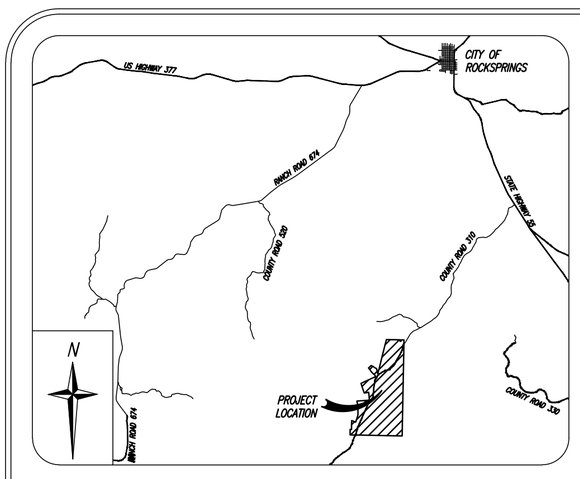
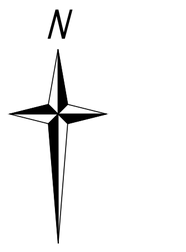
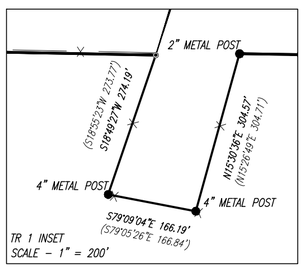


VICINITY MAP
N.T.S.
SOURCE: TxDOT GIS

LEGACY RANCH GROUP, LTD



SCALE: 1"=600'



LONE STAR RANCH

Being 2888.41 acres out of a 8839.55 acres tract of land as described in a General Warranty Deed from Charles G. Williams, individually and as Trustee of the Charles G. Williams Family Trust and Frank Stuart Williams, acting by and through his Attorney-in-Fact, Charles G. Williams to Legacy Conservancy, LLC as recorded in Volume 461, Page 408 Official Public Records of Edwards County, Texas and 23.99 acres out of a 29.8 acre tract described in a Deed without Warranty from Charles G. Williams, individually and as Trustee of the Charles G. Williams Family Trust and Frank Stuart Williams, acting by and through his Attorney-in-Fact, Charles G. Williams to Legacy Conservancy, LLC, recorded in Volume 461, Page 416, Official Public Records of Edwards County, Texas and being all or parts of the following original patent surveys:

BLOCK 13
G.C. & S.F. RR. Co. Survey No. 83, Abstract No. 1009
BLOCK 14
G.C. & S.F. RR. Co. Survey No. 93, Abstract No. 992
G.C. & S.F. RR. Co. Survey No. 94, Abstract No. 2848
G.C. & S.F. RR. Co. Survey No. 99, Abstract No. 993
G.C. & S.F. RR. Co. Survey No. 96, Abstract No. 2664
G.C. & S.F. RR. Co. Survey No. 95, Abstract No. 994

BLOCK J
G.C. & S.F. RR. Co. Survey No. 25, Abstract No. 956
G.C. & S.F. RR Co. Survey No. 26, Abstract No. 3586
BLOCK AF
JM Hays Survey No. 83.75, Abstract No. 1385
Laura McAnelly Survey No. 83.5, Abstract No. 1388

* SURVEYOR'S CERTIFICATION *

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF TEXAS, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND RELATIVE BEARINGS ARE CORRECT AS SHOWN, ALL EASEMENTS AND RIGHTS OF WAY OF RECORD ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS, EXCEPT AS NOTED HEREON.

DATED: APRIL 25, 2025

Gary Max Brandenburg, R.P.L.S.
Registration No. 5164

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

* NOTES *

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTK/GNSS OBSERVATIONS. REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE. ADJUSTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. SCALE = 1.000202383553
2. THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
3. THIS TRACT DOES NOT LIE WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #4812170425A EFFECTIVE 02/19/1982.
4. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, I/E, 1680.61' (1680.00'). (COURSE VALUE PER ADJOINING DEED)
5. ORIGINAL SURVEY LINES AND/OR CORNERS SHOWN HEREON ARE APPROXIMATE. ANY ACREAGE SHOWN FOR THE ORIGINAL SURVEYS ARE ALSO APPROXIMATE AND SHOULD NOT BE RELIED UPON AS OFFICIALLY APPROVED QUANTITIES. THE POSSIBILITY OF EXCESS ACREAGE WITHIN THE ORIGINAL SURVEYS SHOWN HEREON IS NOT ADDRESSED BY THIS SURVEY.
6. THIS SURVEY, PLAT, DRAWING, OR EXHIBIT DOES NOT REPRESENT NOR INTEND TO REPRESENT A COMPLETE SET OF ALL LOCAL, STATE, AND FEDERAL REGULATIONS. IT IS THE RESPONSIBILITY OF ANY INDIVIDUAL OR ENTITY THAT HAS AN INTEREST IN THIS PROPERTY OR TRACT(S), NOT THE SURVEYOR, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE LOCAL, STATE, AND FEDERAL, LAWS, AND REGULATIONS RELATING BUT NOT LIMITED TO BUILDING, CONSTRUCTION, DEVELOPMENT, IMPROVEMENT, ENVIRONMENTAL IMPACTS, OR ANY OTHER MODIFICATION UPON THE SUBJECT PROPERTY OR TRACT(S).
7. THIS EXHIBIT IS THE COMPANION TO A WRITTEN COURSE DESCRIPTION.

BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND BETWEEN SEPTEMBER, 2024 THROUGH APRIL, 2025

* LEGEND *

- FOUND FENCE CORNER AS NOTED
- FOUND 1/2" I.R. W/ALUMINUM CAP STAMPED "CTLS"
- FOUND 1/2" I.R.
- SET 5/8" I.R. W/ALUMINUM CAP STAMPED "WES 10194410"
- SET 5/8" I.R. W/PLASTIC CAP STAMPED "WES 10194410"
- (W) WATER WELL
- PROPERTY LINE
- EASEMENT LINE
- 2000 CONTOUR LINES
- GAME FENCE
- BARBED WIRE FENCE
- EX-OHE OVERHEAD ELECTRIC LINE
- EX-P PHONE LINE

631 WATER STREET
KERRVILLE TX 78028
830-217-7100
wellbornengineering.com
FIRM# 10194410
T.B.P.E.L.S.

WELLBORN ENGINEERING & SURVEYING

PROJECT: WES: 24-142	SCALE: 1"=600'	FIELD: JS/CM	DRAFTING: BM	CHECKED: GMB
LAST FIELD VISIT: 08.11.2025 LAST DRAFT REVISION: 08.11.2025				SHEET NO. 1 of 1