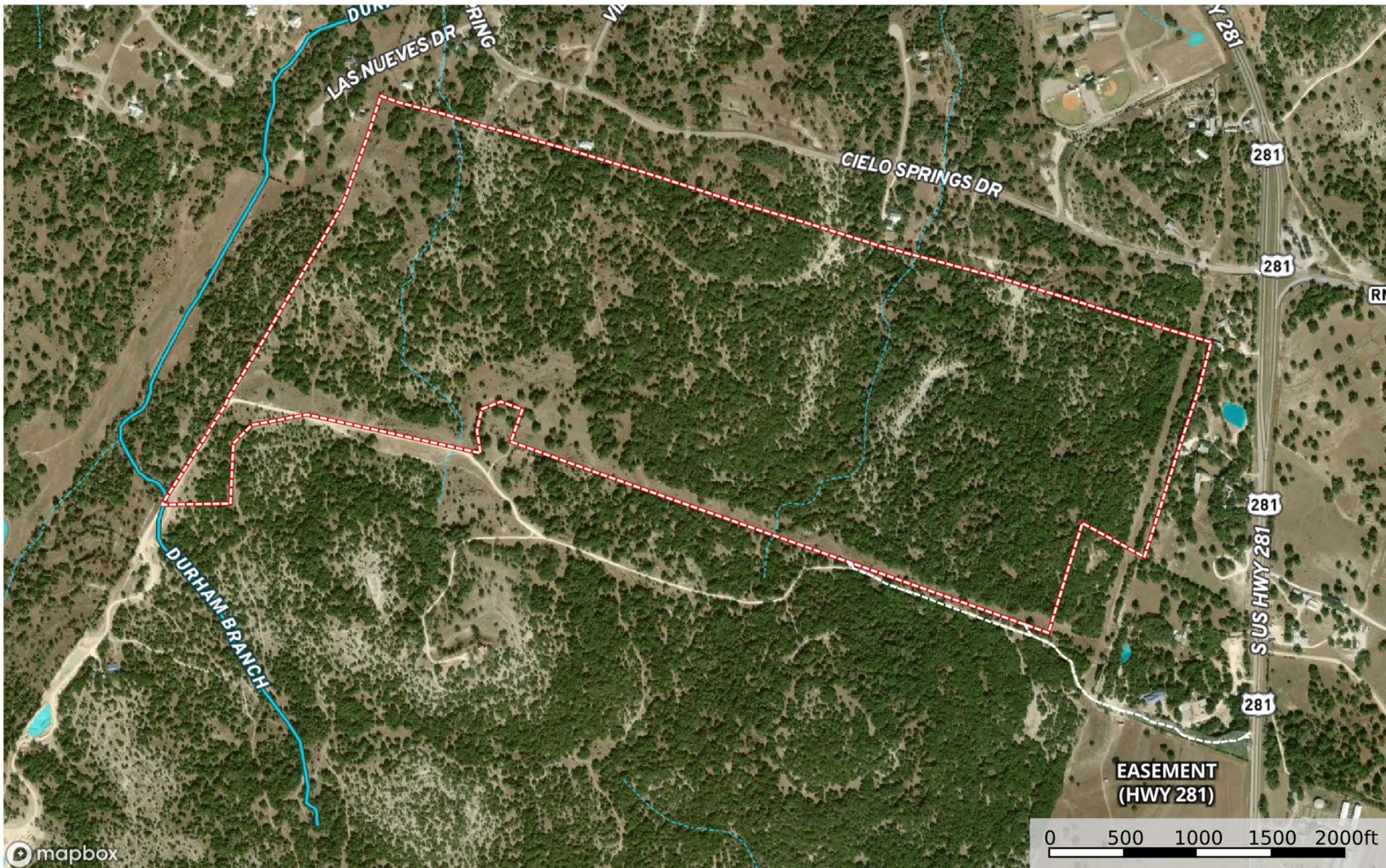
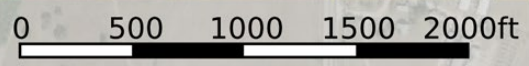


