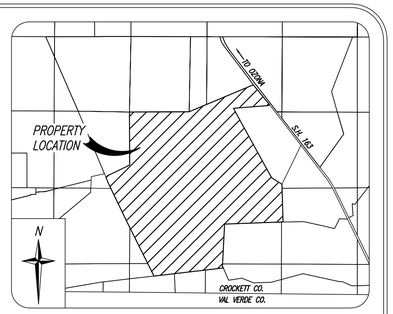
N

GRID

0 600 1200
300 900

SCALE: 1"=600'



VICINITY MAP
1"=5000'
SOURCE: TEXAS G.I.O.

TR 1 63.75 Ac.
TR 2 57.16 Ac.
TR 3 51.98 Ac.
TR 4 54.00 Ac.
TR 5 54.89 Ac.
TR 6 69.72 Ac.
TR 7 93.41 Ac.
TR 8 76.56 Ac.
TR 9 50.89 Ac.
TR 10 70.73 Ac.
TR 11 60.75 Ac.
TR 12 60.84 Ac.
TR 13 64.59 Ac.
TR 14 50.47 Ac.
TR 15 73.70 Ac.
TR 16 62.38 Ac.
TR 17 63.95 Ac.
TR 18 50.16 Ac.
TR 19 74.41 Ac.
TR 20 58.01 Ac.
TR 21 67.21 Ac.
TR 22 77.07 Ac.
TR 23 51.86 Ac.
TR 24 66.11 Ac.
TR 25 58.35 Ac.
TR 26 60.68 Ac.
TR 27 50.55 Ac.
TR 28 51.77 Ac.
TR 29 50.69 Ac.
TR 30 50.27 Ac.
TR 31 50.87 Ac.
TR 32 53.70 Ac.
TR 33 59.00 Ac.
TR 34 51.66 Ac.
TR 35 67.42 Ac.
TR 36 50.37 Ac.
TR 37 50.48 Ac.
TR 38 55.84 Ac.
TR 39 50.36 Ac.

320.00 ACRE
VOL. 880, PG. 517
O.P.R.C.C.T.

500.00 ACRE
VOL. 916, PG. 292
O.P.R.C.C.T.

819.889 ACRE
VOL. 631, PG. 45
O.P.R.C.C.T.

300.06 AC.
OUT OF A CALLED 2636.38 ACRE TRACT
VOL. 943, PG. 452
O.P.R.C.C.T.

348.611 ACRE
VOL. 698, PG. 31
O.P.R.C.C.T.

869.29 ACRE
VOL. 870, PG. 300
O.P.R.C.C.T.

875.358 ACRE
"EXHIBIT E"
VOL. 837, PG. 74
O.P.R.C.C.T.

1508.358 ACRE
VOL. 901, PG. 92
O.P.R.C.C.T.

559.994 ACRE
VOL. 792, PG. 516
O.P.R.C.C.T.

G.H. & S.A. RR Co. SURVEY BLOCK O SURVEY NO. 88 ABSTRACT NO. 1480
G.H. & S.A. RR Co. SURVEY BLOCK O SURVEY NO. 88 ABSTRACT NO. 5127
G.H. & S.A. RR Co. SURVEY BLOCK O SURVEY NO. 87 ABSTRACT NO. 1479
G.H. & S.A. RR Co. SURVEY BLOCK O SURVEY NO. 86 ABSTRACT NO. 4883
G.H. & S.A. RR Co. SURVEY BLOCK O SURVEY NO. 72 ABSTRACT NO. 4650
G.H. & S.A. RR Co. SURVEY BLOCK O SURVEY NO. 73 ABSTRACT NO. 1642
G.H. & S.A. RR Co. SURVEY BLOCK O SURVEY NO. 76 ABSTRACT NO. 4882
G.H. & S.A. RR Co. SURVEY BLOCK O SURVEY NO. 75 ABSTRACT NO. 1643
G.H. & S.A. RR Co. SURVEY BLOCK O SURVEY NO. 48 ABSTRACT NO. 4848
G.H. & S.A. RR Co. SURVEY BLOCK O SURVEY NO. 49 ABSTRACT NO. 1532
G.H. & S.A. RR Co. SURVEY BLOCK O SURVEY NO. 47 ABSTRACT NO. 1533
G.H. & S.A. RR Co. SURVEY BLOCK O SURVEY NO. 46 ABSTRACT NO. 4847
G.H. & S.A. RR Co. SURVEY BLOCK O SURVEY NO. 55 ABSTRACT NO. 1540
G.H. & S.A. RR Co. SURVEY BLOCK O SURVEY NO. 34 ABSTRACT NO. 4880

