



NOTE:
 1. BEARINGS, DISTANCE & ACRES SHOWN HEREON ARE GRID, NAD 83(2011)-HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS SOUTH CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
 3. IRON ROD SET ARE 1/2" INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLS".
 4. THIS SURVEY IS A BOUNDARY SURVEY ONLY AND IS NOT AN ENGINEERING DESIGN SURVEY. NO IMPROVEMENTS AND/OR EASEMENTS ARE SHOWN HEREON.

FREEDOM SPRINGS RANCH SUBDIVISION
 CAB. A, PG. 63-B, B.C.P.R.

ELK MOUNTAIN RANCH
 PHASE I SUBDIVISION
 CAB. 8, PG. 105-112,
 B.C.P.R.

48.751 ACRES
 REMAINDER OF (781.517 ACRES)
 #21-00247286 B.C.O.P.R.

C.C.S.D. & R.G.N.G. RR CO.
 SURVEY NO. 743
 A-522

F. ANDERSON SURVEY NO. 746
 A-1509

ELK MOUNTAIN RANCH
 PHASE I SUBDIVISION
 CAB. 8, PG. 105-112,
 B.C.P.R.



LEGAL DESCRIPTION: BEING 48.751 ACRES OF LAND OUT OF THE F. ANDERSON SURVEY NO. 746, ABSTRACT NO. 1509 & THE C. C. S. D. & R. G. N. G. RR CO. SURVEY NO. 743, ABSTRACT NO. 522 IN BANDERA COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 781.517 ACRE TRACT DESCRIBED IN DOC. #21-00247286 OF THE OFFICIAL PUBLIC RECORDS OF SAID BANDERA COUNTY, TEXAS; SAID 48.751 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN JULY 2021 & MARCH 2023:

BEGINNING AT A 1/2" IRON ROD WITH CAP AT A FENCE CORNER POST FOUND IN THE NORTH LINE OF STATE HIGHWAY NO. 16 FOR THE SOUTH CORNER OF THE FREEDOM SPRINGS RANCH SUBDIVISION RECORDED IN CABINET A, PAGE 68-B OF THE PLAT RECORDS OF SAID BANDERA COUNTY, TEXAS, THE SOUTHWEST CORNER OF SAID 781.517 ACRE TRACT AND THE SOUTHWEST CORNER HEREOF;

THENCE ALONG THE COMMON LINE OF SAID FREEDOM SPRINGS RANCH SUBDIVISION AND SAID 781.517 ACRE TRACT, THE FOLLOWING 4 COURSES:

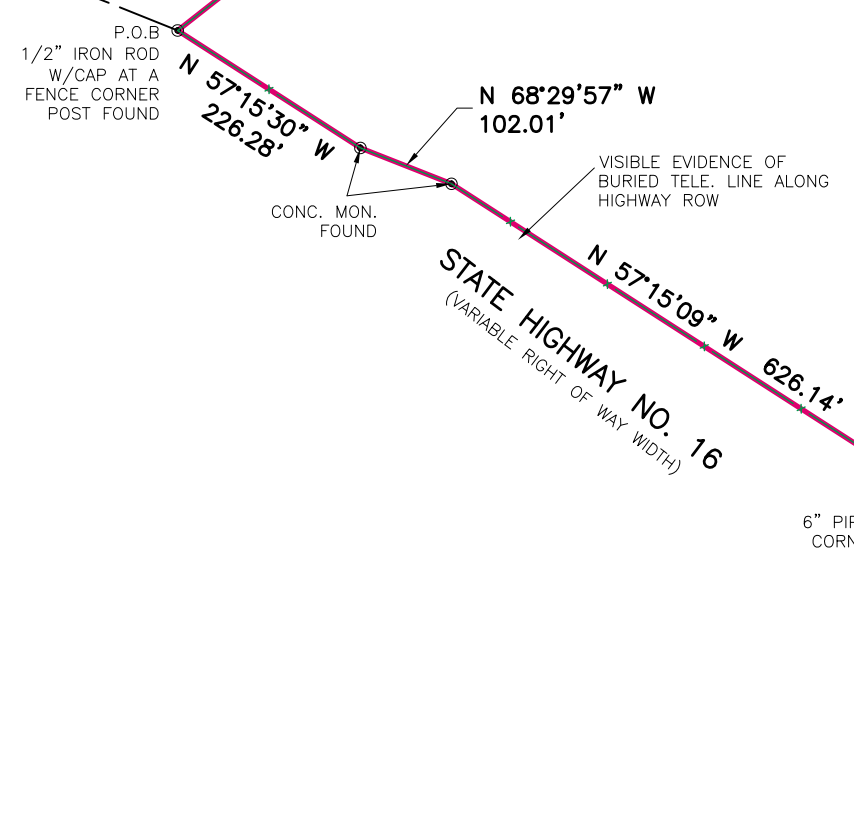
1. NORTH 51°53'39" EAST A DISTANCE OF 759.76 FEET TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND;
2. NORTH 51°39'05" EAST A DISTANCE OF 1219.69 FEET TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND;
3. NORTH 53°11'08" EAST A DISTANCE OF 145.00 FEET TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND;
4. NORTH 54°09'15" EAST A DISTANCE OF 425.27 FEET TO A 1/2" IRON ROD WITH CAP AT A FENCE CORNER POST FOUND FOR A CORNER OF THE ELK MOUNTAIN RANCH SUBDIVISION RECORDED IN CABINET 8, PAGES 105-112 OF SAID PLAT RECORDS AND THE NORTH CORNER HEREOF;