Blanco South Ranch

Blanco County, Texas, 290.92 AC +/-



**EASEMENT
(HWY 281)**



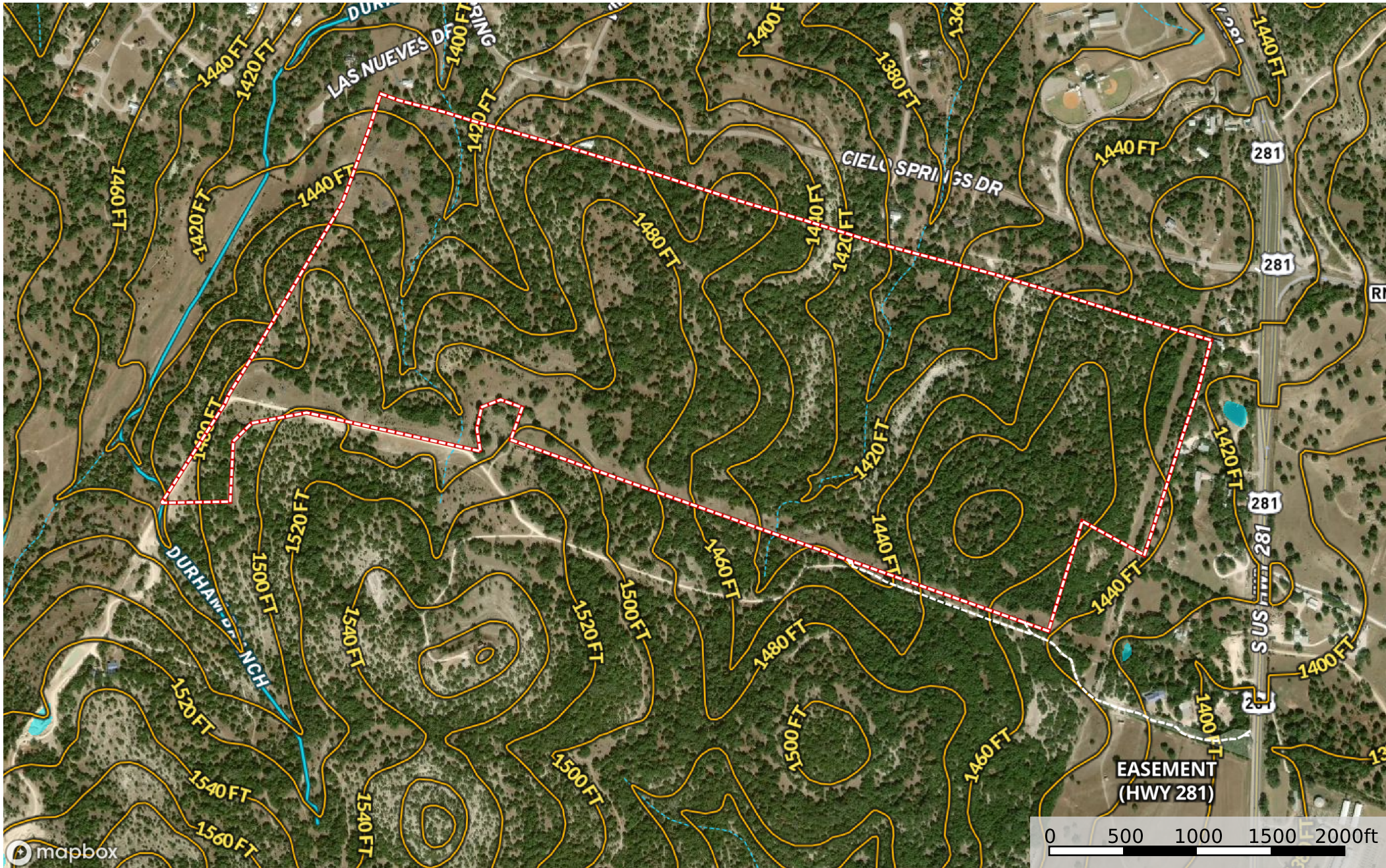
- Road / Easement
- Easement (Multi-
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



The information contained herein was obtained from sources deemed to be reliable. No warranties or guarantees as to the accuracy is claimed.

