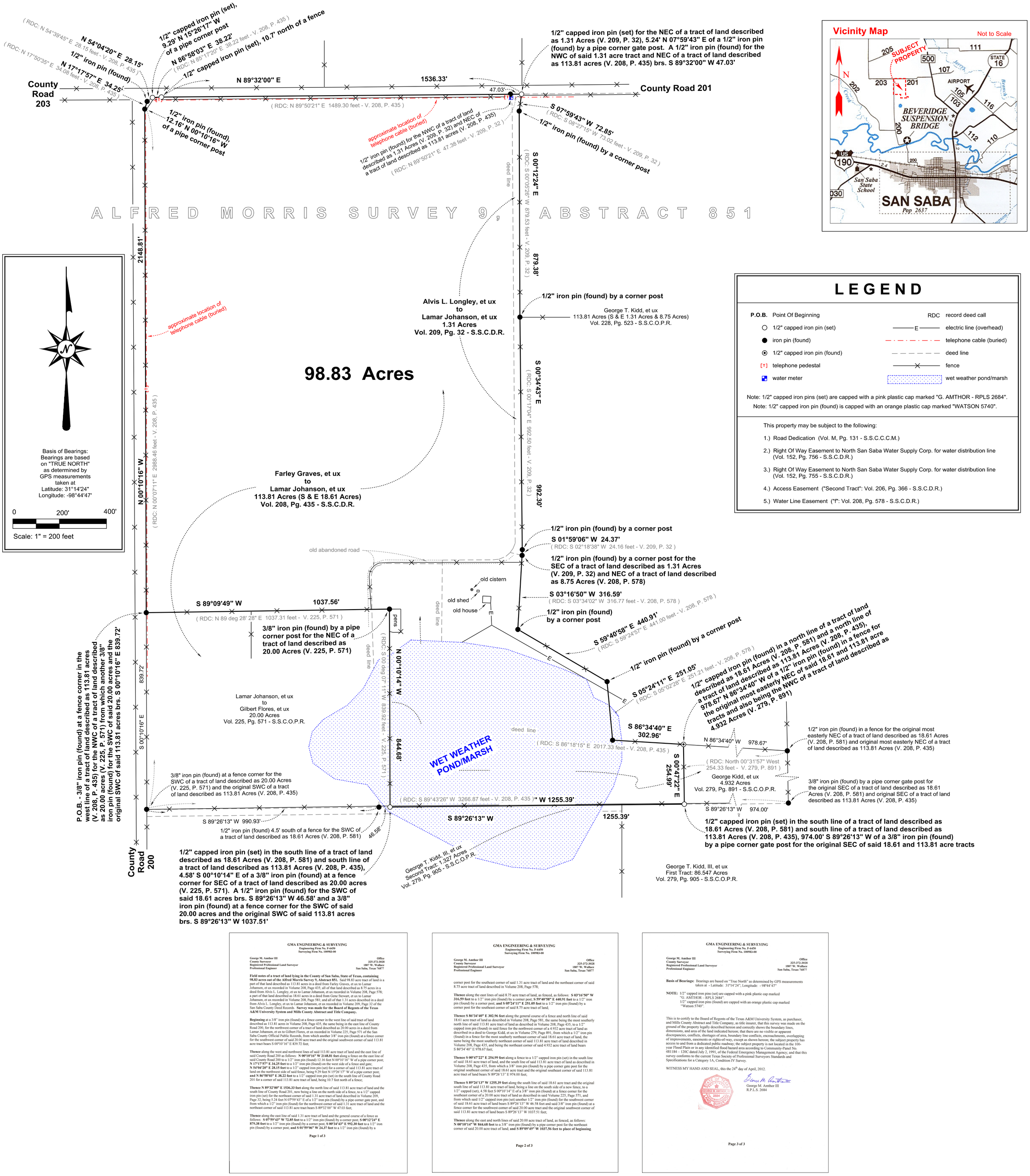
SURVEY PLAT OF A 98.83 ACRE TRACT OF LAND LYING IN SAN SABA COUNTY, TEXAS.

