**, a distance of **363.92'** to a 60D nail found;

and **S 51°36' 34" W**, a distance of **383.89'** to a 60D nail found for the easternmost corner of a called 26.13 acre tract of land recorded in Volume 430, Page 566, Official Public Records, Blanco County, Texas, the southernmost corner of said 16.00 acre tract and herein described tract;

**THENCE** with common lines of said 26.13 acre tract, said 16.00 acre tract and the aforementioned 2.87 acre tract, the following courses and distances:

**N 33°33' 22" W**, a distance of **23.39'** to a 4" metal fence post found;

**N 34°23' 59" W**, a distance of **917.00'** to a 1/2" iron rod found;

and **N 34°19' 22" W**, a distance of **216.35'** to a 1/2" iron rod found for the northernmost corner of said 26.13 acre tract, the westernmost corner of said 2.87 acre tract and herein described tract;

**THENCE** with northerly lines of said 2.87 acre tract the following courses and distances:

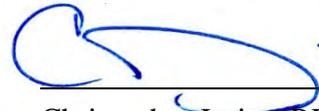
**N 32°32' 59" E**, a distance of **379.44'** to a 1/2" iron rod found;

and **N 89°08' 14" E**, a distance of **350.48'** to the **POINT OF BEGINNING** containing **18.87 acres** of land.

Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. 1/2" iron rods set with a yellow "WCR" plastic cap.



  
03/27/2024  
Christopher Jurica, RPLS #6344  
Job No. 2334-24



\*VG-15-2024-241187\*

Blanco County  
Laura Walla  
Blanco County Clerk

Instrument Number: 241187

Real Property Recordings

Recorded On: April 12, 2024 03:18 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$40.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 241187  
Receipt Number: 20240412000008  
Recorded Date/Time: April 12, 2024 03:18 PM  
User: Melody E  
Station: cclerk01

**Record and Return To:**

CHARLES HUNTER



STATE OF TEXAS  
Blanco County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Blanco County, Texas

Laura Walla  
Blanco County Clerk  
Blanco County, TX

**COUNTY ORDER OF ACCEPTANCE OF LAND LOCATION AFFIDAVIT**

On April 12, 2024, the Commissioner Weir and Judge Bray considered the Affidavit of Land Location and Exemption of Charles Hunter, stating that the proposed division of the real property, legally described as:

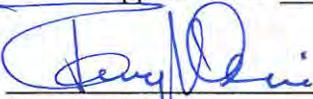
ABS A0875 SURVEY 125 GC & SF RR CO., ACRES 50.23 and as more particularly described in the attached Affidavit of Land Location and Exemption.

fell within one of the exceptions outlined in the Blanco County Subdivision Regulations as stated in the affidavit.

Commissioner Weir determined that the proposed division of the property is exempt from the Blanco County Subdivision Regulation 101.100 requiring that the platted division be approved by the Commissioners Court due to the fact it fell within the exception of 104.120 based upon the facts set forth in the Affidavit and accompanying plat.

IT IS THEREFORE ORDERED that a copy of this Order, along with a copy of the Affidavit, be filed in the real property records for the above-described property. This Order is only effective for the division described in the attached Affidavit and is not an exemption for future divisions.

Approved this 12<sup>th</sup> of April, 2024.

