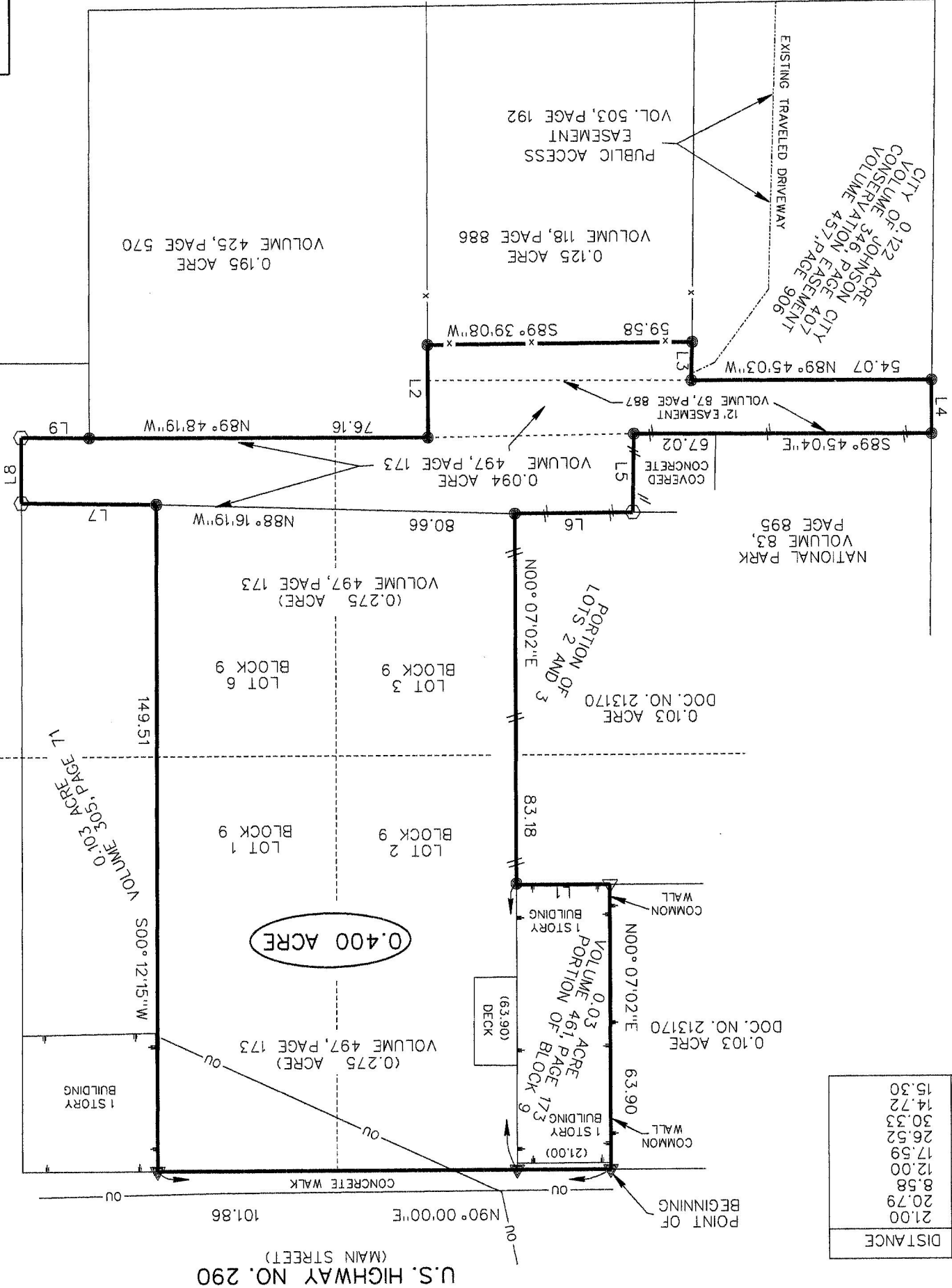


LINE	DIRECTION	DISTANCE
L1	N90° 00' 00" W	21.00
L2	S00° 02' 33" W	20.79
L3	N01° 48' 38" E	8.58
L4	N00° 14' 57" E	12.00
L5	N00° 53' 55" E	17.59
L6	N89° 34' 20" E	26.52
L7	S89° 04' 48" E	30.33
L8	S00° 04' 43" E	14.72
L9	N89° 11' 00" W	15.30



