(1561.14 ACRES)
20213931 G.C.O.P.R.
FURTHER DESCRIBED
20095771 G.C.O.P.R.
119/51 G.C.D.R.

C.C.S.D. & R.G.N.G. RR. CO.
SURVEY NO. 273
ABSTRACT NO. 822

(230 ACRES)
47/429 G.C.D.R.

CENTERLINE OF GRAVEL ROAD

GATE

(193.545 ACRES)
20241610 G.C.O.P.R.

194.556 ACRES
20241607 G.C.O.P.R.

C.C.S.D. & R.G.N.G. RR. CO.
SURVEY NO. 271
ABSTRACT NO. 823

7.889 ACRES
60 FOOT ACCESS EASEMENT
SURVEYED BY SEARCHERS
ON MAY 8TH, 2024
A PORTION OF
(193.545 ACRES)
20241610 G.C.O.P.R.

CENTERLINE OF GRAVEL ROAD

P.O.B.
FROM WHICH A 4 INCH CEDAR FENCE CORNER POST FOUND BEARS N44°32'47"W 4837.75 FEET, A 1/2 INCH IRON ROD WITH A CAP MARKED "SEARCHERS RPLS 6275" FOUND BEARS N21°05'46"W 3441.36 FEET, AND A 1/2 INCH IRON ROD WITH A CAP MARKED "SEARCHERS RPLS 6275" FOUND BEARS S69°38'34"E 1160.04 FEET

AT A DISTANCE OF 32.47 FEET PASS A 1/2 INCH IRON ROD SET

N 71°29'14" E 769.14'

S 41°17'46" E 324.80'

93.0'

72.8'

CONCRETE SEPTIC TANK

SEE DETAIL "A"

CONCRETE TROUGH

55.6'

50.4'

S 39°41'33" W 143.43'

S 18°31'13" E 289.85'

10.011 ACRES
A PORTION OF
(193.545 ACRES)
20241610 G.C.O.P.R.

FROM WHICH A 1/2 INCH IRON ROD SET BEARS N33°32'24"W 231.28 FEET, A 1/2 INCH IRON ROD SET BEARS S71°29'14"W 102.75 FEET, AND A 1/2 INCH IRON ROD SET BEARS N48°09'08"W 240.72 FEET

N 40°59'35" W 571.74'

FROM WHICH A 1/2 INCH IRON ROD SET BEARS N15°12'07"W 30.14 FEET AND A 1/2 INCH IRON ROD SET BEARS S15°12'07"E 30.14 FEET

AT A DISTANCE OF 259.49 FEET PASS A 1/2 INCH IRON ROD SET

FROM WHICH A 1/2 INCH IRON ROD SET BEARS N71°11'50"E 189.48 FEET AND A 1/2 INCH IRON ROD SET BEARS N89°38'45"E 184.88 FEET

S 80°18'26" W 56.22'

S 69°17'20" W 325.12'

N 69°36'20" W 223.60'

FROM WHICH A 1/2 INCH IRON ROD SET BEARS N34°42'02"E 30.96 FEET AND A 1/2 INCH IRON ROD SET BEARS S34°42'02"W 30.96 FEET

(193.545 ACRES)
20241610 G.C.O.P.R.

FROM WHICH A 1/2 INCH IRON ROD SET BEARS N00°09'30"W 32.04 FEET AND A 1/2 INCH IRON ROD SET BEARS S00°09'30"E 32.04 FEET

GATE

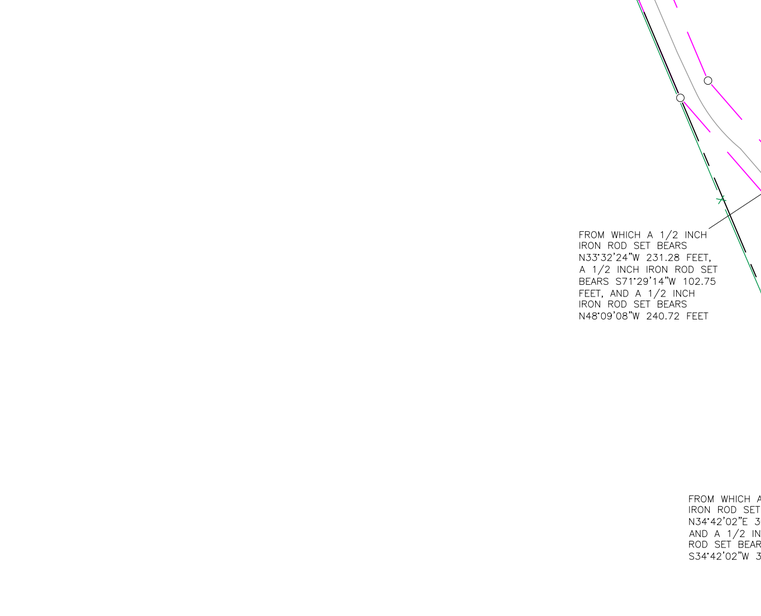
CATTLE GUARD

SCHUMANN ROAD
(COUNTY ROAD)

