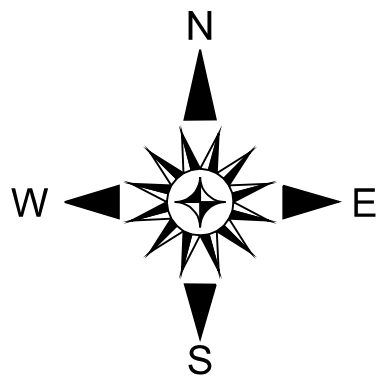


JAMES RIVER RANCH
KIMBLE COUNTY, TEXAS



Scale: 1" = 700'
Bearings - GPS True North
Survey date: May 7-10, 2024

LEGEND	
	found iron stake
	unmarked point
	fence corner post
	set 1/2" iron stake
	survey corner
	fence
	boundary line
	electrical line
	survey line

Line Table: boundary		
LINE	BEARING	DISTANCE
L1	S48°43'W	343.33'
L2	S64°08'W	144.26'
L3	S85°21'W	152.49'
L4	S0°57'E	59.91'
L5	S89°57'W	60.33'
L6	S45°05'E	37.44'

SURVEY NO. 30
J.M. BURT
BLOCK D
ABSTRACT - 1564

ref. Tract 7 of 801.8369 ac.
W.H. Whitworth Estate
Cause 2061, District Court
Vol. 6, Pg. 271 District Court Minutes
Vol. 76, Pg. 421 DR

SURVEY NO. 131
H.E.&W.T. RY. CO.
ABSTRACT - 1157
(94.94 ac.)

SURVEY NO. 3
H.E.&W.T. RY. CO.
ABSTRACT - 806
(292.12 ac.)

SURVEY NO. 5
S.A.&M.G. RY. CO.
ABSTRACT - 522

SURVEY NO. 6
S.A.&M.G. RY. CO.
ABSTRACT - 1709

1960.67 Ac.

SURVEY NO. 3
S.A.&M.G. RY. CO.
ABSTRACT - 521
(559.27 ac.)

NE 1/4 SURVEY NO. 4
S.S. STEWART
ABSTRACT - 1528
(175.10 ac.)

W 1/2 SURVEY NO. 4
W.H. WHITWORTH
ABSTRACT - 1903
(336.75 ac.)

SE 1/4 SURVEY NO. 4
S.S. STEWART
ABSTRACT - 1363
(174.64 ac.)

SURVEY NO. 14
G.H.&S.A. RY. CO.
BLOCK N
ABSTRACT - 1527
(241.87 ac.)

SURVEY NO. 15
G.H.&S.A. RY. CO.
BLOCK N
ABSTRACT - 1646

SURVEY NO. 10
J.M. BURT
BLOCK G
ABSTRACT - 1565

SURVEY NO. 1
WACO MFG. CO.
ABSTRACT - 829

SURVEY NO. 2
W.E. WHITWORTH II, ET AL
ABSTRACT - 2290

SURVEY NO. 15
G.C.&S.F. RY. CO.
ABSTRACT - 1064

SURVEY NO. 16
A.L. McDONALD
ABSTRACT - 1827

SURVEY NO. 13
J.W. GARRETT
BLOCK N
ABSTRACT - 1595

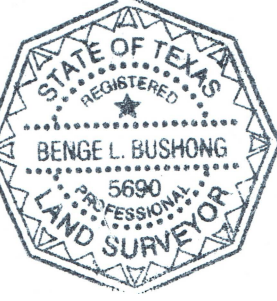
SURVEY NO. 2
S.S. STEWART
ABSTRACT NO. 1529

N 1/2 SURVEY NO. 26
G.H.&S.A. RY. CO.
BLOCK N
ABSTRACT - 1644

PLAT SHOWING:
1960.67 acres of land out of various original surveys in Kimble County, Texas. Subject tract being comprised of the lands described as Tract I of 379.13 acres in a deed from Grande Ocho Ranch, LLC, to Blue Canyon Ranch, LLC, and Jim Little Ranch, LLC, dated October 27, 2008 and recorded in Volume 25, Page 217 of the Official Public Records of Kimble County, Texas, the lands described as Tract One of 773.66 acres in a deed from David Melass and MWG Inc., to Jim Little Ranch, LLC, dated August 20, 2008 and recorded in Volume 23, Page 645 of the Official Public Records of Kimble County, Texas, the lands described as First Tract of 805.3 acres and Second Tract of 2.2 acres in a deed from Harlan Lary Priour Family Partners, Ltd., to James River Ranch, LLC, dated May 15, 1998 and recorded in Volume 139, Page 362 of the Deed Records of Kimble County, Texas.

I, Bengé L. Bushong certify that this survey was made on the ground, under my supervision, on the date shown.

B. Bushong
Bengé L. Bushong
R.P.L.S. No. 6690
Firm# 10055200



P.O. Box 284, - Junction, Tx. 76849
Phone: 830-928-4070
Email: bengel.bis@gmail.com
bushonglandsurveying.com