CHARLES WENNMOHS SURVEY NO. 489 ABSTRACT NO. 1372

HERMANN H. BRUNE SURVEY NO. 488 ABSTRACT NO. 110

JOACHIM H. PALM SURVEY NO. 487 ABSTRACT NO. 1011

CALVIN WILLIAMS SURVEY NO. 497 ABSTRACT NO. 1986

JOHANNES REININGER SURVEY NO. 598 ABSTRACT NO. 1093

(3452.42 ACRES) 248/405 S.C.O.P.R.

(869.84 ACRES) 373/689 S.C.O.P.R.

(392.07 ACRES) 215/651 S.C.D.R.

FROM WHICH A 1/2 INCH IRON ROD FOUND WITH A CAP MARKED "G. AMTHOR RPLS 2684" BEARS N85°38'38"E 15.44 FEET

FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S89°59'38"E 30.34 FEET AND A 3 INCH PIPE FENCE CORNER POST FOUND BEARS S00°18'52"E 0.97 FEET

COUNTY ROAD 121 (WITH CENTERLINE OF ROAD)

L10 L11 (WITH FENCE) S 88°38'08" E 1237.44' L12 L13 S 85°47'45" E 1354.59' (WITH FENCE) N 89°31'19" E 1927.38' L14

(S 88°16'00" E 2614.00') S 89°59'38" E 2582.73'

SOUTH LINE OF 392.07 ACRE TRACT, 215/651 S.C.D.R. AND NORTH LINE OF 7096.8 ACRE TRACT, 218/781 S.C.D.R.

NORTH LINE OF 2556.01 ACRE TRACT, 284/919 S.C.O.P.R.

GATE GATE GATE GATE GATE

L9 L8 L7 L6

CENTERLINE OF GRAVEL ROAD

(25.82 ACRES) 280/142 S.C.O.P.R.

FRIEDRICH PALM SURVEY NO. 484 ABSTRACT NO. 1006

(320 ACRES) FIRST TRACT 272/303 S.C.O.P.R.

(S 00°18'30" E 2627.83') S 00°18'52" E 2627.49'

(1.948 ACRES) 251/785 S.C.O.P.R.

(7096.8 ACRES) 218/781 S.C.D.R.

SEE DETAIL "C"

COUNTY ROAD 127

H. & T.C. RY. SURVEY NO. 83 ABSTRACT NO. 652

(203.67 ACRES) 280/711 S.C.O.P.R.

J.T. TAYLOR SURVEY NO. 82 ABSTRACT NO. 2208

H. & T.C. RY. SURVEY NO. 81 ABSTRACT NO. 651

CENTERLINE OF DIRT ROAD

L5 N 11°18'36" E 2237.86' (WITH FENCE) N 08°48'22" W 1049.40' L4

0.448 ACRES INCLUDED NOT UNDER FENCE

WEST LINE OF 435 ACRE TRACT, 158/794 S.C.D.R. AND EAST LINE OF 7096.8 ACRE TRACT, 218/781 S.C.D.R.

EAST LINE OF 2556.01 ACRE TRACT, 284/919 S.C.O.P.R. AND WEST LINE OF 1602.94 ACRE TRACT, 240/48 S.C.O.P.R.

CATTLE GUARD

2556.885 ACRES

(2556.01 ACRES) 284/919 S.C.O.P.R.

(7096.8 ACRES) 218/781 S.C.D.R.

ALFRED LANE SURVEY NO. 485 ABSTRACT NO. 1458

(435 ACRES) SEVENTH PARCEL 158/794 S.C.D.R.

