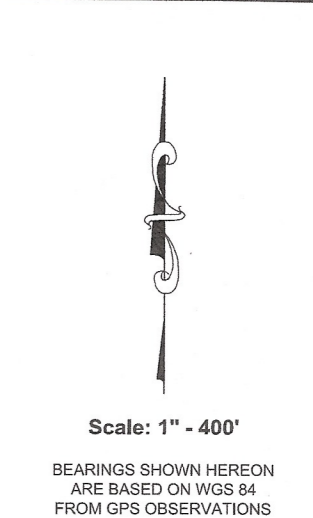


KIMBLE COUNTY, TEXAS



Stewart Title Guaranty Company  
Title Commitment of No. 20240003  
Effective Date: December 13, 2023  
Issue Date: January 18, 2024

Reservation of an Easement & Restrictions  
Vol. 156, Pg. 921 O.P.R.  
(As to the 5.01 acre tract ONLY and described in Vol. 111, Pg. 244 O.P.R.)

Electric Easements  
Vol. 78, Pg. 120 D.R.  
(Blanket in nature)  
Vol. 145, Pg. 754 O.P.R.  
(Transfer & Assignment)

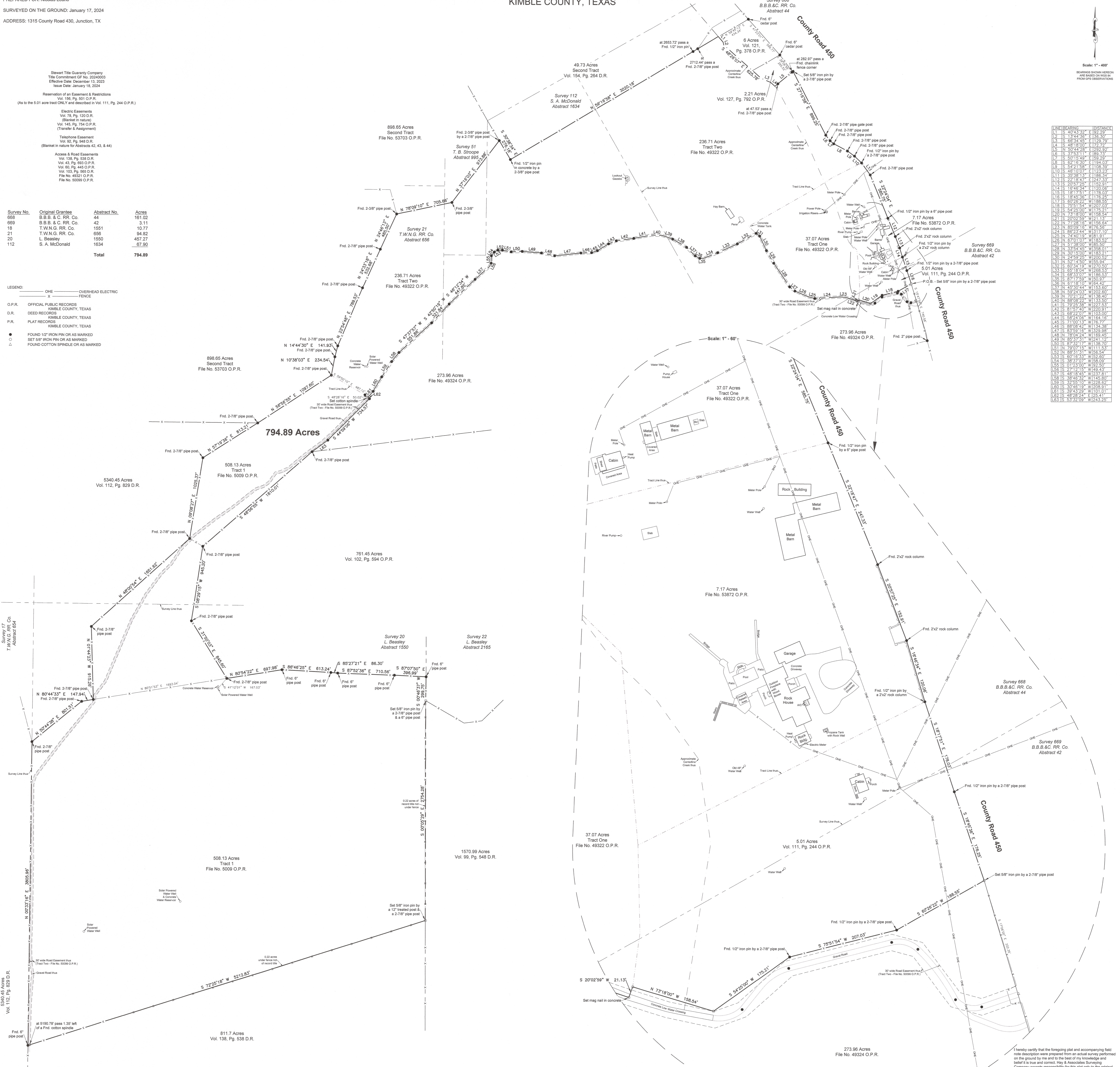
Telephone Easement  
Vol. 92, Pg. 948 D.R.  
(Blanket in nature for Abstracts 42, 43, & 44)

Access & Road Easements  
Vol. 138, Pg. 538 D.R.  
Vol. 43, Pg. 993 O.P.R.  
Vol. 50, Pg. 445 O.P.R.  
Vol. 103, Pg. 565 D.R.  
File No. 49321 O.P.R.  
File No. 50099 O.P.R.

