



A. WEISS
SURVEY NO. 325
ABSTRACT NO. 728

ELMA MAE HERBER
(49.44 ACRES)
20176551 G.C.O.P.R.

RONALD N. BURNS &
SINA R. BURNS
(31.388 ACRES)
20141465 G.C.O.P.R.

J. MCKAY
SURVEY NO. 202
ABSTRACT NO. 497

THE A.C.E. FAMILY TRUST
(44.32 ACRES)
20161329 G.C.O.P.R.
EXHIBIT "F"

WILLIAM A. BURNS LIVING
TRUST
(12.5 ACRES)
20150421 G.C.O.P.R.
FURTHER DESCRIBED AS
(25 ACRES)
20061406 G.C.O.P.R.

C. HUMAN
SURVEY NO. 336
ABSTRACT NO. 291

M. RIVERA
SURVEY NO. 27
ABSTRACT NO. 575

(N 00°12'45" E 504.92')
(N 00°36'29" W 670.00')
(N 00°37'35" E 437.18')
(N 00°56'09" E 278.04')
(N 00°21'00" W 549.54')

35.746 ACRES

20.266 ACRES

85.419 ACRES
A PORTION OF
(91.2 ACRES)
336/753 G.C.R.P.R.

ODENATA TERRA, LLC
(15.51 ACRES)
20200079 G.C.O.P.R.

JIMMIE D. AKERS
(6.00 ACRES)
TRACT I
124/207 G.C.D.R.
(6.00 ACRES)
112/347 G.C.D.R.

JIMMIE D. AKERS
(6.00 ACRES)
TRACT II
124/207 G.C.D.R.
(6.00 ACRES)
115/889 G.C.D.R.

JARVIS WIESER
(6.00 ACRES)
57/647 G.C.D.R.

12.032 ACRES

3.241 ACRES
ACCESS EASEMENT

OPA O'S GAST HAUS, LLC
(60 ACRES)
20206375 G.C.O.P.R.

SEE 19-3084

J. I. LEAL
SURVEY NO. 30
ABSTRACT NO. 366

HUGH CAMPBELL
(7.31 ACRES)
20123460 G.C.D.R.

RICHARD CLARK LAUGHLIN
(5.042 ACRES)
141/511 G.C.D.R.

ELMER D. HANSEN &
MARY LOUISE HANSEN
(0.75 ACRES)
20181566 G.C.O.P.R.

KEVIN HANSEN &
SANDRA K. MOELLENDORF
(6.00 ACRES)
20181566 G.C.O.P.R.

FROM WHICH A CONCRETE
MONUMENT FOUND BEARS
S62°32'39" W 670.52 FEET

FARM TO MARKET
HIGHWAY 1631

LINE	BEARING	DISTANCE
L1	S 62°32'39" W	220.50'
L2	N 15°10'11" W	94.86'
L3	N 82°37'23" E	77.38'
L4	N 07°08'19" E	118.76'
L5	N 06°09'42" W	186.99'
L6	N 87°22'17" W	132.40'
L7	S 89°24'20" W	241.30'
L8	N 00°31'29" W	87.13'
L9	N 86°08'38" E	20.21'
L10	S 89°58'58" E	221.86'
L11	S 06°24'45" E	175.95'
L12	S 12°59'15" E	504.56'
L13	S 29°45'47" E	170.08'
L14	S 17°11'26" E	106.29'
L15	S 30°19'30" E	99.57'
L16	S 11°05'32" E	80.27'
L17	S 01°11'55" E	101.43'
L18	S 00°11'33" E	122.11'
L19	S 01°01'43" W	142.79'
L20	S 08°37'32" E	64.81'
L21	S 18°06'29" W	159.74'
L22	S 01°34'58" E	35.66'
L23	S 51°35'56" E	39.92'
L24	S 02°41'23" W	146.38'
L25	S 11°22'07" E	198.84'
L26	S 05°13'21" E	245.92'
L27	S 10°44'01" E	180.21'
L28	S 02°06'38" E	91.32'
L29	S 03°44'24" W	65.48'
L30	S 13°02'57" W	71.00'

LINE	BEARING	DISTANCE
L1	S 63°36'57" W	224.0'
L2	N 14°04' W	94.89'
L3	N 83°48'25" E	77.35'
L4	N 08°14'57" E	118.83'
L5	N 04°56'26" W	190.09'
L6	---	---
L7	N 89°31'52" W	241.35'
L8	N 00°33'44" E	87.13'
L9	N 89°43' E	20.8'
L10	S 88°54'17" E	226.37'

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275."

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 [DATE]. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS PLAT. 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
DATE: 7/22/2022

SEARCHERS
SURVEYING & ENGINEERING LLC
MASON | FREDERICKSBURG
P.O. Box 528 Mason, TX 76856 | P.O. Box 1504 Fredericksburg, TX 78624
830-383-1211 | Firm #10193966
www.searchersllc.com

LEGEND:

● POINT	○ 1/2" IRON ROD FOUND	□ PEDESTAL	⊕ MAILBOX
— BOUNDARY LINE	○ 1/2" IRON ROD SET	⊕ UTILITY POLE	⊕ SEWER MANHOLE
--- ADJOINER LINE	○ 3/8" IRON ROD FOUND	⊕ GUY	⊕ SEWER CLEANOUT
— SURVEY LINE	○ IRON PIPE FOUND	⊕ ELECTRIC METER	⊕ SEPTIC TANK
— CREEK CENTERLINE	△ 1200 NAIL FOUND	⊕ BURIED CABLE SIGN	⊕ WATER WELL
— OVERHEAD UTILITY LINE	○ NAIL SET	⊕ GAS METER	⊕ WATER METER
— FENCE	⊕ CONCRETE MONUMENT FOUND	⊕ AIR CONDITIONER	⊕ FIRE HYDRANT
⊕ PIPE FENCE CORNER POST FOUND	⊕ WOOD FENCE CORNER POST FOUND	⊕ TRANSFORMER	⊕ WELL PUMP

0' 200' 400' 600'

SCALE: 1" = 200'

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

TITLE SURVEY
--- ACRES OUT OF THE M. RIVERA SURVEY NO. 27, ABSTRACT NO. 575 IN GILLESPIE COUNTY, TEXAS.

REFERENCE: ----- JOB NO. 22-6035
ADDRESS: 92 KENBROOKE FARMS REV. 0 DRAWN BY: JMW