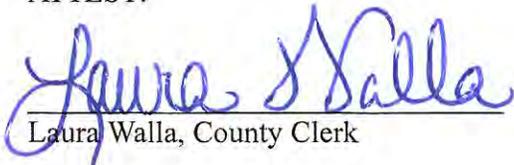


Tommy Weir  
Blanco County Precinct 1 Commissioner



Brett Bray  
Blanco County Judge

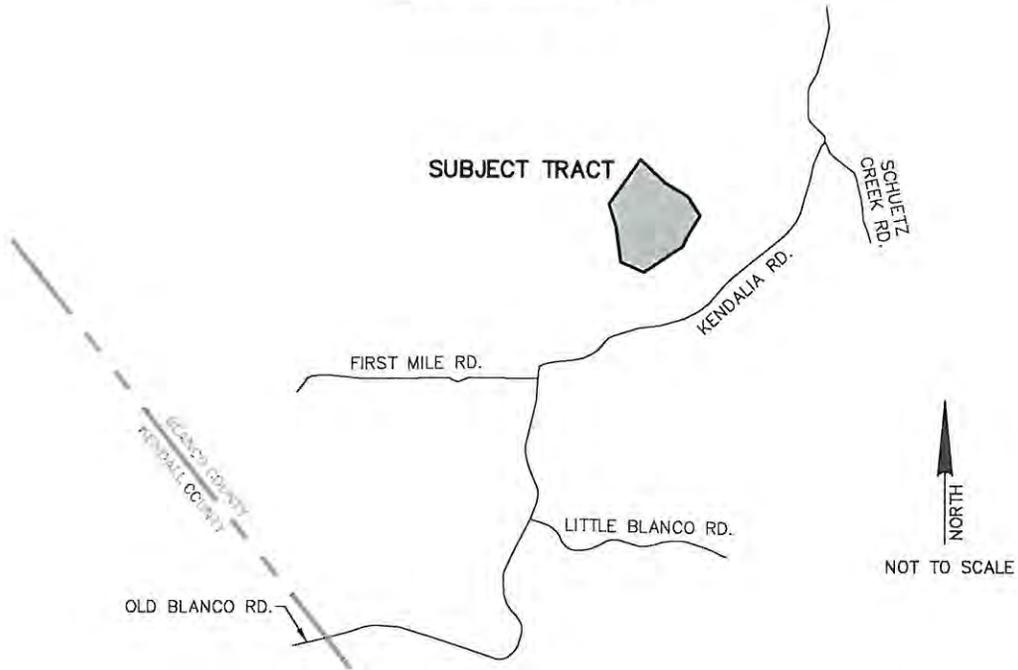
ATTEST:



Laura Walla, County Clerk

# AFFIDAVIT OF LAND LOCATION & EXCEPTION

## LOCATION MAP



I, CHARLES HUNTER, HEREBY AFFIRM THAT THIS PLAT IS A TRUE AND CORRECT COPY OF THE PLAT PREPARED BY A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT IT DEPICTS THE 40.41 ACRE TRACT TO BE DIVIDED AS ILLUSTRATED, SUCH TRACT BEING OUT OF THE G. C. & S. F. RAILROAD COMPANY SURVEY NO. 125, ABSTRACT NO. 875, THE H. BECKMAN SURVEY NO. 126, ABSTRACT NO. 930 AND THE H. & O. B. RR. CO. SURVEY NO. 71, ABSTRACT NO. 695, BLANCO COUNTY, TEXAS

*Charles Hunter*

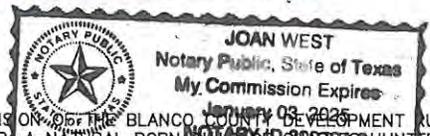
CHARLES HUNTER

STATE OF TEXAS  
COUNTY OF

THIS INSTRUMENT WAS SWORN TO AND SUBSCRIBED BEFORE ME ON 04-01 2024

*Joan West*

NOTARY PUBIC, STATE OF TEXAS



THIS TRACT IS EXEMPT FROM PLATTING PER EXCEPTION 104.120 FAMILY DIVISION OF THE BLANCO COUNTY DEVELOPMENT RULES AND REGULATIONS. THE SUBJECT 40.41 ACRE TRACT WILL BE TRANSFERRED TO DARREL HUNTER, A NATURAL BORN CITIZEN OF TEXAS. IF THE SUBJECT TRACT IS SOLD, GIVEN, OR OTHERWISE TRANSFERRED TO AN INDIVIDUAL WHO IS NOT RELATED TO THE OWNER WITHIN THE THIRD DEGREE OF CONSANGUINITY OR AFFINITY, THE PLATTING REQUIREMENTS APPLY. ANY TRANSFER OR CONVEYANCE OF THE SUBJECT TRACT MUST INCLUDE THE CONVEYANCE OR TRANSFER OF THE EASEMENT FOR ROADWAY PURPOSES.

THIS TRACT CANNOT NOT BE FURTHER SUBDIVIDED UNLESS IN COMPLIANCE WITH THE BLANCO COUNTY DEVELOPMENT REGULATIONS IN EFFECT AT THE TIME OF THE DIVISION.

THIS DIVISION SHALL COMPLY WITH SECTION 202.401 OF THE BLANCO COUNTY DEVELOPMENT RULES AND REGULATIONS AS IT MAY APPLY.  
RESPONSIBLE PARTIES FOR FUTURE ROAD MAINTENANCE:  
CHARLES HUNTER & DARREL HUNTER