U.S. HIGHWAY NO. 290
(MAIN STREET)

NUGENT STREET

ELM STREET

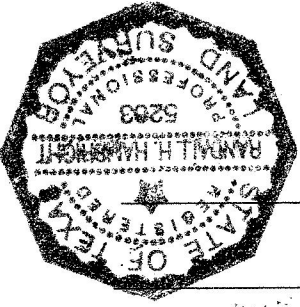
EASEMENTS, AS LISTED IN SCHEDULE B OF FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMENT FOR TITLE INSURANCE OF NO. 21-886 EFFECTIVE DATE JULY 29, 2021 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON UNLESS LISTED BELOW.

SUBJECT TO A 1/2 INTEREST IN THE EAST WALL OF THE "CITY CAFE" AS SHOWN IN VOLUME 50, PAGE 38, DEED RECORDS, BLANCO COUNTY, TEXAS.

I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO WOODMONT CAPITAL, LLC, 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, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC HIGHWAY.

07-28-21

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



LEGEND

- 1/2" IRON ROD FOUND
- OU OVERHEAD UTILITIES
- () RECORD INFORMATION
- ▲ PUNCH HOLE IN CONCRETE
- △ BUILDING CORNER
- # WOOD FENCE



THE BASIS OF BEARING IS NAD83, GRID NORTH
TEXAS CENTRAL ZONE 5376

MAP TO ACCOMPANY FIELD NOTE NO. 021-152

HAMBRIGHT LAND SURVEYING

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

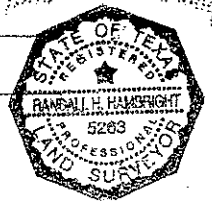
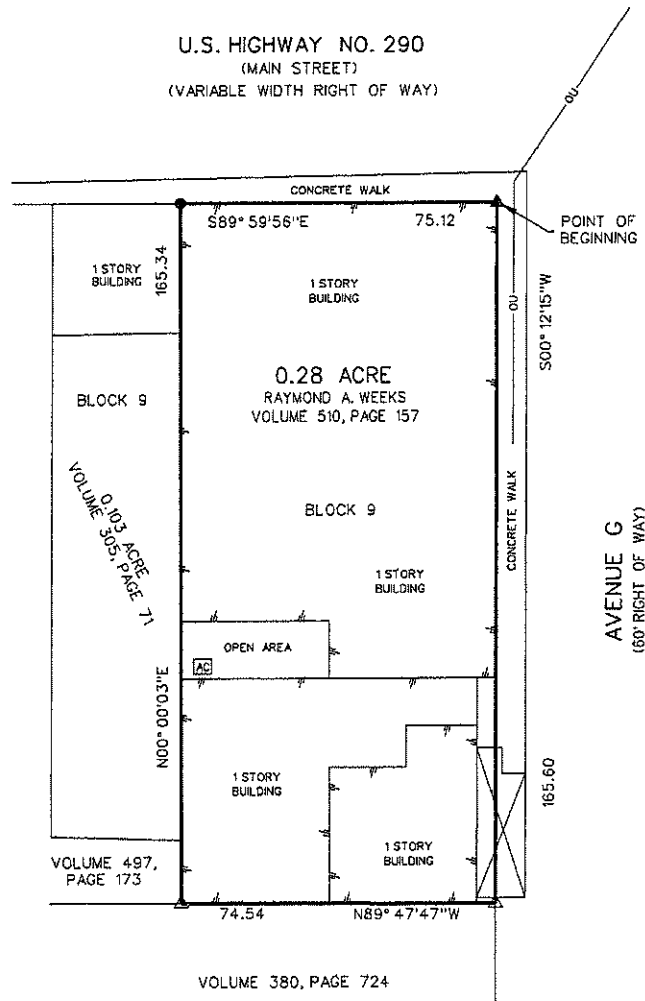
SURVEY OF 0.306 ACRE BEING A
PORTION OF LOTS 1, 2, 3 AND 6, BLOCK 9,
JOHNSON CITY, TEXAS, VOLUME 4, PAGE 117,
DEED RECORDS, BLANCO COUNTY, TEXAS

EASEMENTS, AS LISTED IN SCHEDULE B OF FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE OF NO. 20-957 EFFECTIVE DECEMBER 22, 2020 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON.