Made For: The Board of Regents of the Texas A&M University System and Mills County Abstract & Title Company



LEGEND

P.O.B.	Point Of Beginning	RDC	record deed call
○	1/2" capped iron pin (set)	—E—	electric line (overhead)
●	iron pin (found)	-·-·-·-	telephone cable (buried)
⊙	1/2" capped iron pin (found)	— — —	deed line
[T]	telephone pedestal	—×—	fence
■	water meter		wet weather pond/marsh

Note: 1/2" capped iron pins (set) are capped with a pink plastic cap marked "G. AMTHOR - RPLS 2684".
Note: 1/2" capped iron pin (found) is capped with an orange plastic cap marked "WATSON 5740".

This property may be subject to the following:

1.) Road Dedication (Vol. M, Pg. 131 - S.S.C.C.C.M.)

2.) Right Of Way Easement to North San Saba Water Supply Corp. for water distribution line (Vol. 152, Pg. 756 - S.S.C.D.R.)

3.) Right Of Way Easement to North San Saba Water Supply Corp. for water distribution line (Vol. 152, Pg. 755 - S.S.C.D.R.)

4.) Access Easement ("Second Tract": Vol. 206, Pg. 366 - S.S.C.D.R.)

5.) Water Line Easement ("f": Vol. 208, Pg. 578 - S.S.C.D.R.)

GMA ENGINEERING & SURVEYING
Engineering Firm No. F-6450
Surveying Firm No. 100983-00

George M. Amthor III, County Surveyor, Registered Professional Land Surveyor, Professional Engineer
Office: 325-372-3028, 1807 W. Wallace, San Saba, Texas 76877

Field notes of a tract of land lying in the County of San Saba, State of Texas, containing 98.83 acres out of the Alfred Morris Survey 9, Abstract 851. Said 98.83 acre tract of land is a part of that land described as 113.81 acres in a deed from Farley Graves, et ux to Lamar Johanson, et ux recorded in Volume 208, Page 435; all of that land described as 8.75 acres in a deed from Alvis L. Longley, et ux to Lamar Johanson, et ux recorded in Volume 208, Page 578; a part of that land described as 18.61 acres in a deed from Gene Stewart, et ux to Lamar Johanson, et ux recorded in Volume 208, Page 581; and all of that 1.31 acres described in a deed from Alvis L. Longley, et ux to Lamar Johanson, et ux recorded in Volume 209, Page 32 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.**

Beginning at a 3/8" iron pin (found) at a fence corner in the west line of said tract of land described as 113.81 acres in Volume 208, Page 435, the same being in the east line of County Road 200, for the northwest corner of a tract of land described as 20.00 acres in a deed from Lamar Johanson, et ux to Gilbert Flores, et ux recorded in Volume 225, Page 571 of the San Saba County Official Public Records, from which another 3/8" iron pin (found) at a fence corner for the southwest corner of said 20.00 acre tract and the original southwest corner of said 113.81 acre tract bears S 00°10'16" E 839.72 feet;

Thence along the west and northwest lines of said 113.81 acre tract of land and the east line of said County Road 200 as follows: **N 00°10'16" W 2148.81 feet** along a fence on the east line of said County Road 200 to a 1/2" iron pin (found) 12.16 feet N 00°10'16" W of a pipe corner post; **N 17°17'57" E 34.25 feet** to a 1/2" iron pin (found) on the west side of a fence and gate; **N 54°04'20" E 28.15 feet** to a 1/2" capped iron pin (set) for a corner of said 113.81 acre tract of land on the northwest side of said fence, being 9.29 feet N 15°26'17" W of a pipe corner post; **and N 86°58'03" E 38.22 feet** to a 1/2" capped iron pin (set) in the south line of County Road 201 for a corner of said 113.81 acre tract of land, being 10.7 feet north of a fence;

Thence N 89°32'00" E 1536.33 feet along the north line of said 113.81 acre tract of land and the south line of County Road 201, now being a line on the north side of a fence, to a 1/2" capped iron pin (set) for the northeast corner of said 1.31 acre tract of land described in Volume 209, Page 32, being 5.24 feet N 07°59'43" E of a 1/2" iron pin (found) by a pipe corner gate post, and from which a 1/2" iron pin (found) for the northwest corner of said 1.31 acre tract of land and the northeast corner of said 113.81 acre tract bears S 89°32'00" W 47.03 feet;