S 00°06'13" E 2677.63'

SEE DETAIL "A"

SEE DETAIL "B"

PUMP HOUSE

CENTERLINE OF DIRT ROAD

L3 (WITH FENCE)

L2 GATE

FROM WHICH A 1/2 INCH IRON ROD FOUND WITH A CAP MARKED "G. AMTHOR RPLS 2684" BEARS S01°53'05"E 732.03 FEET AND ANOTHER 1/2 INCH IRON ROD FOUND WITH A CAP MARKED "G. AMTHOR RPLS 2684" BEARS S02°19'49"E 3028.37 FEET

CATTLE GUARD

CENTERLINE OF DIRT ROAD

CATTLE GUARD

CENTERLINE OF DIRT ROAD

CENTERLINE OF DIRT ROAD

CENTERLINE OF DIRT ROAD

GATE

FROM WHICH A 1/2 INCH IRON ROD FOUND WITH A BROKEN YELLOW CAP BEARS N00°00'19"W 1712.00 FEET, ANOTHER 1/2 INCH IRON ROD FOUND WITH A BROKEN YELLOW CAP BEARS N02°08'08"W 1877.62 FEET. A 1/2 INCH IRON ROD FOUND WITH A CAP MARKED "G. AMTHOR RPLS 2684" BEARS S00°06'41"E 1238.04 FEET, AND ANOTHER 1/2 INCH IRON ROD FOUND WITH A CAP MARKED "G. AMTHOR RPLS 2684" BEARS S00°01'37"W 2440.48 FEET

(S 01°34'00" W 10593.00')

CHRISTIAN DITTERD SURVEY NO. 477 ABSTRACT NO. 208

(320 ACRES) SECOND TRACT 208/318 S.C.D.R.

WILHELM SCHULTZ SURVEY NO. 479 ABSTRACT NO. 1176

HEINRICH GRANAN SURVEY NO. 482 ABSTRACT NO. 424

(1602.94 ACRES) 341/302 S.C.O.P.R. 240/48 S.C.O.P.R.

CATTLE GUARD

WEST LINE OF 2556.01 ACRE TRACT, 284/919 S.C.O.P.R. AND EAST LINE OF 667.438 ACRE TRACT, 360/160 S.C.O.P.R.

EAST LINE OF 320 ACRE TRACT, SECOND TRACT, 208/318 S.C.D.R. AND WEST LINE OF 7096.8 ACRE TRACT, 218/781 S.C.D.R.

WILHELM SCHULTZ SURVEY NO. 478 ABSTRACT NO. 1177

A.J. SHELBY SURVEY NO. 483.5 ABSTRACT NO. 1105

FIRST PARCEL 158/794 S.C.D.R.

(667.438 ACRES) 360/160 S.C.O.P.R.

(N 00°57'00" W 5259.00') N 02°29'47" W 5258.86'

EAST LINE OF 320 ACRE TRACT, FIRST TRACT, 208/318 S.C.D.R. AND WEST LINE OF 7096.8 ACRE TRACT, 218/781 S.C.D.R.

S 00°06'13" E 5277.78'

WEST LINE OF 2556.01 ACRE TRACT, 284/919 S.C.O.P.R. AND EAST LINE OF 667.438 ACRE TRACT, 360/160 S.C.O.P.R.

CHRISTIAN DITTERD SURVEY NO. 476 ABSTRACT NO. 209

(320 ACRES) FIRST TRACT 208/318 S.C.D.R.

WILHELM SCHULTZ SURVEY NO. 475 ABSTRACT NO. 1178

WILHELM SCHULTZ SURVEY NO. 474 ABSTRACT NO. 1179

HEINRICH GRANAN SURVEY NO. 471 ABSTRACT NO. 423

EAST LINE OF 2556.01 ACRE TRACT, 284/919 S.C.O.P.R. AND WEST LINE OF 1602.94 ACRE TRACT, 240/48 S.C.O.P.R.

WEST LINE OF FIRST PARCEL, 158/794 S.C.D.R. AND EAST LINE OF 7096.8 ACRE TRACT, 218/781 S.C.D.R.

SEE DETAIL "D"

CENTERLINE OF DIRT ROAD

SOUTH LINE OF 2556.01 ACRE TRACT, 284/919 S.C.O.P.R.

2.102 ACRES INCLUDED NOT UNDER FENCE

SOUTH LINE OF 2556.01 ACRE TRACT, 284/919 S.C.O.P.R. AND NORTH LINE OF 686.108 ACRE TRACT, 215/909 S.C.D.R.

