SURVEY PLAT OF A 364.08 ACRE TRACT OF LAND LYING IN SAN SABA COUNTY, TEXAS. Made For: The Board of Regents of the Texas A&M University System and Mills County Abstract & Title Company LEGEND 150 Acres (S & E 18.84 acres, S&E 0.10 acres) O 1/2" capped iron pin (set) point in County Road 203, 6.50' S 89°50'18" W of a 1/2" capped iron pin (set) by a corner post ② 2-7/8" (OD) pipe corner gate post N 89°50'18" E 1877.80' water meter stump/dead tree (RDC: N 89°47'30" E 1877.8 feet - V. 214, P. 201) **VICINITY MAP** P.O.B. - 1/4" iron rod (found) by a corner post for the NWC of a tract of land described as Not To Scale 203.793 acres (V. 193, P. 715) RDC record deed call - Vol. 214, Pg. 201 Basis of Bearings Bearings are based on "TRUE NORTH as determined by approximate location of flood hazard area boundary GPS measurements Lat: 31°15'43" Long: 98°45'28" Note: 1/2" capped iron pins (set) are capped with a pink plastic cap marked "G. AMTHOR - RPLS 2684". Vol. 193, Pg. 715 - S.S.C.D.R. Surveyed by Charles A. Polaski on February 25, 1985 -1/2" capped iron pin (set) by an old corner post Reference: Vol. 107, Pg. 92 - S.S.C.D.R. 2.52 Acres in County Road 203 EASEMENT San Saba - Brady Soil Conservation District Vol. 129, Pg. 60 - S.S.C.D.R. <mark>^</mark> N 89°55'47" E <mark>.</mark>^ <mark>^ ,</mark>993.21' <mark>^ ,</mark> (RDC: N 89°42'55" W 993.20' - V. 193, P. 715) 📈 (RDC: East 1012.9 feet - V. 214, P. 201) 🐣 3/8" iron pin (found) on the north bank of Merriman Branch and in the east line of a tract of land described as 364.93 acres ---point in a soil conservation reservoir (V. 214, P. 201), called to be a steel stake set on line at the north edge of Mirrimand (Jerry's) Branch, 23.8' S 00°01' E for the NEC of said 364.93 acres ---- (RDC: S 00°01' E 365.7 feet - V. 214, P. 201) 1/4" iron rod (found) at a fence corner from which a 1/2" capped iron pin (set) by a corner post brs. N 51°54'53" W 2.50' and another 1/2" capped iron pin (set) by a corner post brs. S 09°08'49" E 8.72'. A 3/8" iron pin (found) on the north bank of Merriman Branch and east line of a tract of land described as 364.93 Acres (V. 214, P. 201) brs. N 00°36'06" E 338.61' Zone A 100-Year Special Flood Hazard Area 364.08 ACRES George Luther Smith, Jr., et ux Individually and as Trustees of Smith Family Trust 1/4" iron rod (found) by a corner post for the most southerly SWC of a tract of land Lamar Johanson, et ux described as 203.793 Acres (V. 193, P. 715) 364.93 Acres Vol. 214, Pg. 201 - S.S.C.D.R. Surveyed by F. L. Thompson on February 11 & 16, 1982 Affidavit: Vol. 176, Pg. 153 - S.S.C.D.R. Right-Of-Way and use of roadway Vol. 144, P. 329 - S.S.C.D.R. Reference: Vol. 41, Pg. 462 - S.S.C.D.R. Jim Bob Everett, et ux 100.828 Acres (S & E 0.80 acres) ALFRED MORRIS SURVEY 9, ABSTRACT 851 1/2" capped iron pin (set) by a corner post from which a 1/2" iron pin (found) by a corner post for the NWC of a tract of land described as 118.61 Acres (V. 211, P. 638) brs. N 89°44'34" E 87.50' point in County Road 203, 35.60' N 89°52'31" W (RDC: N 89°52'30" W 2085.9 feet - V. 214, P. 201) (RDC: N 89°40'30" W 2225.2 feet - V. 214, P. 201) of a 1/2" capped iron pin (set) by a corner post 2225.31' S 89°44'34" W N 89°52'31" W 2085.90' 1/2" iron pin (found) by a corner post for the NWC of a tract of land described as 118.61 Acres (V. 211, P. 638) Sandra Kay Parks Steve Burnett Second Tract: 120.06 Acres Vol. 234, Pg. 750 - S.S.C.O.P.R. First Tract: 191 Acres 118.61 Acres Vol. 234, Pg. 750 - S.S.C.O.P.R. Vol. 211, Pg. 638 - S.S.C.D.R. GMA ENGINEERING & SURVEYING GMA ENGINEERING & SURVEYING GMA ENGINEERING & SURVEYING George M. Amthor III County Surveyor Registered Professional Land Surveyor Office 325-372-3028 1807 W. Wallace Field notes of a tract of land lying in the County of San Saba, State of Texas, containing on the north side of an old abandoned roadway for the most southerly southwest corner of said Zone A, 100-year Flood Plain or in any identified flood hazard area according to Community-Panel No. 481184 – 120C dated July 2, 1991, of the Federal Emergency Management Agency; 364.08 acres out of the Alfred Morris Survey 9, Abstract 851, of which 2.52 acres lie in 203.793 acre tract of land described in Volume 193, Page 715; and S 00°01'13" E 1674.72 feet County Road 203. Said 364.08 acre tract of land is the same land described as 364.93 acres in a deed from George Luther Smith, Jr., et ux to Lamar Johanson, et ux recorded in Volume 214, to a 1/2" capped iron pin (set) by a corner post for the southeast corner of said 364.93 acre tract, from which a 1/2" iron pin (found) by a corner post for the northwest corner of a tract of land and that this survey conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey. described as 118.61 acres in a deed to Steve Burnett recorded in Volume 211, Page 638 bears N 89°44'34" E 87.50 feet; Page 201 of the San Saba County Deed Records. Survey was made for the Board of Regents of the Texas A&M University System and Mills County Abstract and Title Company. WITNESS MY HAND AND SEAL, this the 25th day of May, 2012. **Beginning** at a 1/4" iron rod (found) by a corner post for the northwest corner of a tract of land described as 203.793 acres in a deed to James R. Cromer recorded in Volume 193, Page 715 of **Thence** along the general course of a fence and south lines of said 364.93 acre tract of land, as follows: **S 89°44'34" W 2225.31 feet** to a 2-7/8" O.D. pipe corner gate post; and the San Saba County Deed Reords, the same being the most northerly northeast corner of said 364.93 acre tract of land, being 35.60 feet N 89°52'31" W of a 1/2" capped iron pin (set) by a 364.93 acre tract described in Volume 214, Page 201 and the most northerly northeast corner of Thence N 00°14'01" E 4669.80 feet along the west line of said 364.93 acre tract of land, being a Thence S 00°35'13" E along the general course of a fence, at 1033.51 feet passing a 1/2" capped line in said County Road 203 on or near the west line of said Alfred Morris Survey 9, to a point for the northwest corner of said 364.93 acre tract of land, 6.50 feet S 89°50'18" W of a 1/2" iron pin (set) by an old corner post at the intersection of two fences, continuing along said fence as it runs into a soil conservation reservoir a total distance of 1714.40 feet to a point in said lake or reservoir for a corner of said 364.93 acre tract of land; Thence N 89°50'18" E 1877.80 feet along the general course of a fence and north line of said Thence N 89°55'47" E 993.21 feet mostly along a line inundated by water, and then being a line on or near a fence on an earthen dam, to a 1/4" iron rod (found) by a pipe corner post on the back This is to certify to the Board of Regents of The Texas A&M University System, as purchaser, and Mills County Abstract, as title insurer, that this survey was made on side of said earthen dam, from which a 1/2" capped iron pin (set) 2.0 feet north of gate on top of the ground of the property legally described hereon and correctly shows the boundary lines, dimensions, and