



STATE HIGHWAY 29

(N 89°33'49" E 3227.99')

P.O.B. 51.439 ACRE TRACT
FROM WHICH A CONCRETE
MONUMENT FOUND BEARS
N89°33'55"E 290.51 FEET

SEE DETAIL "A"

P.O.B. 213.908
ACRE TRACT

EDGE OF ASPHALT

GUARDRAIL

CONCRETE
BOX CULVERT

BURIED CABLE
HANDHOLE

CONCRETE
BOX CULVERT

GATE

S 89°33'28" W 1938.96'

N 89°35'06" E 1599.80'

N 89°32'31" E 1312.47'

CENTERLINE
DIRT ROAD

STOCK TANK

CONCRETE
LOW WATER
CROSSING

F. LEHMBERG
SURVEY NO. 64
ABSTRACT NO. 1253

213.908 ACRES
A PORTION OF
(463.15 ACRES)
322/198 M.C.O.P.R.

5.473 ACRE
EASEMENT
A PORTION OF
(463.15 ACRES)
322/198 M.C.O.P.R.

53.263 ACRES
A PORTION OF
(463.15 ACRES)
322/198 M.C.O.P.R.

(217.607 ACRES)
217/529 M.C.R.P.R.

(160.002 ACRES)
141/243 M.C.D.R.

(N 00°04'47" W 2283.71')

N 00°04'34" W 2283.76'

(N 00°03'55" W 332.02')

N 00°03'55" W 332.02'

(N 00°05'44" W 995.21')

N 00°06'14" W 995.54'

(N 00°05'44" W 649.91')

N 00°01'22" E 650.14'

(N 00°00'53" W 649.91')

N 00°01'22" E 650.14'

(N 00°02'03" W 826.16')

N 00°04'49" W 825.84'

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(N 00°02'03" W 826.16')

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 79°58'28" W	283.33'
L2	S 82°08'46" W	89.79'
L3	N 42°43'19" W	112.84'
L4	N 00°03'11" W	331.74'
L5	N 89°55'34" W	0.87'
L6	S 83°14'13" W	172.05'
L7	S 00°26'41" W	151.85'
L8	S 03°20'44" E	145.07'
L9	S 00°26'41" W	151.87'
L10	S 03°20'44" E	139.78'
L11	N 89°35'06" E	60.01'
L12	N 89°35'06" E	187.32'
L13	N 89°35'17" E	128.33'
L14	S 01°06'18" E	593.87'
L15	S 07°42'54" E	53.11'
L16	S 66°14'12" W	90.67'
L17	S 08°25'24" E	123.38'
L18	S 34°07'21" E	175.86'
L19	S 04°41'22" E	138.15'
L20	S 03°20'44" E	37.20'

RECORD LINE TABLE

LINE	BEARING	DISTANCE
L1	N 80°01'21" W	283.21'
L2	S 82°15'44" W	90.06'
L3	N 42°39'51" W	112.85'
L5	S 89°53'09" W	0.87'
L6	S 83°12'57" W	171.87'

CURVE TABLE

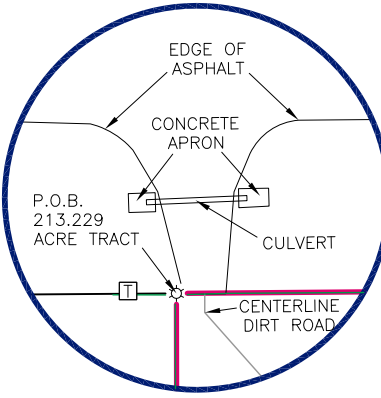
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	100.00'	220.17'	S 66°33'38" E	178.32'	126°09'02"
C2	100.00'	157.73'	S 41°42'09" W	141.88'	90°22'32"
C3	100.00'	189.47'	N 38°49'50" W	162.37'	108°33'31"

LEGEND:

● POINT	○ 1/2" IRON ROD FOUND	○ 1/2" IRON ROD SET	○ 3/8" IRON ROD FOUND	○ IRON PIPE FOUND	○ 1200 NAIL FOUND	○ NAIL SET	○ CONCRETE MONUMENT FOUND	○ BENCH MARK
— BOUNDARY LINE	— ADJOINER LINE	— SURVEY LINE	— BURIED UTILITY LINE	— OVERHEAD UTILITY LINE	— FENCE	— PIPE FENCE CORNER POST FOUND	— WOOD FENCE CORNER POST FOUND	
○ FIRE HYDRANT	○ UTILITY POLE	○ GUY	○ WATER WELL	○ ELECTRIC METER	○ GAS METER	○ AIR CONDITIONER	○ AS MARKED	
○ PEDESTAL / BURIED CABLE SIGN	○ WATER METER	○ U.E. - UTILITY EASEMENT	○ B.L. - BUILDING SETBACK LINE (B.R.G.-DIST.) - RECORD CALL	○ P.O.B. - POINT OF BEGINNING	○ M.C.P.R. - MASON COUNTY PLAT RECORDS	○ 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

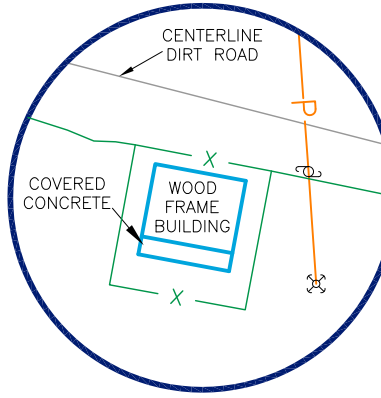
DETAIL "A"

SCALE: 1" = 50'



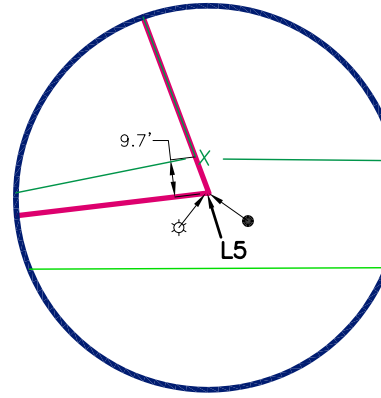
DETAIL "B"

SCALE: 1" = 50'



DETAIL "C"

SCALE: 1" = 50'



SURVEY NOTES:

- BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
- 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.
- A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275".

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 FEBRUARY 12, 2020; 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: 02-13-2020
REV. 04-01-2020



BOUNDARY SURVEY

A 213.908 ACRE TRACT, A 51.439 ACRE TRACT, A 53.263 ACRE TRACT, A 64.631 ACRE TRACT, A 80.000 ACRE TRACT, AND A 5.473 ACRE EASEMENT OUT OF MULTIPLE SURVEYS IN MASON COUNTY, TEXAS.

REFERENCE: DKBC II, LLC
JOB NO. 20-3972
REV. 0
DRAWN BY: JDM/FAL



SEARCHERS
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MASON | FREDERICKSBURG

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