P.O. BOX 481 BLANCO, TX 78606  
830-833-3010 INFO@WCRLANDSURVEYING.COM  
TBPE&LS FIRM #10194135

JOB NO.: 2334-24	
DRAWN BY: CJJ	CHECKED BY: CJJ
SHEET: 1 OF 2	

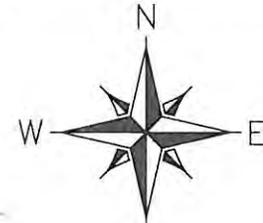
SURVEY SHOWING A 40.41 ACRE TRACT OF LAND SITUATED IN THE G. C. & S. F. RAILROAD COMPANY SURVEY NO. 125, ABSTRACT NO. 875, THE H. BECKMAN SURVEY NO. 126, ABSTRACT NO. 930 AND THE H. & O. B. RR. CO. SURVEY NO. 71, ABSTRACT NO. 695, BLANCO COUNTY, TEXAS AN BEING PART OF THAT TRACT OF LAND RECORDED IN VOLUME 53, PAGE 350, DEED RECORDS, BLANCO COUNTY, TEXAS

AND A FORTY (40') FEET WIDE ROADWAY EASEMENT SITUATED IN THE H. BECKMAN S-126 A-930, BLANCO COUNTY, TEXAS AND BEING ACROSS THAT TRACT OF LAND RECORDED IN VOLUME 53, PAGE 350, DEED RECORDS, BLANCO COUNTY, TEXAS

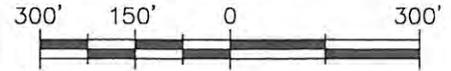
CHARLES HUNTER  
REMAINDER OF  
VOL. 53 PG. 350  
DEED RECORDS  
CALLED 52.29 ACRES  
TR. "C"  
PER PARTITION PREPARED BY  
SULTEMEIER SURVEYING  
06/97 & 05/99

H. & O. B. RR. CO.  
SURVEY NO. 71  
ABSTRACT NO. 695

CHARLES HUNTER  
REMAINDER OF  
VOL. 53 PG. 350  
DEED RECORDS  
REMAINDER OF CALLED 72.56 ACRES  
TR. "B"  
PER PARTITION PREPARED BY  
SULTEMEIER SURVEYING 06/97 &  
05/99



1" = 300'



G. C. & S. F. RR. CO.  
SURVEY NO. 125  
ABSTRACT NO. 875

DARREL WILLIAM HUNTER & TAMMY  
HUNTER  
CALLED 2.87 ACRES  
VOL. 188 PG. 106  
OFFICIAL PUBLIC RECORDS

DARREL WILLIAM HUNTER & TAMMY  
HUNTER  
CALLED 16.00 ACRES  
VOL. 185 PG. 778  
OFFICIAL PUBLIC RECORDS

HOLLY MARIE COMBS  
CALLED 26.13 ACRES  
VOL. 430 PG. 566  
OFFICIAL PUBLIC RECORDS

DAL WILSON HUNTER &  
JOANNE HUNTER  
CALLED 22.84 ACRES  
VOL. 188 PG. 102  
OFFICIAL PUBLIC RECORDS

H. BECKMAN  
SURVEY NO. 126  
ABSTRACT NO. 930  
40.41 ACRES

N66°32'28"W 391.78'  
N67°02'03"W 35.83'

CHARLES W. HUNTER, JR  
REMAINDER OF CALLED  
14.1506 ACRES  
VOL. 72 PG. 609  
DEED RECORDS

CHARLES HUNTER  
REMAINDER OF  
VOL. 53 PG. 350  
DEED RECORDS  
CALLED 8.54 ACRES  
TR. "F"  
PER PARTITION PREPARED BY  
SULTEMEIER SURVEYING  
06/97 & 05/99

FORTY (40') FEET WIDE  
ROADWAY EASEMENT

**NOTES**

- 1) THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY. A DETAILED BOUNDARY AND IMPROVEMENT SURVEY OF THE SUBJECT TRACT AND EASEMENT PREPARED BY SEPARATE SURVEY.
- 2) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
- 3) 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.

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L5	N56°19'08"W	420.53'
L6	N07°12'54"W	239.74'
L7	N03°50'52"W	431.86'
L8	N03°23'14"W	70.59'

COUNTY ROAD NO. 102/  
OLD KENDALIA ROAD

**WCR**  
**LAND SURVEYING**

P.O. BOX 481 BLANCO, TX 78606  
830-833-3010 INFO@WCRLANDSURVEYING.COM  
TBPE&LS FIRM #10194135

JOB NO.: 2334-24

DRAWN BY: CJJ

CHECKED BY: CJJ

SHEET: 2 OF 2



P.O. Box 481 Blanco, TX 78606  
(830)833-3010 info@wcrlandsurveying.com  
TBPE&LS FIRM #10194135

**FIELD NOTE DESCRIPTION OF A  
40.41 ACRE TRACT OF LAND**

Being a **40.41 acre** tract of land situated in the G. C. & S. F. Railroad Company Survey No. 125, Abstract No. 875, the H. Beckman Survey No. 126, Abstract No. 930 and the H. & O. B. Rr. Co. Survey No. 71, Abstract No. 695, Blanco County, Texas an being part of that tract of land recorded in Volume 53, Page 350, Deed Records, Blanco County, Texas, said **40.41 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod found for the northeast corner of a called 22.84 acre tract of land recorded in Volume 188, Page 102, Official Public Records, Blanco County, Texas, for the westernmost corner of the herein described tract;