1.162 ACRES INCLUDED NOT UNDER FENCE

SEE DETAIL "E"

S 89°12'42" W 4910.32' (N 89°07'00" W 5230.00')

COUNTY ROAD 117

CENTERLINE OF GRAVEL ROAD

(0.198 ACRES) 221/585 S.C.O.P.R.

NORTH LINE OF 50 ACRE TRACT, FIRST TRACT, TRACT ONE, 212/648 S.C.D.R. AND SOUTH LINE OF 7096.8 ACRE TRACT, 218/781 S.C.D.R.

NORTH LINE OF 196 ACRE TRACT, FIRST TRACT, TRACT TWO, 212/648 S.C.D.R. AND SOUTH LINE OF 7096.8 ACRE TRACT, 218/781 S.C.D.R.

NORTH LINE OF 686.5 ACRE TRACT, 101/373 S.C.D.R. AND SOUTH LINE OF 7096.8 ACRE TRACT, 218/781 S.C.D.R.

N 89°33'21" W 5612.15' (N 87°55'00" W 5280.00')

(686.108 ACRES) 215/909 S.C.D.R.

(686.5 ACRES) 101/373 S.C.D.R.

(217.1 ACRES) EIGHTH TRACT 246/107 S.C.O.P.R.

(469.752 ACRES) TRACT 2 291/556 S.C.O.P.R.

CHARLES OGSBURY SURVEY ABSTRACT NO. 985

P.O.B. FROM WHICH A 1/2 INCH IRON ROD FOUND WITH A BROKEN YELLOW CAP INSIDE A ROCK WALL BEARS N88°01'30"E 444.49 FEET, A 3/8 INCH IRON ROD FOUND BEARS N89°16'09"E 1689.17 FEET, AND A 1/2 INCH IRON ROD FOUND BEARS N88°55'17"E 3316.95 FEET

(297.671 ACRES) 222/970 S.C.O.P.R.

(50 ACRES) FIRST TRACT TRACT ONE 212/648 S.C.D.R.

(482.067 ACRES) 221/585 S.C.O.P.R.

(196 ACRES) FIRST TRACT TRACT TWO 212/648 S.C.D.R.

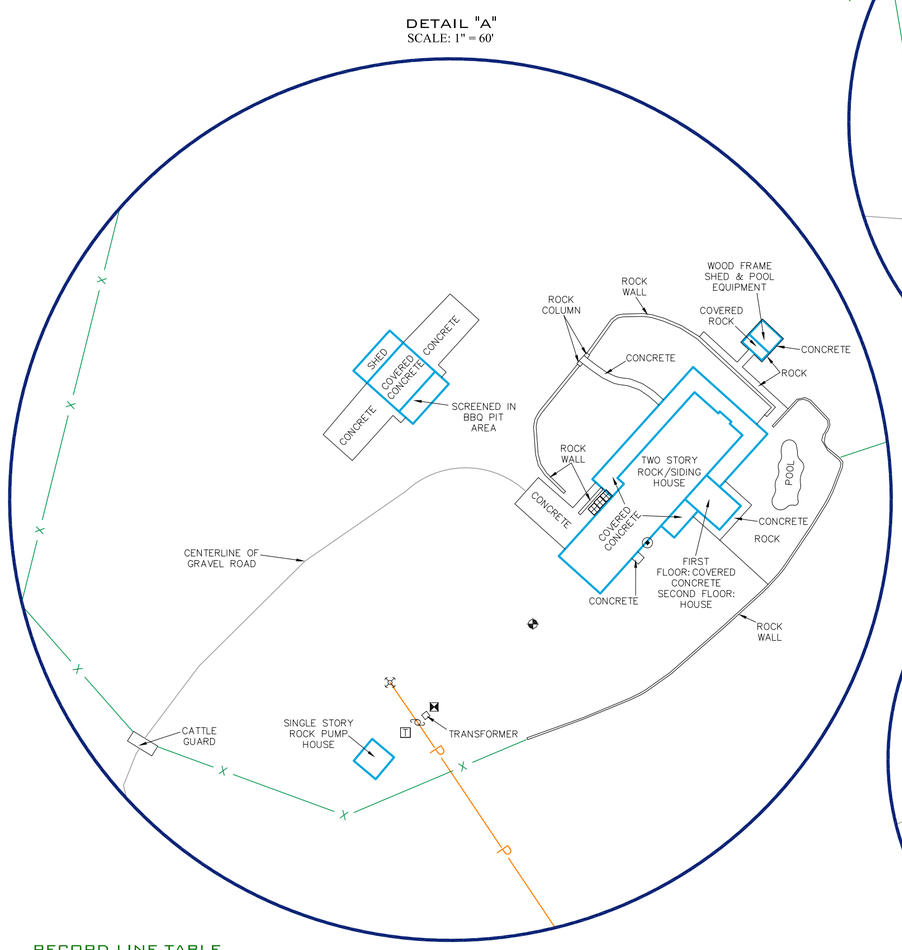
GEORGE W. RICKS SURVEY NO. 763 ABSTRACT NO. 1043