Blanco South Ranch

Blanco County, Texas, 290.92 AC +/-

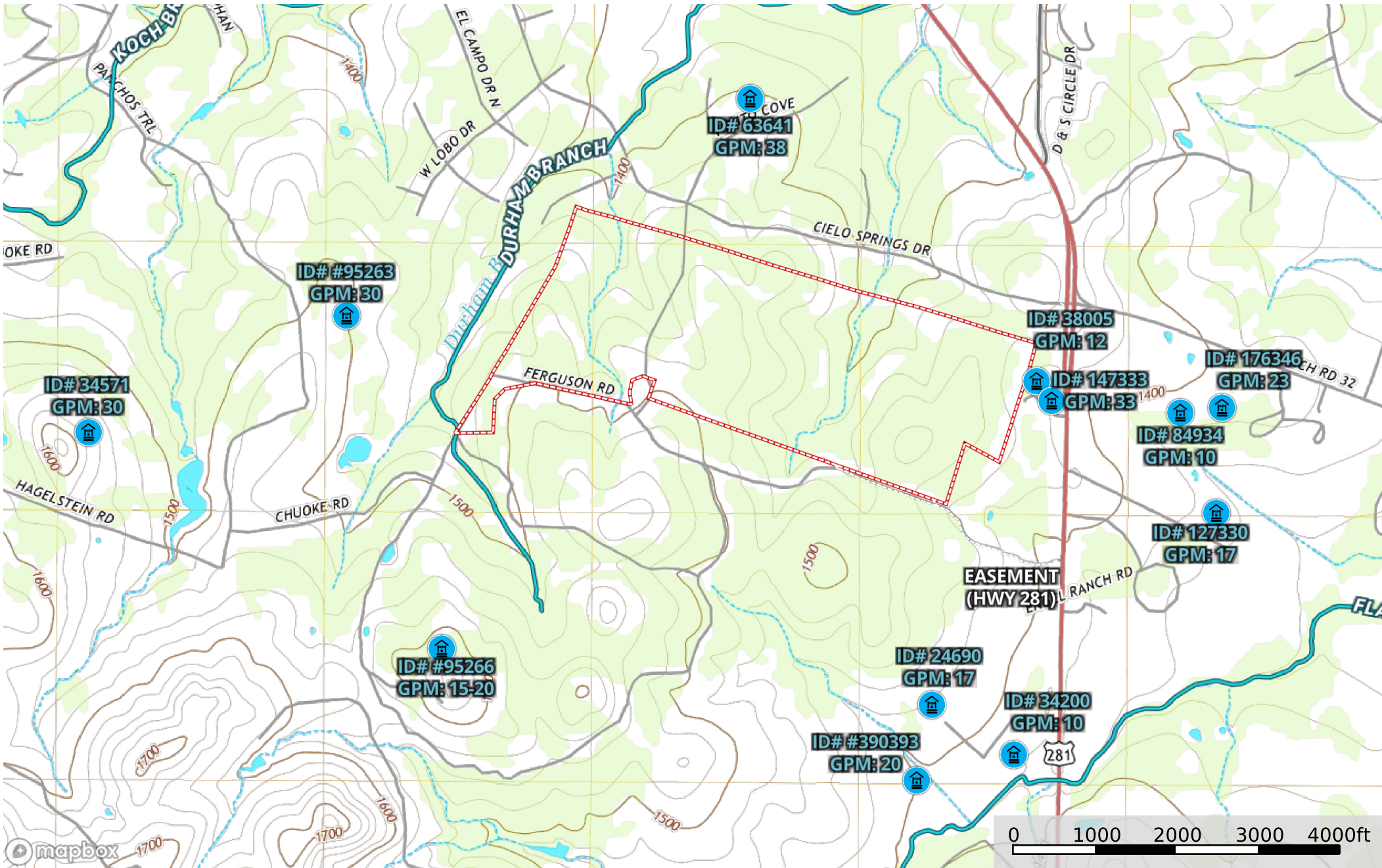


Road / Easement Easement (Multi- Boundary Stream, Intermittent River/Creek Water Body



The information contained herein was obtained from sources deemed to be reliable. No warranties or guarantees as to the accuracy is claimed.

