

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°48'21" E	123.91'

RECORD LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°26' E	124.0'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	2794.80'	1653.31'	S 17°25'54" E	33°53'39"

RECORD CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	2784.80'	2530.6'	---	---

SURVEY NOTES:

- BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
- UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.
- RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.
- A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275".
- A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

NOTE:

SCHEDULE B ITEMS AS PER NATIONAL INVESTOR TITLE INSURANCE COMPANY EFFECTIVE DATE: APRIL 28, 2020, 9:50 AM ISSUED DATE: APRIL 28, 2020, 10:20 AM OF NO. 220-459

RESTRICTIVE COVENANTS: NONE LISTED

EASEMENTS & OTHER MATTERS:

10A. OIL AND GAS LEASE EXECUTED BY AUGUST JOST AND LOUISE JOST TO A. H. BRODIE AND E. C. HANSEN, DATED APRIL 10, 1919, RECORDED IN VOLUME 1, PAGES 185-186, OIL AND GAS RECORDS OF GILLESPIE COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF SAID INSTRUMENT. - **NOT ADDRESSED HEREON.**

10B. EASEMENT EXECUTED BY AUGUST JOST TO WEST TEXAS UTILITIES, DATED JULY 28, 1926, RECORDED IN VOLUME 55, PAGES 183-184, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. - **DOES AFFECT AS SHOWN HEREON, NO WIDTH PROVIDED.**

10C. RIGHT OF WAY EASEMENT EXECUTED BY FRED MATHSEN TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED SEPTEMBER 17, 1970, RECORDED IN VOLUME 99, PAGES 715-717, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. - **BLANKET IN NATURE, NOT SHOWN HEREON.**

10D. RIGHT OF WAY EASEMENT EXECUTED BY FRED MATHSEN TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED NOVEMBER 10, 1960, RECORDED IN VOLUME 139, PAGES 445-452, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. - **BLANKET IN NATURE, NOT SHOWN HEREON.**

10E. EASEMENT EXECUTED BY FRED MATHSEN TO LOWER COLORADO RIVER AUTHORITY, DATED FEBRUARY 22, 1965, RECORDED IN VOLUME 148, PAGES 781-783, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. - **DOES AFFECT, APPROXIMATE LOCATION OF EASEMENT SHOWN HEREON.**



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 APRIL 22, 2020; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

Joshua W. Leamons
REGISTERED PROFESSIONAL LAND SURVEYOR #6276
JULY 1, 2020
DATE



SEARCHERS
SURVEYING & ENGINEERING LLC
MASON | FREDERICKSBURG

P.O. Box 528 Mason, TX 76856 | 254-347-7489 | Firm #10193666
P.O. Box 1904 Fredericksburg, TX 78624 | 512-363-1211 | Firm #10194211
www.searchers.com

LEGEND:

— BOUNDARY LINE

--- ADJUTANT LINE

— SURVEY LINE

--- BURIED UTILITY LINE

--- OPENED UTILITY LINE

— FENCE

— RITE FENCE CORNER POST FOUND

— WOOD FENCE CORNER POST FOUND

● POINT

○ 1/2" IRON ROD SET

○ 3/8" IRON ROD FOUND

○ IRON PIPE FOUND

△ 1200 NAIL FOUND

○ NAIL SET

◆ CONCRETE MONUMENT FOUND

○ AS CONDITION

◆ AS MARKED

□ PEDESTAL

○ UTILITY POLE

○ GUY

○ ELECTRIC METER

○ SEPTIC TANK

○ BURIED CABLE SIGN

○ WATER WELL

○ GAS METER

○ WATER METER

○ AS CONDITION

○ AS MARKED

— U.E. - UTILITY EASEMENT

— B.L. - BUILDING SETBACK LINE

— (BRO-DIST) - RECORD CALL

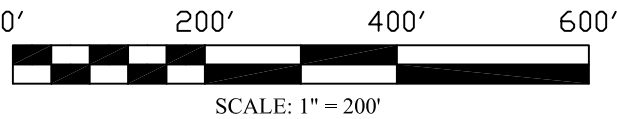
— P.O.B. - POINT OF BEGINNING

— G.C.P.R. - GILLESPIE COUNTY PLAT RECORDS

— G.C.C.R. - GILLESPIE COUNTY DEED RECORDS

— G.C.O.P.R. - GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS

— G.C.P.R. - GILLESPIE COUNTY REAL PROPERTY RECORDS



TITLE SURVEY
146.605 ACRES OUT OF THE H. & G.N. RR.
CO. SURVEY NO. 857, ABSTRACT NO. 319 IN
GILLESPIE COUNTY, TEXAS.

REFERENCE HERCOTIA RINOV, INC. JOB NO. 19-3778
REV. 0 DRAWN BY: FAL