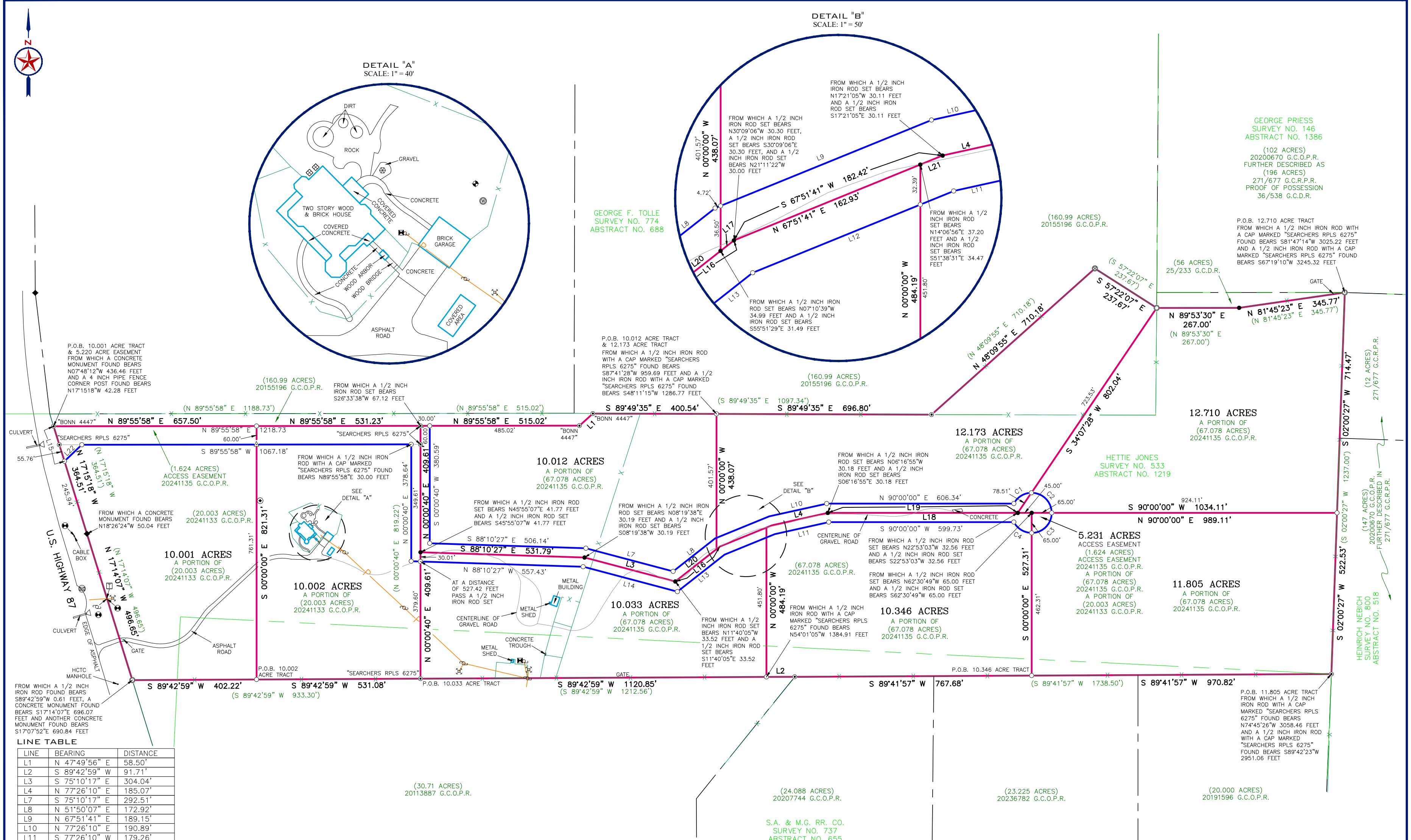

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 47°49'56" E	58.50'
L2	S 89°42'59" W	91.71'
L3	S 75°10'17" E	304.04'
L4	N 77°26'10" E	185.07'
L7	S 75°10'17" E	292.51'
L8	N 51°50'07" E	172.92'
L9	N 67°51'41" E	189.15'
L10	N 77°26'10" E	190.89'
L11	S 77°26'10" W	179.26'
L12	S 67°51'41" W	175.67'
L13	S 51°50'07" W	194.39'
L14	N 75°10'17" W	315.58'
L15	N 17°15'18" W	118.57'
L16	N 51°50'07" E	183.66'
L17	S 51°50'07" W	13.79'
L18	N 90°00'00" E	660.70'
L19	N 90°00'00" W	615.70'
L20	S 51°50'07" W	169.86'
L21	N 67°51'41" E	19.49'
L22	S 46°34'48" W	77.60'

RECORD LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 47°49'56" E	58.50'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	65.00'	69.96'	N 58°19'19" E	66.63'
C2	65.00'	103.06'	S 45°25'17" E	92.60'
C3	65.00'	102.10'	S 45°00'00" W	91.92'
C4	65.00'	70.92'	N 58°44'36" W	67.45'

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 MARCH 25, 2024; NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

STATE OF TEXAS REGISTERED ABRAHAM J. LEAMONS 6275 PROFESSIONAL LAND SURVEYOR

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

03-25-2024
DATE

SEARCHERS
SURVEYORS | CONSULTANTS
MASON | FREDERICKSBURG
4585 OLD PONTOTOC ROAD, MASON, TEXAS 76856
720 MUSTANG STREET, FREDERICKSBURG, TEXAS 78624
830-383-1211 | F-10193966 | SEARCHERS.NET

LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- BURIED UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 3/8" IRON ROD FOUND
- IRON PIPE FOUND
- 120D NAIL SET
- MAG NAIL SET
- CONCRETE MONUMENT FOUND
- BENCH MARK
- PEDESTAL
- UTILITY POLE
- GUY
- ELECTRIC METER
- BURIED CABLE SIGN
- GAS METER
- AIR CONDITIONER
- AS MARKED
- MAILBOX
- SEWER MANHOLE
- SEWER CLEANOUT
- SEPTIC
- WATER WELL
- WATER METER
- FIRE HYDRANT
- AS MARKED

U.E. – UTILITY EASEMENT
B.L. – BUILDING SETBACK LINE
(BRG.–DIST.) – RECORD CALL
P.O.B. – POINT OF BEGINNING
G.C.P.R. – GILLESPIE COUNTY PLAT RECORDS
G.C.D.R. – GILLESPIE COUNTY DEED RECORDS
G.C.O.P.R. – GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
G.C.R.P.R. – GILLESPIE COUNTY REAL PROPERTY RECORDS

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.

3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275" AND A "MAG NAIL SET" IS A MAG NAIL WITH WASHER MARKED "SEARCHERS RPLS 6275".

0' 200' 400' 600'

SCALE: 1" = 200'

BOUNDARY SURVEY

10.001 ACRES, 10.002 ACRES, 10.012 ACRES, 10.033 ACRES, 12.173 ACRES, 10.346 ACRES, 12.710 ACRES, 11.805 ACRES, AND A 5.231 ACRES ACRE EASEMENT OUT OF THE THE S.A. & M.G. RR. CO. SURVEY NO. 737, ABSTRACT NO. 655, THE HETTIE JONES SURVEY NO. 533, ABSTRACT NO. 1219, AND THE GEORGE F. TOLLE SURVEY NO. 774, ABSTRACT NO. 688 IN GILLESPIE COUNTY, TEXAS.

REFERENCE: SAI JACK, LLC & SAI FREDERICKSBURG 67, LLC | JOB NO. 24-7013

ADDRESS: 11470 N. HIGHWAY 87 | DRAWN BY: GNC/JTL