Blanco South Ranch-H2O
 Blanco County, Texas, 290.92 AC +/-



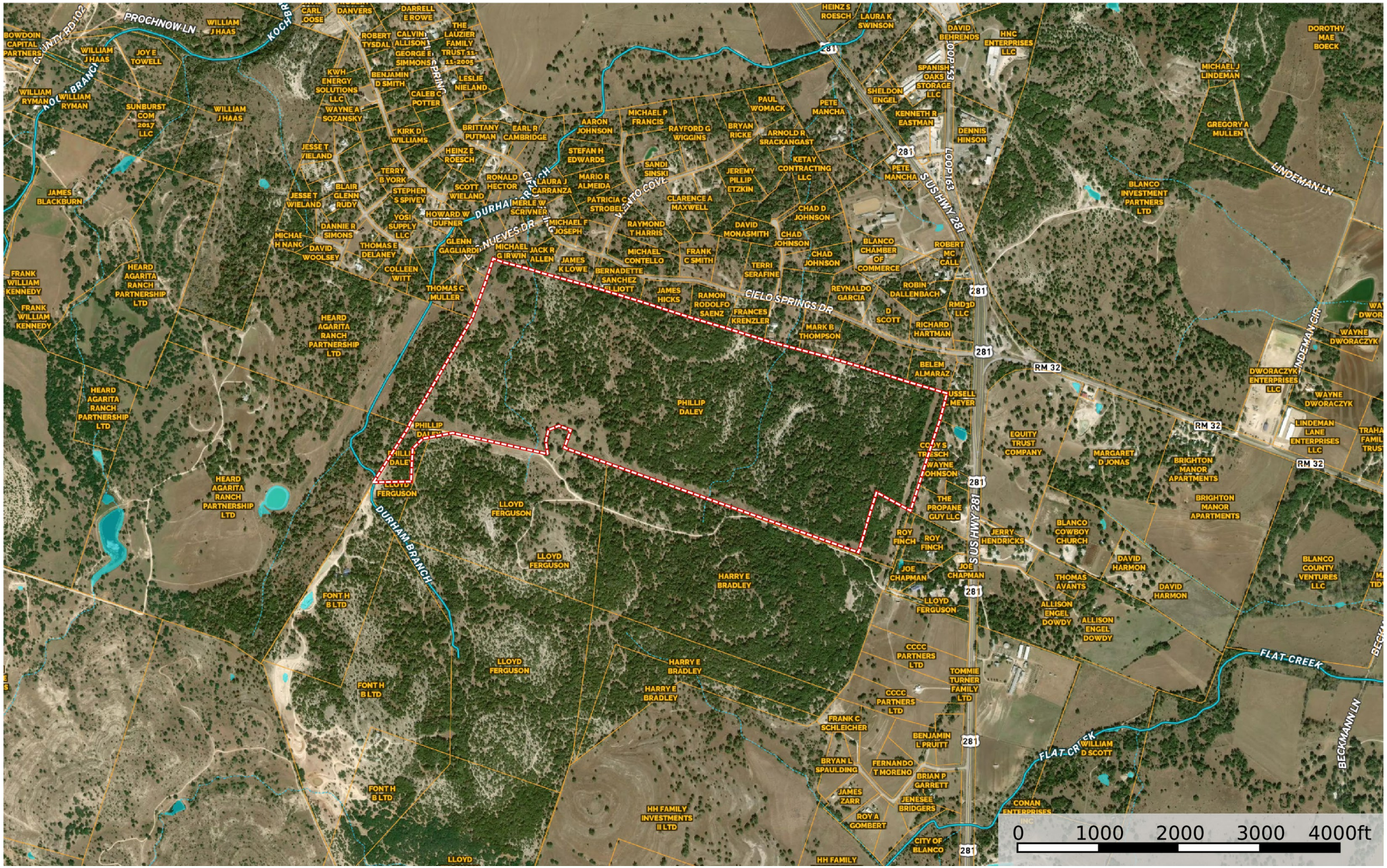
-  Well
-  Road / Easement
-  Easement (Multi-
-  Boundary
-  Stream, Intermittent
-  River/Creek
-  Water Body



The information contained herein is obtained from sources deemed to be reliable. No warranties or guarantees as to the accuracy is claimed.