Thence along the east line of said 1.31 acre tract of land and the general course of a fence as follows: **S 07°59'43" W 72.85 feet** to a 1/2" iron pin (found) by a corner post; **S 00°12'24" E 879.38 feet** to a 1/2" iron pin (found) by a corner post; **S 00°34'43" E 992.30 feet** to a 1/2" iron pin (found) by a corner post; **and S 01°59'06" W 24.37 feet** to a 1/2" iron pin (found) by a

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corner post for the southeast corner of said 1.31 acre tract of land and the northeast corner of said 8.75 acre tract of land described in Volume 208, Page 578;

Thence along the east lines of said 8.75 acre tract of land, as fenced, as follows: **S 03°16'50" W 316.59 feet** to a 1/2" iron pin (found) by a corner post; **S 59°40'58" E 440.91 feet** to a 1/2" iron pin (found) by a corner post; **and S 05°24'11" E 251.05 feet** to a 1/2" iron pin (found) by a corner post for the southeast corner of said 8.75 acre tract of land;

Thence S 86°34'40" E 302.96 feet along the general course of a fence and north line of said 18.61 acre tract of land as described in Volume 208, Page 581, the same being the most southerly north line of said 113.81 acre tract of land as described in Volume 208, Page 435, to a 1/2" capped iron pin (found) in said fence for the northwest corner of a 4.932 acre tract of land as described in a deed to George Kidd, et ux in Volume 279, Page 891, from which a 1/2" iron pin (found) in a fence for the most southerly northeast corner of said 18.61 acre tract of land, the same being the most southerly northeast corner of said 113.81 acre tract of land described in Volume 208, Page 435, and being the northeast corner of said 4.932 acre tract of land bears S 86°34'40" E 978.67 feet;

Thence S 00°47'22" E 254.99 feet along a fence to a 1/2" capped iron pin (set) in the south line of said 18.61 acre tract of land, and the south line of said 113.81 acre tract of land as described in Volume 208, Page 435, from which a 3/8" iron pin (found) by a pipe corner gate post for the original southeast corner of said 18.61 acre tract and the original southeast corner of said 113.81 acre tract of land bears N 89°26'13" E 974.00 feet;

Thence S 89°26'13" W 1255.39 feet along the south line of said 18.61 acre tract and the original south line of said 113.81 acre tract of land, being a line on the south side of a new fence, to a 1/2" capped (set), 4.58 feet S 00°10'14" E of a 3/8" iron pin (found) at a fence corner for the southeast corner of a 20.00 acre tract of land as described in said Volume 225, Page 571, and from which said 1/2" capped iron pin (set) another 1/2" iron pin (found) for the southwest corner of said 18.61 acre tract of land bears S 89°26'13" W 46.58 feet and said 3/8" iron pin (found) at a fence corner for the southwest corner of said 20.00 acre tract and the original southwest corner of said 113.81 acre tract of land bears S 89°26'13" W 1037.51 feet;

Thence along the east and north lines of said 20.00 acre tract of land, as fenced, as follows: **N 00°10'14" W 844.68 feet** to a 3/8" iron pin (found) by a pipe corner post for the northeast corner of said 20.00 acre tract of land; **and S 89°09'49" W 1037.56 feet to place of beginning**.

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Basis of Bearings: Bearings are based on "True North" as determined by GPS measurements taken at - Latitude: 31°14'24"; Longitude: - 98°44'47"

NOTE: 1/2" capped iron pins (set) are capped with a pink plastic cap marked "G. AMTHOR – RPLS 2684".
1/2" capped iron pins (found) are capped with an orange plastic cap marked "Watson 5740".

This is to certify to the Board of Regents of the Texas A&M University System, as purchaser, 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, 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 of improvements, easements or rights-of-way, except as shown hereon; the subject property has access to and from a dedicated public roadway; the subject property is not located in the 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; and that this survey conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey.

WITNESS MY HAND AND SEAL, this the 24th day of April, 2012.

George M. Amthor III
R.P.L.S. 2684

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WITNESS MY HAND AND SEAL, THIS THE 24TH DAY OF APRIL, 2012,

George M. Amthor III
R.P.L.S. 2684

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Drawing No. 042412/2424/oz

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