Survey No.	Original Grantee	Abstract No.	Acres
688	B.B.B. & C. RR. Co.	44	161.02
689	B.B.B. & C. RR. Co.	42	3.11
18	T.W.N.G. RR. Co.	1551	10.77
21	T.W.N.G. RR. Co.	656	94.82
20	L. Beasley	1550	457.27
112	S. A. McDonald	1634	67.90
<b>Total</b>			<b>794.89</b>

LEGEND:  
— OHE — OVERHEAD ELECTRIC  
— X — FENCE  
O.P.R. OFFICIAL PUBLIC RECORDS  
D.R. DEED RECORDS  
P.R. PLAT RECORDS

● FOUND 1/2" IRON PIN OR AS MARKED  
○ SET 5/8" IRON PIN OR AS MARKED  
△ FOUND COTTON SPINDLE OR AS MARKED



LINE	BEARING	DISTANCE
L1	S 40°43'39" E	152.79
L2	S 13°44'16" E	16.30
L3	S 68°34'45" E	129.79
L4	S 48°18'05" E	197.77
L5	S 57°44'28" E	229.52
L6	S 32°53'11" E	89.73
L7	S 50°15'49" E	159.23
L8	S 62°18'40" E	118.03
L9	S 52°21'58" E	122.18
L10	S 48°10'07" E	123.23
L11	S 35°18'41" E	186.34
L12	S 24°18'42" E	242.33
L13	S 20°27'25" E	152.91
L14	S 18°40'54" E	129.86
L15	S 18°17'51" E	178.03
L16	S 18°45'56" E	118.55
L17	S 25°25'22" W	118.55
L18	S 75°11'54" W	207.03
L19	S 54°23'00" W	175.21
L20	N 73°18'00" W	158.54
L21	S 20°02'59" W	21.13
L22	N 71°28'16" W	156.64
L23	S 85°29'16" W	176.28
L24	S 85°23'44" W	117.10
L25	N 74°40'19" W	81.31
L26	S 87°01'07" W	118.52
L27	N 51°35'00" W	85.50
L28	S 33°24'48" W	108.70
L29	S 30°15'00" W	108.71
L30	N 24°59'25" W	200.52
L31	N 52°14'50" W	156.84
L32	S 60°34'19" W	270.50
L33	S 69°18'04" W	258.53
L34	S 68°33'07" W	166.53
L35	S 68°33'07" W	166.53
L36	S 87°17'59" W	50.97
L37	N 45°30'44" W	153.60
L38	N 51°18'10" W	164.49
L39	N 70°21'22" W	113.40
L40	N 88°08'22" W	133.50
L41	S 74°25'38" W	222.53
L42	S 81°57'40" W	222.91
L43	S 88°22'07" W	113.00
L44	S 58°24'08" W	1164.18
L45	S 71°03'18" W	26.27
L46	S 68°05'42" W	114.36
L47	S 83°58'16" W	152.98
L48	N 76°04'24" W	1169.45
L49	N 80°37'31" W	241.12
L50	S 82°27'17" W	138.70
L51	N 79°07'15" W	1111.53
L52	N 88°13'31" W	156.54
L53	S 80°16'33" W	92.60
L54	S 38°37'07" W	158.09
L55	S 01°13'30" W	272.50
L56	S 27°12'15" W	449.43
L57	S 48°18'49" W	142.80
L58	S 48°18'49" W	142.80
L59	S 32°25'10" W	192.89
L60	S 74°40'19" W	81.31
L61	S 39°24'29" W	101.01
L62	S 48°18'49" W	142.80
L63	S 53°39'59" W	243.25

A Plat of 794.89 Acres being all of a 5.01 acre tract, Volume 111, Page 244 Official Public Records of Kimble County, Texas; a 7.17 acre tract, File No. 53872 Official Public Records of Kimble County, Texas; a 37.07 acre tract, Tract One, File No. 49322 Official Public Records of Kimble County, Texas; a 236.71 acre tract, Tract Two, File No. 49322 Official Public Records of Kimble County, Texas; and a 508.13 acre tract, Tract 1, File No. 50099 Official Public Records of Kimble County, Texas; out of the above listed Original Surveys of Kimble County, Texas:

I hereby certify that the foregoing plat and accompanying field notes description were prepared from an actual survey performed on the ground by me and to the best of my knowledge and belief it is true and correct. Hay & Associates Surveying Company accepts responsibility for this plat only to the original clients for which it was prepared.

Timothy G. Hay, P.E., S. No. 5521  
Hay & Associates Surveying Co.  
Firm No. 10193959  
271 CR. 448, Hondo, Texas 78801  
contact@haysurveying@gmail.com  
Joc: 2024004