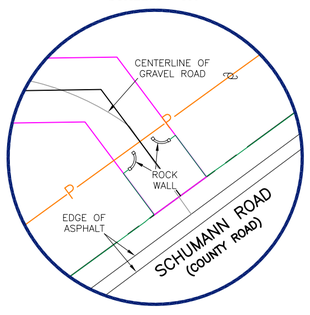
EDGE OF ASPHALT

SEE DETAIL "B"

DETAIL "A"
SCALE: 1" = 50'



DETAIL "B"
SCALE: 1" = 100'



NOTE:

SCHEDULE B ITEMS, AS PER:
FIRST AMERICAN TITLE GUARANTY COMPANY
EFFECTIVE DATE: MAY 6, 2024
ISSUED DATE: MAY 9, 2024
GF NO. 24-104

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: 20181227 G.C.O.P.R.

EASEMENTS:

10.

a. OIL AND GAS LEASE EXECUTED BY CHRISTIAN BEHRENDS AND WIFE, MARTHA BEHRENDS, TO JOHN A. CHISM AND JOSEPH KRAUS, DATED JULY 16, 1918, RECORDED IN VOLUME 25, PAGES 464-466, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF SAID INSTRUMENT. – NOT ADDRESSED HEREON.

b. RIGHT-OF-WAY EASEMENT EXECUTED BY WAYNE BROWDER TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED JULY 19, 1994, RECORDED IN VOLUME 284, PAGES 330-332, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS. – BLANKET IN NATURE, NOT SHOWN HEREON.

c. TERMS, CONDITIONS, RIGHTS AND OTHER TERMS AND PROVISIONS OF THAT ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY EXECUTED BY KENNETH WAYNE BROWDER TO LCRA TRANSMISSION SERVICES CORPORATION, DATED FEBRUARY 5, 2018, RECORDED UNDER REGISTER NO, 20181227, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. – EASEMENT DOES AFFECT, INGRESS AND EGRESS BLANKET IN NATURE, NOT SHOWN HEREON.

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.

2. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.

3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.

4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275" AND A "MAG NAIL SET" IS A MAG NAIL WITH WASHER MARKED "SEARCHERS RPLS 6275".

5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON MAY 7, 2024; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

STATE OF TEXAS · REGISTERED · ABRAHAM J. LEAMONS · 6275 · PROFESSIONAL · LAND SURVEYOR

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

05-09-2024
DATE

SEARCHERS
SURVEYORS | CONSULTANTS
MASON | FREDERICKSBURG
4585 Old Pontotoc Road, Mason, Texas 76856
720 Mustang Street, Fredericksburg, Texas 78624
830-383-1211 | F-10193966 | searchers.net

LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- BURIED UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 3/8" IRON ROD FOUND
- IRON PIPE FOUND
- 120D NAIL FOUND
- MAG NAIL SET
- CONCRETE MONUMENT FOUND
- BENCH MARK
- PEDESTAL
- UTILITY POLE
- GUY
- ELECTRIC METER
- BURIED CABLE SIGN
- GAS METER
- AIR CONDITIONER
- AS MARKED
- MAILBOX
- SEWER MANHOLE
- SEWER CLEANOUT
- SEPTIC
- WATER WELL
- WATER METER
- FIRE HYDRANT
- PRESSURE TANK

U.E. – UTILITY EASEMENT
B.L. – BUILDING SETBACK LINE
(BRG.-DIST.) – RECORD CALL
P.O.B. – POINT OF BEGINNING
G.C.P.R. – GILLESPIE COUNTY PLAT RECORDS
G.C.D.R. – GILLESPIE COUNTY DEED RECORDS
G.C.O.P.R. – GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
G.C.R.P.R. – GILLESPIE COUNTY REAL PROPERTY RECORDS

0' 200' 400' 600'
SCALE: 1" = 200'

TITLE SURVEY

10.011 ACRES OUT OF THE C.C.S.D. & R.G.N.G. RR. CO. SURVEY NO. 271, ABSTRACT NO. 823 IN GILLESPIE COUNTY, TEXAS.

REFERENCE: JOHN N. NYBERG AND LYNN-MARIE BONDS — JOB NO. 24-7009
DRAWN BY: JTL