STATE HIGHWAY 163

FD. 1\2" IR w/ CAP STAMPED "SEARCHERS"
FD. 1\2" IR w/ CAP STAMPED "SKG"
FD. 1\2" IR w/ CAP STAMPED "WATSON"
10" CEDAR POST
8" METAL POST
2" METAL POST
12" CEDAR POST
BURNT CEDAR STUMP

S39°45'57"E 1848.57' (S39°45'E 1848.90')
S37°46'36"E 74.22' (S38°10'E)
N85°33'44"E 2450.13'
N52°13'24"E 100.00'
S37°40'24"E 999.96' (S38°14'E 999.96')
S16°04'57"E 107.73' (S16°06'E 107.40')
S37°58'10"E 399.77' (S38°24'E 399.87')
S59°34'21"E 107.30' (S59°59'E 107.27')
S37°40'24"E 1599.90' (S38°11'E 1599.90')
N39°47'16"W 886.05'
S89°53'52"E 4174.53' (N89°42'E 4174.53')
N67°38'39"E 4857.18' (N67°14'E 4853.02')
S88°16'52"W 4083.02' (S87°53'W 4083.02')
N89°47'59"W 5301.18'
S01°16'04"E 2782.98' (N00°11'W 2782.98')
N04°28'54"E 1723.25' (N04°05'E 1723.54')
N40°00'46"E 152.86' (N39°33'E 152.91')
N21°16'02"W 372.78' (N21°43'W 372.57')
N01°43'51"W 4814.84' (N00°19'W 4814.80')
N05°09'51"W 4513.87' (N04°52'W 4513.97')
S01°16'04"E 1725.54' (S02°03'E 1725.54')
S01°19'11"W 1868.39' (S02°06'W 1868.80')
S23°13'47"E 146.64' (S24°06'E 146.15')
S83°39'09"W 4879.30' (S83°15'W 4879.59')
S01°16'04"E 1725.54' (S02°03'E 1725.54')
S01°19'11"W 1868.39' (S02°06'W 1868.80')
S01°16'04"E 1725.54' (S02°03'E 1725.54')
S01°19'11"W 1868.39' (S02°06'W 1868.80')

60.0' ROAD EASEMENT VOL. 880, PG. 517
30.0' PIPELINE RIGHT-OF-WAY VOL. 372, PG. 148
30.0' PIPELINE RIGHT-OF-WAY VOL. 696, PG. 67
30.0' PIPELINE RIGHT-OF-WAY VOL. 382, PG. 252
100.0' PIPELINE EASEMENT VOL. 240, PG. 461
60.0' PIPELINE EASEMENT VOL. 668, PG. 191
0.74 AC. SURFACE AGREEMENT VOL. 372, PG. 148
WELL W/ STORAGE TANK
RESIDENCE
PP
FENCED PEN
ZONE A
MASTROVICH, JOHN D. AND RACHEL A. VOL. 755, PG. 261 O.P.R.C.C.T.

* LEGEND *

- FOUND TXDOT CONCRETE MONUMENT
- FOUND I.R. W/ CAP STAMPED AS NOTED
- FOUND 1/2" I.R.
- FOUND FENCE CORNER AS NOTED
- SET 5/8" I.R. W/PLASTIC CAP STAMPED "WES 10194410"
- SET 5/8" I.R. W/ALUMINUM CAP STAMPED "WES 10194410"
- UTILITY POLE
- WATER WELL
- PROPERTY LINE
- EASEMENT LINE
- APPROX. PATENT LINE
- BARBED WIRE FENCE
- OVERHEAD ELECTRIC LINE
- BUILDING
- F.E.M.A. 100 YEAR FLOODPLAIN "ZONE A"

* 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, CENTRAL ZONE. ADJUSTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. SCALE = 1.000145344269
2. THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
3. THIS TRACT LIES WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA DESIGNATED AS "ZONE A" AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #48015800298 EFFECTIVE 03/03/2011. THIS IS AN AREA OF 1.0% CHANCE OF FLOOD HAZARD.
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 DEED VOL. 943, PG. 452 O.P.R.C.C.T.)
5. 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).
6. THIS EXHIBIT IS THE COMPANION TO A WRITTEN COURSE DESCRIPTION.

BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND FEBRUARY 10, 2024

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

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

WELLBORN ENGINEERING & SURVEYING

PROJECT:	SCALE:	FIELD:	DRAFTING:	CHECKED:
WES: 24-185	1"=600	JS/CM	BM	GMB

LAST FIELD VISIT: 03.24.2025
LAST DRAFT REVISION: 04.02.2025

SHEET NO. 1 of 1