



(18.15 ACRES)
39/139 M.C.D.R.

S 89°06'03" E 690.28'
(S 89°29'31" E 692.01')

P.O.B.

2.7 ACRES

6.4 ACRES

12.964 ACRES
(12.971 ACRES)
108/316 M.C.D.R.

(13.002 ACRES)
286/487 M.C.O.P.R.

JOHNSON ROAD
EDGE OF PAVEMENT
N 02°17'48" E 821.98'
(N 01°46'00" E 821.58')

(S 01°55'00" W 814.36')
S 02°21'01" W 815.98'

1.1 ACRES

1.3 ACRES

1.5 ACRES

(S 89°54'25" W 690.05')
N 89°38'01" W 689.70'

EDGE OF PAVEMENT

STATE HIGHWAY NO. 29

FROM WHICH A 1/2 INCH
IRON ROD FOUND BEARS
N02°17'48"E 0.54' AND A
CONCRETE MONUMENT FOUND
BEARS N89°38'01"W 192.29'

FROM WHICH A 1/2 INCH
IRON ROD FOUND BEARS
S02°21'01"W 0.32' AND A
CONCRETE MONUMENT FOUND
BEARS S89°38'01"E 789.99'

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275."

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
- 1200 NAIL FOUND
- NAIL SET
- AS MARKED
- BENCH MARK

- FIRE HYDRANT
- UTILITY POLE
- GUY
- WATER WELL
- ELECTRIC METER
- GAS METER
- AIR CONDITIONER
- AS MARKED

- PEDESTAL
- WATER METER
- UTILITY EASEMENT
- B.L. - BUILDING SETBACK LINE
- (B.R.-DIST.) - RECORD CALL
- P.O.B. - POINT OF BEGINNING
- M.C.D.R. - MASON COUNTY DEED RECORDS
- M.C.O.P.R. - MASON COUNTY OFFICIAL PUBLIC RECORDS
- M.C.R.P.R. - MASON COUNTY REAL PROPERTY RECORDS



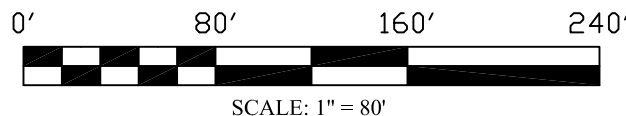
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON AUGUST 5, 2019; NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275
DATE 08-08-2019



SEARCHERS
LAND SURVEYING, LLC
MASON | FREDERICKSBURG

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BOUNDARY SURVEY

12.964 ACRES OUT OF THE CARL ROHDE SURVEY
92, ABSTRACT NO. 804 IN MASON COUNTY, TEXAS.

REFERENCE: STEVE AND KAREN TOONE JOB NO. 19-3309
REV. 0 DRAWN BY: A.J.L.