I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO JCTX PARTNERS, LLC., FIRST AMERICAN TITLE INSURANCE COMPANY, COUNTYWIDE TITLE COMPANY AND LENDER, THAT I HAVE MADE A SURVEY ON THE GROUND OF THE TRACT SHOWN HEREON AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS, VISIBLE UTILITY LINES OR EASEMENTS KNOWN TO ME EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC HIGHWAY.

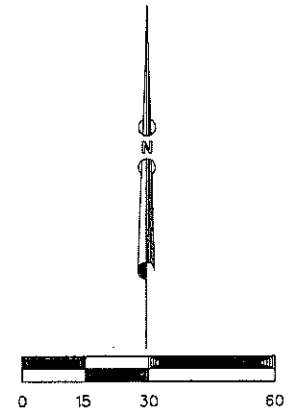
10-28-2020
DATE

RANDALL H. HAMBRIGHT, R.P.L.S. NO. 5263



LEGEND

- NAIL IN WALL FOUND
- OU OVERHEAD UTILITIES
- () RECORD INFORMATION
- ▲ "X" IN CONCRETE
- △ CALCULATED POINT



PROPERTY ADDRESS IS 112 EAST MAIN

MAP TO ACCOMPANY FIELD NOTE NO. 015-209

HAMBRIGHT LAND SURVEYING

P.O. BOX 1226
JOHNSON CITY, TEXAS 78836
PHONE (830) 868-2574
TEXAS FIRM NO. 100587-00
EMAIL: HAMBRIGHTSURVEY@GMAIL.COM

SURVEY OF 0.28 ACRE BEING A
PORTION OF BLOCK 9,
JOHNSON CITY, TEXAS, VOLUME 4, PAGE 117,
DEED RECORDS, BLANCO COUNTY, TEXAS

DATE: 12-28-2020
FILE NAME: 020-181
JOB NO: 020-181-2

HAMBRIGHT LAND SURVEYING

P.O. BOX 1226
JOHNSON CITY, TEXAS 78636

PHONE: (830) 868-2574
FAX: (830) 868-2576

DECEMBER 28, 2020, JOB NO. 020-181-2, FIELD NOTE NO. 020-181-2, PROJECT:
0.28 ACRE

FIELD NOTES

A DESCRIPTION OF A 0.28 ACRE TRACT OF LAND BEING ALL OF THAT 0.28 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 510, PAGE 157 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND BEING A PORTION OF BLOCK 9 OF THE CITY OF JOHNSON CITY, TEXAS AS SHOWN BY PLAT RECORDED IN VOLUME 4, PAGE 117 OF THE DEED RECORDS OF SAID COUNTY, SAID 0.28 ACRE AS SHOWN ON THE ACCOMPANYING MAP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an "x" found chiseled in concrete for the northeast corner of said 0.28 acre, being the northeast corner of said Block 9 and being in the west line of Avenue G;

THENCE along the east line of said 0.28 acre, being the east line of said Block 9 and being the west line of said Avenue G, S00°12'15"W, 165.60 feet to a point for the southeast corner of said 0.28 acres, being the northeast corner of that certain tract of land described in Volume 380, Page 724 of the Official Public Records of said County;

THENCE along the south line of said 0.28 acre, being the north line of said tract described in Volume 380, Page 724, N89°47'47"W, 74.54 feet to a point for the southwest corner of said 0.28 acre, being the southeast corner of that certain tract of land described in Volume 497, Page 173 of the Official Public Records of said County;

THENCE along the west line of said 0.28 acre, being the east line of said tract described in Volume 497, Page 173 and then being the east line of that certain 0.103 acre tract of land described in Volume 305, Page 71 of the Official Public Records of said County, N00°00'03"E, 165.34 feet to a nail in wall found for the northwest corner of said 0.28 acre, being the northeast corner of said 0.103 acre and being in the south right of way line of U.S. Highway No. 290 (Mains Street);

THENCE along the north line of said 0.28 acre, being the south line of said Highway, S89°59'56"E, 75.12 feet to the **POINT OF BEGINNING** containing 0.28 acre of land, more or less.