area of the land indicated hereon; that there are no visible or apparent discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as **Basis of Bearings:** Bearings are based on "True North" as determined by GPS measurements taken at - Latitude: 31°15'43"; Longitude: - 98°45'28" Thence along the general course of an existing fence, as follows: N 23°52′58″ E 111.88 feet to a 2-3/8″ O.D. pipe corner post at a fence corner; S 66°57′53″ E 161.56 feet to a 1/4″ iron rod (found) by a corner post; N 83°20′45″ E 65.83 feet to a 1/4″ iron rod (found) by a corner post; N 70°45′07″ E 240.95 feet to a 1/4″ iron rod (found) by a 36″ diameter post oak tree; S 66°19′01″ E 79.26 feet to a 1/4″ iron rod (found) by a corner post; S 36°32′25″ E 178.35 feet to a 1/4″ iron rod (found) by an ell tree stump; S 79°18′31″ E 208.64 feet to a 1/4″ iron rod (found) by an ell tree stump; S 79°18′31″ E 208.64 feet to a 1/4″ iron rod (found) by a fearer post; S 36°32′25″ E 672.20 feet to a 1/4″ iron rod (found) ot a fearer post; S 36°32′25″ E 672.20 feet to a 1/4″ iron rod (found) ot a fearer post; S 36°32′25″ E 672.20 feet to a 1/4″ iron rod (found) ot a fearer post; S 36°32′25″ E 672.20 feet to a 1/4″ iron rod (found) ot a fearer post; S 36°32′25″ E 672.20 feet to a 1/4″ iron rod (found) ot a fearer post; S 36°32′25″ E 672.20 feet to a 1/4″ iron rod (found) ot a fearer post seet to a 1/4″ iron rod (fo shown hereon; the subject property has access to and from a dedicated public roadway; a portion of the subject property is located in a Zone A, 100-Year Special Flood Hazard Area according to Community-Panel No. 481184-125C dated July 2, 1991, of the Federal Emergency Management Agency; and that this survey conforms to NOTE: 1/2" capped iron pins (set) are capped with a pink plastic cap marked "G. AMTHOR – RPLS 2684". the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey. WITNESS MY HAND AND SEAL, THIS THE 25TH DAY OF MAY, 2012, found) by a corner post; and S 51°54'53" E 672.29 feet to a 1/4" iron rod (found) at a fence This is to certify to the Board of Regents of the Texas A&M University System, as purchaser, corner, from which a 1/2" capped iron pin (set) by a corner post bears N 51°54′53" W 2.50 feet, another 1/2" capped iron pin (set) by a corner post bears S 09°08′49" E 8.72 feet, and a 3/8" iron and Mills County Abstract and Title Company, as title insurer, that this survey was made on the ground of the property legally described hereon and correctly shows the boundary lines, Gengs M. anthon The pin (found) on the north bank of Merriman Branch and in the original east line of said 364.93 acre tract in Volume 214, Page 201 bears N 00°36′06″ E 338.61 feet; dimensions, and area of the land indicated hereon; that there are no visible or apparent discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments, overlapping Thence along the east line of said 364.93 acre tract of land, being a line on or near a fence, as access to and from a dedicated public roadway; a portion of the subject property is located in a follows: S 00°14'07" E, at 62.97 feet passing 3.75 feet west of a 1/2" capped iron pin (set) by a George M. Amthor III corner post, continuing a total distance of 779.42 feet to a 1/4" iron rod (found) by a corner post R.P.L.S. 2684 Page 3 of 3 **ENGINEERING # & SURVEYING** 1807 W. Wallace San Saba, Texas 76877 PH: (325) 372-3028 Engineering Firm No. F-6450 Surveying Firm No. 100983-00 Drawing No. 052512/3636/oz Copyright © 2012 - George M. Amthor III, RPLS - All Rights Reserved.