Daley Ranch

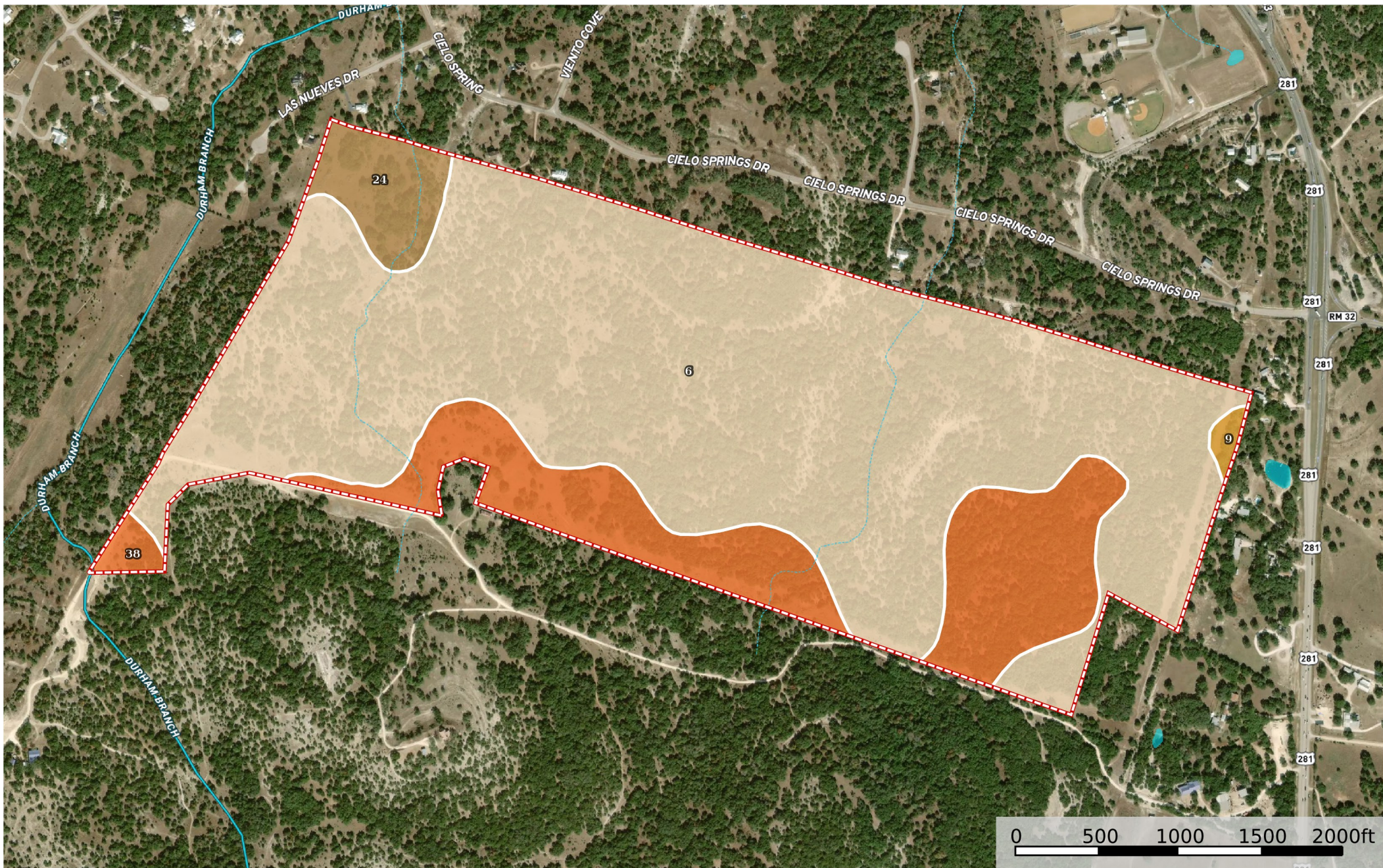
Blanco County, Texas, 290.92 AC +/-



The information contained herein was obtained from sources deemed to be reliable. No warranties or guarantees as to the accuracy is claimed.

Daley Ranch

Blanco County, Texas, 290.92 AC +/-



Boundary Stream, Intermittent River/Creek Water Body



The information contained herein was obtained from sources deemed to be reliable. No warranties or guarantees as to the accuracy is claimed.

|  Boundary 290.92 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6	Brackett association, 1 to 8 percent slopes	223.0	76.98	0	23	4e
38	Purves clay, 1 to 8 percent slopes	53.93	18.62	0	22	6e
24	Krum clay, 1 to 3 percent slopes	11.43	3.95	0	48	3e
9	Doss silty clay, moist, 1 to 5 percent slopes	1.33	0.46	0	25	4e
TOTALS		289.69(*)	100%	-	23.81	4.33