**THENCE** severing the above referenced tract recorded in Volume 53, Page 350 the following courses and distances:

**N 35°17' 37" E**, a distance of **924.42'** to a 1/2" iron rod found;

**S 46°37' 49" E**, a distance of **577.86'** to a 1/2" iron rod found;

**S 59°51' 16" E**, a distance of **443.43'** to a 1/2" iron rod found;

and **S 32°27' 19" E**, a distance of **386.68'** to a 1/2" iron rod found for the west corner of a called 2.87 acre tract of land recorded in Volume 188, Page 106, Official Public Records, Blanco County, Texas, the northernmost corner of a called 26.13 acre tract of land recorded in Volume 430, Page 566, Official Public Records, Blanco County, Texas and an east corner of the herein described tract;

**THENCE** with northwesterly lines of said 26.13 acre tract the following courses and distances:

**S 31°23' 22" W**, a distance of **433.10'** to a 1/2" iron rod found;

**S 22°38' 56" W**, a distance of **161.87'** to a 1/2" iron rod found;

and **S 56°45' 01" W**, a distance of **325.45'** to a 1/2" iron rod found for the northwest corner of said 26.13 acre tract an angle point of the herein described tract;

**THENCE** severing said tract recorded in Volume 53, Page 350 the following courses and distances:

**S 56°42' 28" W**, a distance of **46.06'** to a 1/2" iron rod found;

# WCR

## LAND SURVEYING

P.O. Box 481 Blanco, TX 78606  
(830)833-3010 info@wcrlandsurveying.com  
TBPE&LS FIRM #10194135

### FIELD NOTE DESCRIPTION OF A FORTY (40') FEET WIDE ROADWAY EASEMENT

Being a **forty (40') feet wide roadway easement** situated in the H. Beckman S-126 A-930, Blanco County, Texas and being across that tract of land recorded in Volume 53, Page 350, Deed Records, Blanco County, Texas, said easement being twenty (20') each side of a centerline more particularly described by courses and distances as follows:

**BEGINNING** at a point in a southeast line of the above referenced tract recorded in Volume 53, Page 350, also being in the approximate centerline of County Road No. 102 (also known as Old Kendalia Road) and bears S 59°13'57" W, a distance of 22.17' from a 60D nail found for the southwest corner of a called 26.13 acre tract of land recorded in Volume 430, Page 566, Official Public Records, Blanco County, Texas;

**THENCE** crossing said tract recorded in Volume 53, Page 350, twenty (20') westerly of and parallel to westerly lines of said 26.13 acre tract the following courses and distances:

N 56° 19' 08" W, a distance of 420.53' to a point;

N 07° 12' 54" W, a distance of 239.74' to a point;

N 03° 50' 52" W, a distance of 431.86' to a point;

and N 03° 23' 14" W, a distance of 70.59' to the **POINT OF TERMINATION** of the centerline of the herein described easement and bears S 56°42'28" W, a distance of 23.07' from a 1/2" iron rod found for the northwest corner of said 26.13 acre tract.

#### Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. 1/2" iron rods set with a yellow "WCR" plastic cap.



 03/27/2024

Christopher Jurica, RPLS #6344  
Job No. 2334-24

and **S 56°36' 07" W**, a distance of **423.19'** to a 1/2" iron rod found for the northeast corner of the remainder of a called 14.1506 acre tract of land recorded in Volume 72, Page 609, Deed Records, Blanco County, Texas and the southernmost corner of the herein described tract;

**THENCE** with a northerly of said 14.1506 acre tract the following courses and distances:

**N 66°32' 28" W**, a distance of **391.78'** to a 1/2" iron rod found;

and **N 67°02' 03" W**, a distance of **35.83'** to a 3" metal fence post found for an angle point of the aforementioned 22.84 acre tract, a northerly corner of said 14.1506 acre tract and the southwest corner of the herein described tract;

**THENCE** with easterly lines of said 22.84 acre tract the following courses and distances:

**N 07°57' 21" W**, a distance of **603.51'** to a 1/2" iron rod found;

and **N 17°10' 55" W**, a distance of **397.12'** to the **POINT OF BEGINNING** containing **40.41 acres** of land.

Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. 1/2" iron rods set with a yellow "WCR" plastic cap.



  
03/27/2024  
Christopher Jurica, RPLS #6344  
Job No. 2334-24