THENCE CROSSING SAID 781.517 ACRE TRACT AND ALONG THE SOUTHWEST LINE OF SAID ELK MOUNTAIN RANCH SUBDIVISION, THE FOLLOWING 5 COURSES:

1. SOUTH 38°08'51" EAST A DISTANCE OF 876.04 FEET TO A 1/2" IRON ROD WITH CAP AT A FENCE CORNER POST FOUND;
2. SOUTH 51°51'09" WEST A DISTANCE OF 76.54 FEET TO A 1/2" IRON ROD WITH CAP AT A FENCE CORNER POST FOUND;
3. SOUTH 51°51'18" WEST A DISTANCE OF 493.89 FEET TO A 1/2" IRON ROD WITH CAP FOUND;
4. SOUTH 51°49'51" WEST A DISTANCE OF 494.13 FEET TO A 1/2" IRON ROD WITH CAP FOUND;
5. SOUTH 51°49'28" WEST A DISTANCE OF 1154.21 FEET TO A 6" PIPE FENCE CORNER POST FOUND IN THE COMMON LINE OF SAID HIGHWAY AND SAID 781.517 ACRE TRACT FOR A CORNER OF SAID ELK MOUNTAIN RANCH SUBDIVISION AND THE SOUTH CORNER HEREOF AND FROM WHICH A CONCRETE MONUMENT WITH BRASS CAP FOUND BEARS SOUTH 57°15'09" EAST A DISTANCE OF 523.49 FEET;

THENCE ALONG THE COMMON LINE OF SAID HIGHWAY AND SAID 781.517 ACRE TRACT, THE FOLLOWING 3 COURSES:

1. NORTH 57°15'09" WEST A DISTANCE OF 626.14 FEET TO A CONCRETE MONUMENT FOUND;
2. NORTH 68°29'57" WEST A DISTANCE OF 102.01 FEET TO A CONCRETE MONUMENT FOUND;
3. NORTH 57°15'30" WEST A DISTANCE OF 226.28 FEET TO THE POINT OF BEGINNING CONTAINING 48.751 ACRES MORE OR LESS, AND AS SHOWN HEREON.



LEGEND:	
● POINT	☒ FIRE HYDRANT
○ MONUMENT FOUND	☒ TELEPHONE/CABLE PEDESTAL
⊙ MONUMENT SET	⊕ FLAG POLE
⊞ A/C UNIT	⊕ GAS METER
☒ BURIED OIL/GAS PIPELINE	⊕ MANHOLE
☒ OVERHEAD UTILITY LINE	⊕ LIGHTPOST
☒ UNDERGROUND UTILITY LINE	⊕ ELECTRIC BOX/METER
☒ FENCE	⊕ GAS VALVE
☒ ROAD	⊕ WATER METER
☒ WATERLINE	⊕ WATER VALVE
☒ RAILROAD TRACK	⊕ DRAINAGE STRUCTURE
○ MAILBOX	⊕ SEWER VALVE
○ CLEAN OUT	⊕ SIGN
	⊕ BENCH MARK
	⊕ PUBLIC UTILITY EASEMENT (BRG-DIST.) RECORD CALL

CTLS
 Cross Texas Land Services, Inc.
 702 RIO GRANDE, #301 - AUSTIN, TEXAS 78701
 512-965-2878
 TX. FIRM REG. #180248-00
 www.crosstexaslandservices.com

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

MARK R. WATSON RPLS#5740
 DATE: 3-29-2023

REFERENCE: -----
 TYPE OF SURVEY - BOUNDARY
 LEGAL DESCRIPTION:
 BEING 48.751 ACRES OF LAND OUT OF THE F. ANDERSON SURVEY NO. 746, ABSTRACT NO. 1509 & THE C. C. S. D. & R. G. N. G. RR CO. SURVEY NO. 743, ABSTRACT NO. 522 IN BANDERA COUNTY, TEXAS.
 JOB NO. 23-50068
 DRAWN BY: MRW
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