FISHER & MILLER SURVEY NO. 763 ABSTRACT NO. 281

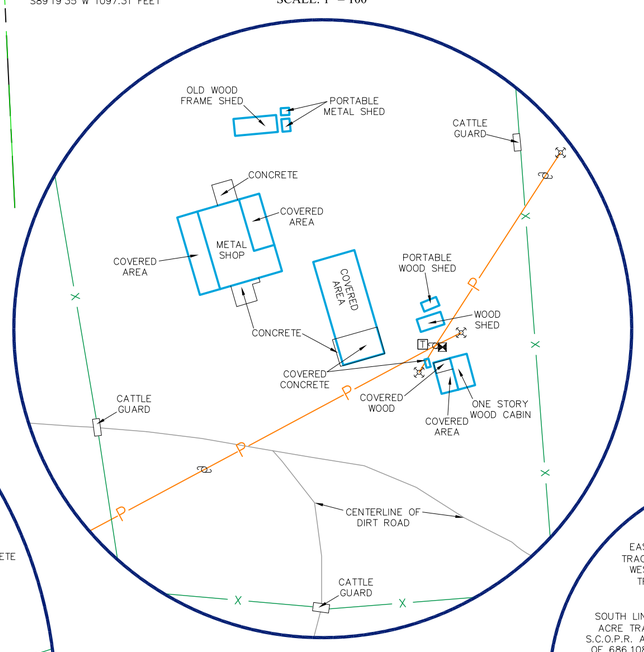
FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N89°50'52"E 613.83 FEET, ANOTHER 1/2 INCH IRON ROD FOUND BEARS N89°51'29"E 881.08 FEET, A 3/8 INCH IRON ROD FOUND BEARS S89°39'15"E 1254.61 FEET, A 1/2 INCH IRON ROD FOUND WITH A CAP MARKED "G. AMTHOR RPLS 2684" BEARS S89°19'35"W 1097.31 FEET

