



G. B. BURNS
SURVEY NO. 112
ABSTRACT NO. 1052

(112.753 ACRES)
332/478 M.C.O.P.R.

N 81°34'39" E 1545.45'

TRACT 4
30' WIDE EASEMENT
(1.274 ACRES)
252/181 M.C.O.P.R.

FROM WHICH A BENT 1/2 INCH
IRON ROD FOUND
BEARS S00°05'44" E
174.76 FEET

(179.840 ACRES)
264/771 M.C.O.P.R.

CONRAD BEHRENS
SURVEY NO. 95
ABSTRACT NO. 103

S 00°05'44" E 460.01'
(S 00°05'44" E 1368.73')

N 90°00'00" W 412.37'
(N 90°00'00" W 412.37')

FROM WHICH A 1/2
INCH IRON ROD FOUND
BEARS S00°05'44" E
174.76 FEET

33.000 ACRES
A PORTION OF
(112.753 ACRES)
332/478 M.C.O.P.R.

(35.529 ACRES)
332/506 M.C.O.P.R.

N 03°28'40" E 1020.54'

(8.735 ACRES)
322/106 M.C.O.P.R.

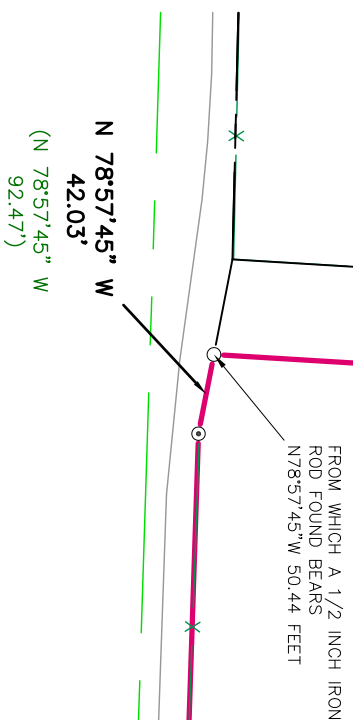
(5.011 ACRES)
316/217 M.C.O.P.R.
266/343 M.C.O.P.R.

S 05°20'17" W 831.66'

(S 05°20'17" W 831.66')

TRACT 3
30' WIDE EASEMENT
(0.437 ACRES)
252/181 M.C.O.P.R.

P.O.B. WHICH A 4 INCH PIPE
FENCE CORNER POST FOUND
BEARS S89°05'15" E 47.26 FEET
AND A 2.5 INCH PIPE FENCE
CORNER POST FOUND BEARS
S05°20'17" W 0.59' FEET



