

S32°59'20"E
186.26'

S17°34'29"Y
319.03'

SURVEY NO. 2

380.49 ACRES
Sims to Bass
Vol. 754 Pg. 20 (Real Property Records)
06/29/94

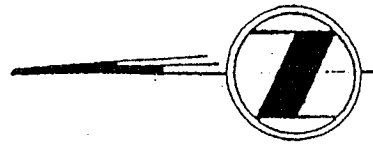
BEGINNING POINT bears:
1220.10 ft. South and 73.74 ft. West from a
fence cornerpost, the northeast corner of
95.68 acre tract; and 2410.0 ft. South and
88.6 ft. West from a fence cornerpost, the
occupied northwest corner of Survey No. 2

SURVEY NO. 1420

S75°34'56"E
1070.07'

SURVEY NO. 1425

SURVEY NO. 1400



SCALE 1" = 500'

LEGEND

- fencepost marked with found 1/2" iron stake
- ⊙ set 1/2" iron stake
- ⊠ unmarked point in rock column

95.68 (remainder)
Horton to Brown
Vol. 1110 Pg. 261
03/02/01

N88°21'17"E
325.28'
N00°15'41"E
50.37'

700.96'
N00°16'15"Y

60.00 ACRES

LOT NO. 2

LOT NO. 1

TWIN SPRINGS RANCH
Vol. 7 Pg. 43 (Plat Records)

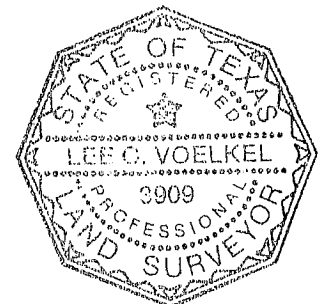
100 FT. WIDE ELECTRIC
TRANSMISSION LINE EASEMENT
Vol. 4 Pg. 126 (Easement Records)
01/07/65

2157.10'

897.27'
N75°13'11"Y

60 FT. WIDE PRIVATE ROAD EASEMENT
Ref: Vol. 743 Pg. 660 (Real Property Records)

60 FT. WIDE PRIVATE ROAD EASEMENT
Ref: Vol. 516 Pg. 453 (Real Property Records)



50 ACRES
Pence to Horton
Vol. 586 Pg. 175 (Real Property Records)
03/22/91

N47°12'15"E, 107.92'

N88°23'11"E, 181.95'

N27°06'47"E, 356.64'

39.16 ACRES
Shelton Ranch to Harrell
Vol. 281 Pg. 251 (Deed Records)
07/20/83

I hereby certify that this plat and accompanying field notes description are accurate representations of the property shown and described hereon as determined by a survey made on the ground under my direction and supervision, except no survey was made to reestablish Patent Survey lines or corners; all property corners are as shown. (Bearing basis = True north based on GPS observations)

Dated this 30th day of January, 2004

Lee C. Voelkel

Lee C. Voelkel
Registered Professional Land Surveyor No. 3909
County Surveyor for Kerr County, Texas