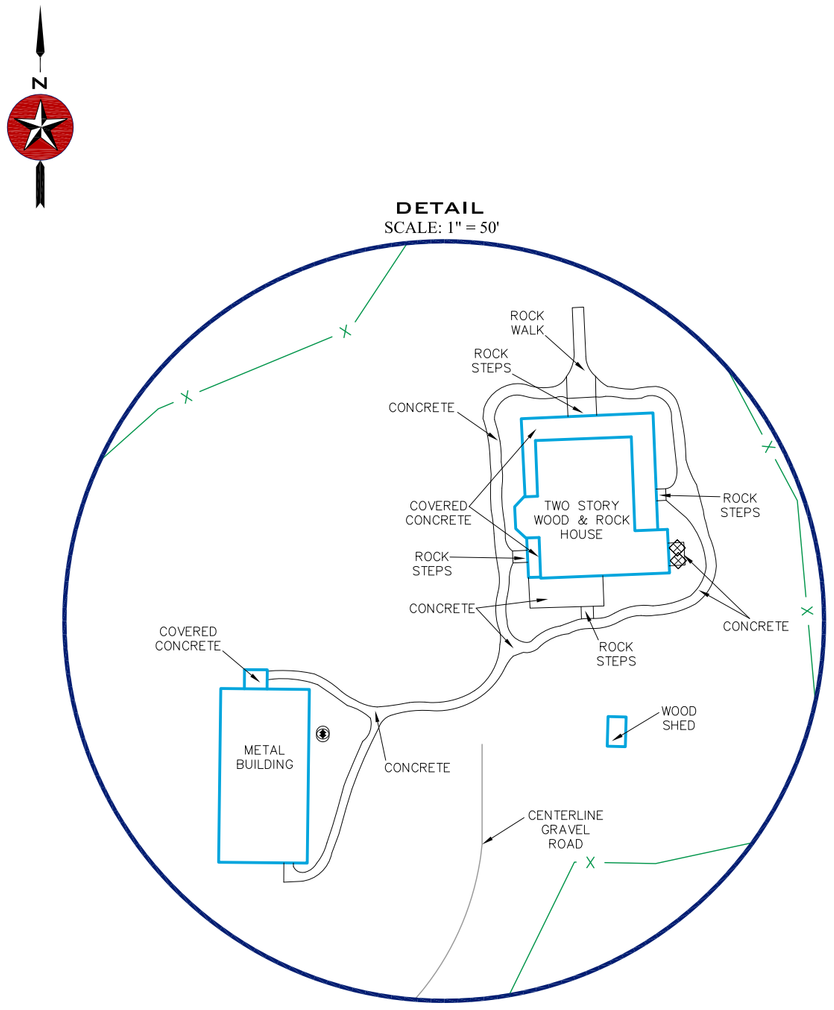

(68.8 ACRES)
323/989 G.C.R.P.R.

(25.0 ACRES)
20141146 G.C.O.P.R.

N 79°44'11" E 1385.69'
(N 80°39' E 1386.6')

FROM WHICH A 3/4 INCH IRON ROD FOUND BEARS N88°14'46"W 13.26 FEET AND A 3 INCH PIPE FENCE CORNER POST FOUND BEARS N79°47'13"E 12.16 FEET

J.W. & R. LEAVITT SURVEY NO. 85
ABSTRACT NO. 407

STOCK TANK

24.974 ACRES
(25.0 ACRES)
168/298 G.C.O.P.R.

(98.8 ACRES)
142/613 G.C.D.R.

S 00°54'59" E 875.40'
(SOUTH 875.4')

MESA ROAD
(N 04°26' E 361.6')
N 03°29'00" E 361.69'

0.169 ACRES INCLUDED NOT UNDER FENCE

CENTERLINE ASPHALT ROAD

CATTLE GUARD

CONCRETE

MESA ROAD
(N 34°51' E 357.0')
N 34°02'38" E 356.88'

STOCK TANK

(11.26 ACRES)
410/941 G.C.R.P.R.

P.O.B.
FROM WHICH A 3 INCH PIPE FENCE CORNER POST FOUND BEARS N55°35'22"E 10.90 FEET AND A 6 INCH CEDAR FENCE POST FOUND BEARS S85°49'13"E 9.84 FEET

0.096 ACRES INCLUDED NOT UNDER FENCE

CATTLE GUARD

CENTERLINE ASPHALT ROAD

S 88°59'51" W 1091.35'

CONCRETE BOX DRAIN

PRIVATE ROAD

(S 89°53' W 1600.3')

CENTERLINE ASPHALT ROAD

S 88°57'27" W 508.19'

FROM WHICH A 12 INCH PINE FENCE CORNER POST FOUND N00°54'59"W 1.34 FEET

SEE DETAIL

WELL HOUSE

METAL BUILDING

COVERED AREA

CENTERLINE GRAVEL ROAD

(50.11 ACRES)
20093866 G.C.O.P.R.

(40 ACRES)
20100587 G.C.O.P.R.

MESA ROAD

NOTE:

SCHEDULE B ITEMS, AS PER:
_____ TITLE INSURANCE COMPANY
EFFECTIVE DATE: _____
ISSUED DATE: _____
GF NO. _____

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS:

EASEMENTS:

PRELIMINARY BOUNDARY SURVEY RELEASED FOR REVIEW.

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 MAY 28, 2019; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

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.

JOSH W. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6276

05-30-2019
DATE

SEARCHERS
LAND SURVEYING, LLC
MASON | FREDERICKSBURG
P.O. Box 528 Mason, TX 76856 | 325-347-7489 | TBPLS Firm #10193966
735 Mustang St. Fredericksburg, TX 78624 | 806-252-9810 | TBPLS Firm #10194211
www.searchersls.com

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
- 1200 NAIL FOUND
- NAIL SET
- AS MARKED
- BENCH MARK
- FIRE HYDRANT
- UTILITY POLE
- GUY
- WATER WELL
- ELECTRIC METER
- GAS METER
- AIR CONDITIONER
- AS MARKED
- PEDESTAL
- WATER METER

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. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.
3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.
4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275."
5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

0' 100' 200' 300'
SCALE: 1" = 100'

TITLE SURVEY

24.974 ACRES OUT OF THE J.W. & R. LEAVITT SURVEY NO. 85, ABSTRACT NO. 407 IN GILLESPIE COUNTY, TEXAS.

REFERENCE: _____ JOB NO. 19-3171
ADDRESS: 156 MESA ROAD REV. 0 DRAWN BY: NJA