SEARCHERS
SURVEYING & ENGINEERING LLC
MASON | FREDERICKSBURG
P.O. Box 528 Mason, TX 76856 | P.O. Box 1564 Fredericksburg, TX 78624
830.636.2111 | 830.997.9366
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LEGEND:

BOUNDARY LINE	ROW	PEDESTAL	ELECTRIC METER
ADJOINER LINE	1/2" IRON ROD FOUND	GUY	GATE
BUILDING LINE	5/8" IRON ROD SET	BURIED CABLE SIGN	WATER BELL
OVERHEAD UTILITY LINE	1200 NAIL FOUND	ELECTRIC METER	SEPTIC TANK
BARBED WIRE FENCE	5/8" IRON ROD FOUND	AIR CONDITIONER	FIRE HYDRANT
SILVERY LINE	CAP NOT SHOWN	BENCH MARK	AS MARKED
WIRE FENCE	WATER METER	MAILBOX	U.E. - UTILITY EASEMENT
		SEWER MANHOLE	B.L. - BUILDING SETBACK LINE
		SEWER CLEANOUT	D.E. - DRAINAGE EASEMENT

- WOOD FENCE CORNER POST FOUND
- PIPE FENCE CORNER POST FOUND
- FENCE CORNER POST FOUND
- WIRE SET
- CROSSROAD UTILITY LINE
- WOOD FENCE
- WIRE FENCE
- WATER LINE
- GAS LINE
- OVERHEAD UTILITY POLE
- AIR CONDITIONER
- WATER WELL
- SEPTIC TANK
- W.C.P.R. - WILLS COUNTY PLAT RECORDS
- W.C.D.R. - WILLS COUNTY DEED RECORDS
- W.C.O.P.R. - WILLS COUNTY OFFICIAL PUBLIC RECORDS

SCALE: 1" = 300'

0' 300' 600' 900'

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
2. UNDERGROUND UTILITIES, IMPROVEMENTS, STRUCTURES, 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.

TITLE SURVEY

600.00 ACRES OUT OF THE M.C. BLAIR SURVEY NO. 796, ABSTRACT NO. 26 AND THE ANN EGGLESTON SURVEY NO. 802 ABSTRACT NO. 206 AND THE ANN EGGLESTON SURVEY NO. 207 IN MILLS COUNTY, TEXAS.

SURVEYED, BOUNDARY & MAP: BRANDON S. HAAS	JOB NO. 22-6036
REVISIONS:	DRAWN BY: JTL/MJA/SNC
REV. 0	

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 11°20'00" W	67.71'
L2	N 39°17'44" W	189.19'
L3	N 75°50'57" W	194.16'
L4	N 51°14'18" W	243.37'
L5	N 40°01'48" W	186.35'
L6	N 15°38'06" W	247.38'

NOTE:

SCHEDULE B ITEMS, AS PER NATIONAL INVESTORS TITLE INSURANCE COMPANY ISSUED DATE: JULY 25, 2022, 8:00 AM GF NO. 222-930

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

10. e. NORMAL INTEREST AS DESCRIBED IN DEED EXECUTED BY O. D. WATKINS AND WALDE WESTON TO ROBERT C. SCOTT DATED JUNE 7, 1926 RECORDED IN VOLUME 83, PAGE 161-162 OF THE DEED RECORDS OF MILLS COUNTY, TEXAS; TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF SAID INSTRUMENT - **NOT ADDRESSED HEREON**

f. NORMAL INTEREST AS RESERVED IN DEED EXECUTED BY THE UNITED STATES OF AMERICA TO B. E. PICCO, DATED FEBRUARY 1, 1943, RECORDED IN VOLUME 101, PAGES 581-582 DEED RECORDS OF MILLS COUNTY, TEXAS; TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF SAID INSTRUMENT - **NOT ADDRESSED HEREON**

g. ADVERSE INTEREST IN DESCRIBED CONDITIONS CONCERNING CONSTRUCTED IN CAUSE NO. 11-05-6286, IN THE 35TH JUDICIAL DISTRICT COURT OF MILLS COUNTY, TEXAS, STYLED GOODE ELECTRIC COMPANY, LLC. CONDEMNOR, V. THOMPSON, CONDEMNEES, DATED APRIL 5, 2013, RECORDED IN VOLUME 209 PAGE 1, MILLS COUNTY, TEXAS; AND CAROLYN MANNON LUNDEEN, INDIVIDUALLY AND AS INDEPENDENT EXECUTRIX OF THE ESTATE OF LUNDEEN CLARK MANNON, DECEASED, DATED APRIL 5, 2013, RECORDED IN VOLUME 209 PAGE 4, MILLS COUNTY, TEXAS; AND GOODE ELECTRIC'S INSTRUMENT NO. 130384, OFFICIAL PUBLIC RECORDS OF MILLS COUNTY, TEXAS; TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF SAID INSTRUMENT - **NOT ADDRESSED HEREON**