ADAM KRUGER SURVEY NO. 469 ABSTRACT NO. 755

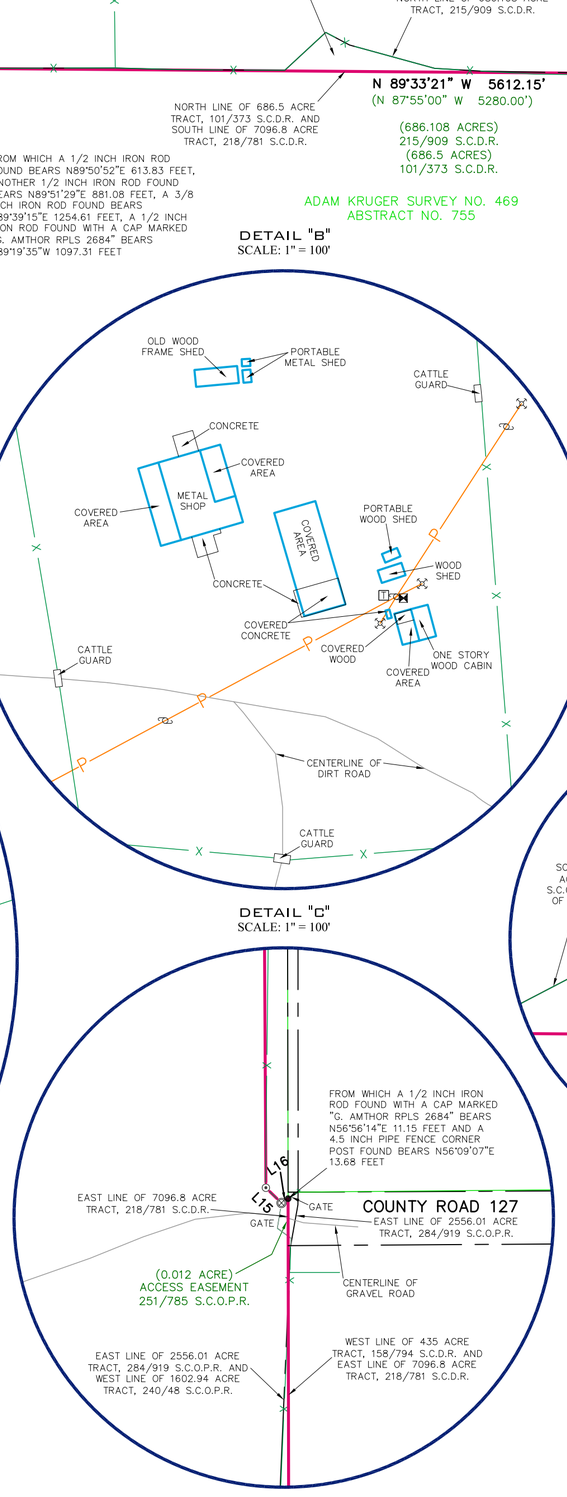
DETAIL "A"
SCALE: 1" = 60'



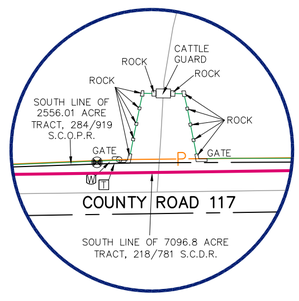
DETAIL "B"
SCALE: 1" = 100'



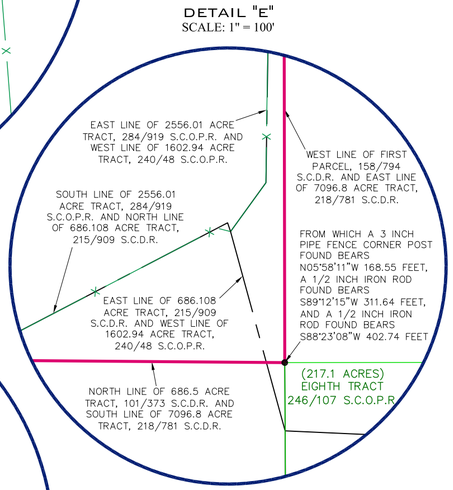
DETAIL "C"
SCALE: 1" = 100'



DETAIL "D"
SCALE: 1" = 100'



DETAIL "E"
SCALE: 1" = 100'



LINE TABLE

LINE	BEARING	DISTANCE
L2	N 03°30'10" W	52.93'
L3	N 33°13'12" E	893.87'
L4	N 05°50'27" W	271.42'
L5	N 08°47'27" W	542.63'
L6	N 74°38'47" W	122.88'
L7	N 40°55'33" E	102.97'
L8	N 29°37'20" E	105.53'
L9	N 21°37'03" E	443.49'
L10	N 85°38'38" E	634.64'
L11	N 82°32'38" E	566.38'
L12	S 69°19'39" E	146.21'
L13	S 86°36'34" E	612.29'
L14	S 89°17'38" E	842.29'
L15	S 45°34'57" E	20.31'
L16	N 56°56'14" E	7.37'

RECORD LINE TABLE

LINE	BEARING	DISTANCE
L6	N 74°48'26" W	121.78'
L15	S 45°03'42" E	20.34'
L16	N 56°55'33" E	18.55'

NOTE:

SCHEDULE B ITEMS, AS PER:
TITLE RESOURCES GUARANTY COMPANY
EFFECTIVE DATE: DECEMBER 6, 2021, 8:00 A.M.
ISSUED DATE: JANUARY 31, 2022, 8:00 A.M.
GF NO. 2060720-LAM