(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	N18°56'53"E	409.41	L25	S79°00'27"W	409.80
L2	(N18°55'50"E)	(409.36)	L26	S39°27'41"W	166.77
L3	N18°56'12"E	252.11	L27	S02°58'35"W	406.60
L4	(N18°55'50"E)	(252.05)	L28	S82°49'53"W	500.55
L5	S74°28'43"E	128.73	L29	N17°11'49"E	268.07
L6	(S74°35'07"E)	(128.99)	L30	S71°11'38"E	841.01
L7	S74°34'50"E	335.04	L31	N58°26'56"E	133.13
L8	(S74°35'07"E)	(335.03)	L32	S85°54'45"E	109.30
L9	S74°38'17"E	93.89	L33	S00°22'42"W	126.01
L10	(S74°35'07"E)	(93.85)	L34	N89°08'30"W	21.69
L11	S74°29'37"E	656.17	L35	S01°54'22"W	66.77
L12	(S74°35'07"E)	(656.12)	L36	N17°02'05"E	60.41
L13	S74°36'19"E	656.83			
L14	(S73°25'00"E)	(656.87)			
L15	S74°35'25"E	452.84			
L16	(S73°25'00"E)	(452.94)			
L17	S74°37'53"E	351.89			
L18	(S73°25'00"E)	(351.76)			
L19	S74°36'30"E	426.30			
L20	(S73°25'00"E)	(426.40)			
L21	S74°36'55"E	561.58			
L22	(S73°25'00"E)	(561.35)			
L23	S74°34'35"E	576.37			
L24	(S73°25'00"E)	(576.79)			
L25	N64°24'24"W	474.06			
L26	(N63°19'W)	(474.40)			
L27	N20°08'49"E	241.05			
L28	(N21°8'E)	(240.92)			
L29	N78°08'16"W	161.12			
L30	(N74°06'W)	(161.17)			
L31	S68°15'26"W	147.37			
L32	(S69°31'W)	(147.50)			
L33	S10°20'53"W	189.35			
L34	(S10°38'W)	(189.60)			
L35	S03°47'35"E	95.08			
L36	(S03°34'E)	(96.97)			
L37	N23°07'34"W	4.26			
L38	(N22°15'W)	(4.32)			
L39	N19°00'28"E	124.06			
L40	(N18°55'50"E)	(123.59)			
L41	S74°29'09"E	60.31			
L42	(S74°35'07"E)	(60.31)			
L43	N29°41'22"E	379.75			
L44	(N30°46'E)	(379.89)			
L45	S74°19'21"E	603.92			
L46	(S73°25'00"E)	(603.20)			

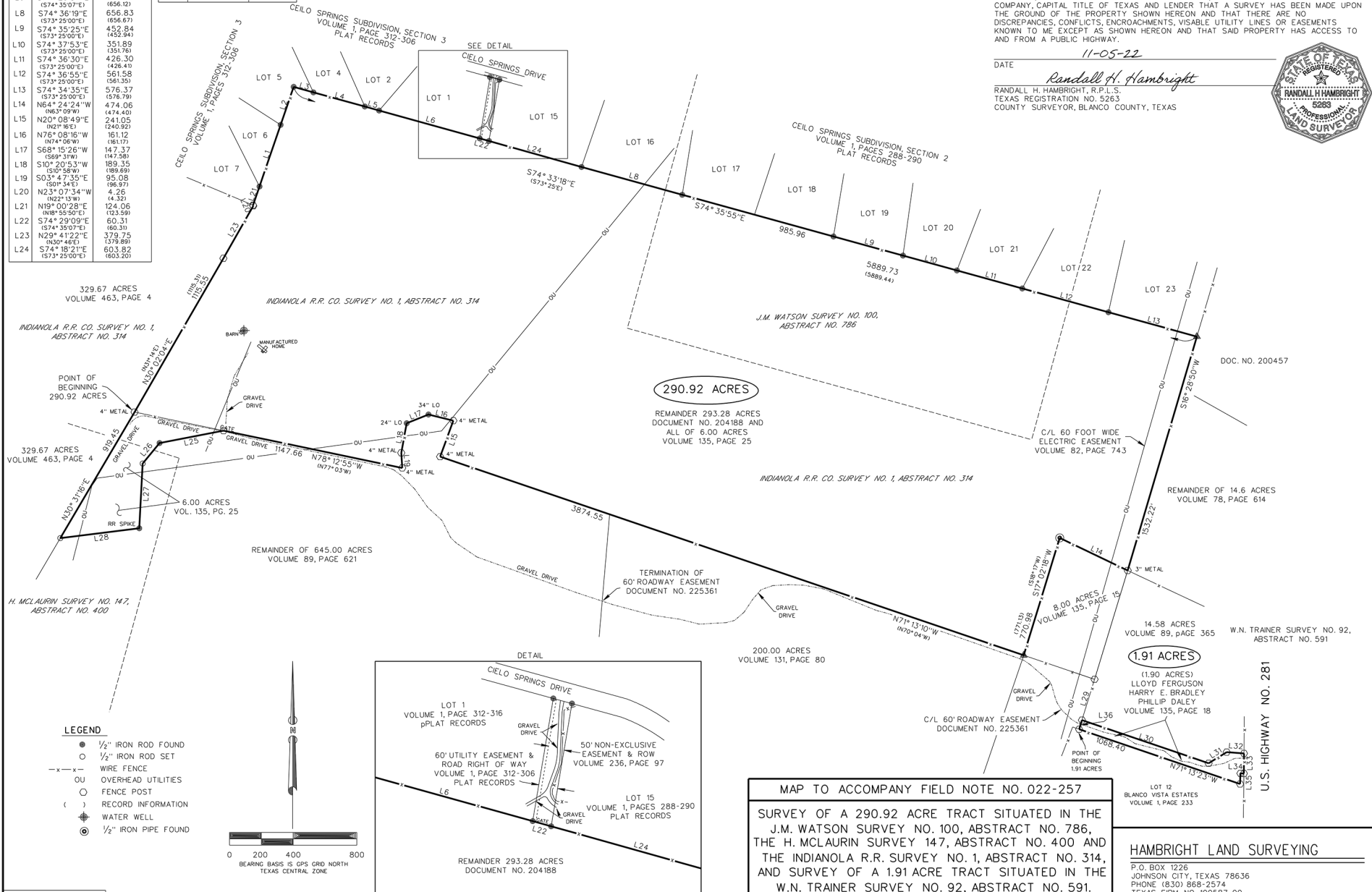
EASEMENTS, AS LISTED IN SCHEDULE B OF FIRST NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE GF NO. 1-22-710448-SA EFFECTIVE NOVEMBER 5, 2022 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON UNLESS LISTED BELOW.