h. CASEMENT OF USE AND OCCUPANCY EXECUTED BY JOE C. CLAYTON, JR. AND MARGARET CLAYTON, DATED FEBRUARY 4, 2019, RECORDED UNDER CLERK'S INSTRUMENT NO. 191017, OFFICIAL PUBLIC RECORDS OF MILLS COUNTY, TEXAS - **NOT ADDRESSED HEREON**

i. ADVERSE INTEREST AS DESCRIBED IN AND SMITH-BROOKS, LTD. DATED OCTOBER 2, 2017, RECORDED UNDER CLERK'S INSTRUMENT NO. 171016, OFFICIAL PUBLIC RECORDS OF MILLS COUNTY, TEXAS. - **THIS DOCUMENT SAYS THAT ALL THE DEED LINES ARE THE BOUNDARY LINES. CHANGED TO DESCRIPTION AS NOT ADDRESSED. NONPLTT DOCUMENT, NOT ADDRESSED HEREON**

j. BOUNDARY LINE AGREEMENT EXECUTED BY AND BETWEEN THE CANYON RANCHES, LTD., MICHAEL L. CHAMBERS, MANNON RANCH, LLC, CHARLES MANNON TRUST, CHAMBERS, MANNON RANCH, LLC, CHARLES MANNON TRUST AND SMITH-BROOKS, LTD. DATED OCTOBER 2, 2017, RECORDED UNDER CLERK'S INSTRUMENT NO. 171016, OFFICIAL PUBLIC RECORDS OF MILLS COUNTY, TEXAS. - **THIS DOCUMENT SAYS THAT ALL THE DEED LINES ARE THE BOUNDARY LINES. CHANGED TO DESCRIPTION AS NOT ADDRESSED. NONPLTT DOCUMENT, NOT ADDRESSED HEREON**

k. ANY PORTION OF THE SUBJECT PROPERTY LOCATED WITHIN THE BOUNDARIES OF THE FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 48333C0225C, EFFECTIVE DATE OF JULY 7, 2021, THERE ARE NO VISIBLE ENCROACHMENTS, EXCEPTIONS OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

07-29-2022
DATE

ABRAHAM J. LEMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

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 JULY 7, 2022. THERE ARE NO VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

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

S 88°18'04" W 7569.15' (S 88°18'04" W 7569.15')

N 78°53'03" E 713.40' (N 78°53'03" E 713.40')

N 30°27'42" E 2382.22' (N 30°27'42" E 2382.27')

S 01°42'48" E 2080.81'

S 01°48'49" E 1883.73' (S 01°48'49" E 1883.73')

S 00°21'36" W 2124.65' (S 00°21'36" W 2124.65')

N 01°48'49"W 364.96 FEET FROM WHICH A 2.5 INCH PIPE FENCE CORNER BEARS

"SEARCHERS RPLS 6275" SET

"SEARCHERS RPLS 6275" FOUND

P.O.B. 600.00 ACRE TRACT

600.00 ACRES (600.00 ACRES) 2215328 M.C.O.P.R.

(599.72 ACRES) 2214638 M.C.O.P.R.

(426.2/3 ACRES) 269/2 M.C.R.R.

T. WILSON SURVEY NO. 743 ABSTRACT NO. 713

ANN EGGLESTON SURVEY NO. 802 ABSTRACT NO. 207

ANN EGGLESTON SURVEY NO. 795 ABSTRACT NO. 206

W.C. BLAIR SURVEY NO. 796 ABSTRACT NO. 26

TEXAS REVERSE EXCHANGE HOLDING COMPANY LLC (581.11 ACRES) 2214638 M.C.O.P.R.

EASEMENT AND RIGHT OF WAY (13.952 ACRE) TRANSMISSION LINE 1303086 M.C.O.P.R.

1.674 ACRES UNDER FENCE NOT INCLUDED

11.7'

15.8'

6.7'

PECAN BAYOU

L1 L2 L3 L4 L5 L6

38.95'

COUNTY ROAD 550 (WITH FENCE)

CULVERTS

GATE

LATTICE TOWERS

CULVERT

SOLAR PANEL

POLY WATER TANK

CONCRETE WATER TROUGH

WATER WELL

TANK

TANK

TANK

TANK

TRANSMISSION LINE

CENTERLINE OF COUNTY ROAD