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

EASEMENTS: 10.

f. ONE-SIXTH (1/6TH) MINERAL INTEREST AS RESERVED IN THE NAME OF LURA GRAY WLLIAMS BY DEED TO KATHRYN LITTLE AND GARTH LITTLE, REUBEN SENTERFITT AND WILLIAM L. MARSCHAL, JR., DATED JUNE 25, 1969, RECORDED IN VOLUME 145, PAGE 575, DEED RECORDS OF SAN SABA COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). – NOT ADDRESSED HEREON.

g. ONE-THIRTY-SIXTH(1/36TH) MINERAL INTEREST AS RESERVED IN THE NAME OF CARL BUNGE, ETUX BY DEED TO REUBEN SENTERFITT DATED MAY 1, 1970, RECORDED IN VOLUME 147, PAGE 373, DEED RECORDS OF SAN SABA COUNTY, TEXAS.TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). – NOT ADDRESSED HEREON.

h. ONE-HALF (1/2) MINERAL INTEREST IN AND TO THAT PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE H.H. BRUNE SURVEY NO. 488, ABSTRACT NO. 110, (BEING 8.56 ACRES) DEEDED FROM ROSA M. BIRD, ETAL TO G.W GRAY DATED AUGUST 3, 1946, RECORDED IN VOLUME 112, PAGE 386, DEED RECORDS OF SAN SABA COUNTY, TEXAS. TITLE TO SAD INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). – NOT ADDRESSED HEREON.

k. TITLE TO THOSE PORTIONS OF THE SUBJECT PROPERTY LYING UNDER FENCE BUT BELONGING TO HAROLD CHAPMAN AND E.T PERRY AS DESORIBED IN FIELD NOTES PREPARED BY GEORGE M. AMTHOR, ILL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2684. – NOT ADDRESSED HEREON.

l. EASEMENT IN FAVOR OF CAP ROCK ELECTRIC COOPERATIVE AS SET OUT IN INSTRUMENT RECORDED IN VOLUME 246, PAGE 914, OFFICIAL PUBLIC RECORDS OF SAN SABA COUNTY, TEXAS. – BLANKET IN NATURE, NOT SHOWN HEREON.

m. OIl AND GAS LEASE IN FAVOR OF KEN LYONS & COMPANY, LTD. AS SET OUT IN INSTRUMENT RECORDED IN VOLUME 336, PAGE 777, OFFICIAL PUBLIC RECORDS OF SAN SABA COUNTY, TEXAS. – NOT ADDRESSED HEREON.

n. ACCESS EASEMENT IN FAVOR OF JOHN OGLESBY AS SET OUT IN INSTRUMENT RECORDED IN VOLUME 251, PAGE 785, OFFICIAL PUBLIC RECORDS OF SAN SABA COUNTY, TEXAS. – SHOWN HEREON.

o. EASEMENT IN FAVOR OF NORTH SAN SABA WATER SUPPLY CORPORATION AS SET OUT IN INSTRUMENT RECORDED IN VOLUME 251, PAGE 3, OFFICIAL PUBLIC RECORDS OF SAN SABA COUNTY, TEXAS. – BLANKET IN NATURE, NOT SHOWN HEREON

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

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 9, 2022; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

02-17-2022
DATE

SEARCHERS
SURVEYING & ENGINEERING LLC
MASON | FREDERICKSBURG
P.O. Box 528 Mason, TX 76856 | 325-347-7489
P.O. Box 1504 Fredericksburg, TX 78624 | 830-383-1211
Firm #10193966 | www.searchersls.com

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
60D NAIL FOUND
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 TANK
WATER WELL
WATER METER
FIRE HYDRANT
AS MARKED

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

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."
5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

0' 600' 1200' 1800'
SCALE: 1" = 600'

TITLE SURVEY

2556.885 ACRES BEING OUT OF MULTIPLE SURVEYS IN SAN SABA COUNTY, TEXAS.

REFERENCE: GRAND SLAM RANCHES, LLC
JOB NO. 22-5679
REV. 0
DRAWN BY: NJA