EASEMENT TO BLANCO COUNTY, TEXAS RECORDED IN VOLUME 121, PAGE 554, DEED RECORDS, BLANCO COUNTY, TEXAS. (DOES NOT AFFECT)

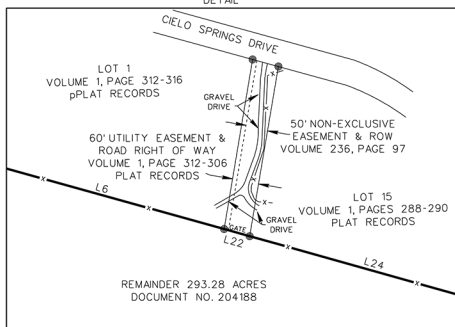
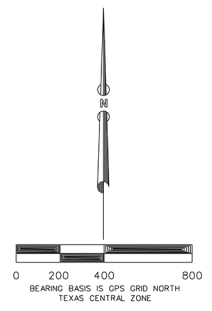
I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO 3F PROPERTIES, LLC, FIRST NATIONAL TITLE INSURANCE COMPANY, CAPITAL TITLE OF TEXAS AND LENDER THAT A SURVEY HAS BEEN MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS, VISABLE UTILITY LINES OR EASEMENTS KNOWN TO ME EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC HIGHWAY.

DATE: 11-05-22
 Signature: *Randall H. Hambright*

RANDALL H. HAMBRIGHT, R.P.L.S.
 TEXAS REGISTRATION NO. 5263
 COUNTY SURVEYOR, BLANCO COUNTY, TEXAS



- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - x-x- WIRE FENCE
 - OU OVERHEAD UTILITIES
 - FENCE POST
 - () RECORD INFORMATION
 - ⊕ WATER WELL
 - ⊙ 1/2" IRON PIPE FOUND



MAP TO ACCOMPANY FIELD NOTE NO. 022-257

SURVEY OF A 290.92 ACRE TRACT SITUATED IN THE J.M. WATSON SURVEY NO. 100, ABSTRACT NO. 786, THE H. MCLAURIN SURVEY 147, ABSTRACT NO. 400 AND SURVEY OF A 1.91 ACRE TRACT SITUATED IN THE W.N. TRAINER SURVEY NO. 92, ABSTRACT NO. 591.

BLANCO COUNTY, TEXAS

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

DATE: 11-05-22
 JOB NO. 022-257