(N 88°06'37" W 1061.04')
N 88°06'37" W 1061.04'
BEHRENS SCHOOL ROAD
CULVERT

CENTERLINE OF GRAVEL ROAD

JOHN T. WILSON
SURVEY NO. 910
ABSTRACT NO. 1011

MARKED, NOT SHOWN HEREON

MARKED, NOT SHOWN HEREON

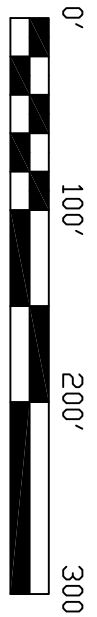
NOTE:
CONRAD BEHRENS, AS PER
WFG NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: JUNE 16, 2021, 1:30 PM
OF NO. 221-1181, 2:50 PM
AS PER INFORMATION PROVIDED IN TITLE COMMENT
LISTED ABOVE, THIS PROPERTY IS SUBJECT TO
EASEMENTS:
10.
D. MINERAL RESERVATION INTEREST AS DESCRIBED IN DEED
EXECUTED BY CELIA ALLEN AND WIFE, GLADYS ALLEN
MARIE BEHRENS TO CELIA ALLEN AND WIFE, GLADYS ALLEN,
PAGES 513-514, DEED RECORDS OF MASON COUNTY,
TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN
INVESTIGATED BY SEARCHERS OF SAID
INSTRUMENT. - **NOT ADDRESSED HEREON**
E. MINERAL RESERVATION INTEREST AS DESCRIBED IN DEED
EXECUTED BY CELIA ALLEN AND WIFE, GLADYS ALLEN
MARIE BEHRENS TO CELIA ALLEN AND WIFE, GLADYS ALLEN,
PAGES 513-514, DEED RECORDS OF MASON COUNTY,
TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN
INVESTIGATED BY SEARCHERS OF SAID
INSTRUMENT. - **NOT ADDRESSED HEREON**
F. EASEMENT AS DESCRIBED IN DEED EXECUTED BY LEE W.
HERON TO LEE W. HERON, PAGES 181-183, DEED
RECORDED IN VOLUME 252, PAGES 181-183, DEED
RECORDS OF MASON COUNTY, TEXAS. - **SHOWN
HEREON**
G. RIGHT OF WAY EASEMENT EXECUTED BY ADRIAN
COOPERATIVE, INC. DATED OCTOBER 8, 2015, RECORDED IN
RECORDS OF MASON COUNTY, TEXAS. - **MARKET IN
MARGIN, NOT SHOWN HEREON**
H. RIGHT OF WAY EASEMENT EXECUTED BY ADRIAN
COOPERATIVE, INC. DATED MARCH 18, 2021, RECORDED IN
RECORDS OF MASON COUNTY, TEXAS. - **MARKET IN
MARGIN, NOT SHOWN HEREON**
I. RIGHT OF WAY EASEMENT EXECUTED BY ADRIAN
COOPERATIVE, INC. DATED MARCH 18, 2021, RECORDED IN
RECORDS OF MASON COUNTY, TEXAS. - **MARKET IN
MARGIN, NOT SHOWN HEREON**

LEGEND:

- POINT
- 1/2" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- IRON PIPE FOUND
- 200 NAIL FOUND
- VAL SET
- CONCRETE MONUMENT FOUND
- AS MARKED
- PERMANENT
- UTILITY POLE
- SEWER MANHOLE
- SEWER CLEANOUT
- SEWER TANK
- ELECTRIC METERS
- BURIED CABLE SIGN
- WATER WELLS
- WATER METERS
- PRELIMINARY
- WATER METERS
- AS MARKED
- U.E. - UTILITY EASEMENT
- B.L. - BUILDING SETBACK LINE
- BE - BEST PRACTICE
- M.C.O.P.R. - MASON COUNTY DEED RECORDS
- M.C.O.P.R. - MASON COUNTY PLAT RECORDS
- M.C.O.P.R. - MASON COUNTY DEED RECORDS
- M.C.O.P.R. - MASON COUNTY PLAT RECORDS

SURVEY NOTES:

- BEARINGS, DISTANCES & AREA ARE OBLI. AND 83 US TX CENTRAL ZONE 4203.
- UNDERGROUND UTILITIES, PRELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST ARE NOT SHOWN HEREON.
- SEARCHERS, DISTANCES, BEARINGS AND/OR COMMENTS ARE ADDED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMENT PROVIDED BY TITLE COMPANY NAMED HEREON.
- A 1/2 INCH IRON ROD SET IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED SEARCHERS 893.6273.
- A METERS AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.



SCALE: 1" = 100'



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN
HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON
DATE INDICATED IN THE TITLE COMMENT. SEARCHERS OF SAID INSTRUMENTS
AND/OR COMMENTS ARE ADDED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMENT
PROVIDED BY TITLE COMPANY NAMED HEREON.
ABRAHAM J. LEMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #8275
07-20-2021
DATE

TITLE SURVEY
33.000 ACRES OUT OF THE G. B. BURNS SURVEY
NO. 112, ABSTRACT NO. 1052 AND THE CONRAD
BEHRENS SURVEY NO. 95, ABSTRACT NO. 103 IN
MASON COUNTY, TEXAS.

REFERENCE: Official Land Record Book/Block/Range/Section/Tract No. 21-5197
REV. 9
SHOWS 893.6273

SEARCHERS
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