



(351.348 ACRES)
1542/231 L.C.O.P.R.

CENTERLINE OF CREEK
CREEK N 44°25'25" E 779.52'
(WITH CENTERLINE OF CREEK)

AT A DISTANCE OF 196.04 FEET
PASS A 4 INCH CEDAR FENCE
CORNER POST FOUND

CENTERLINE OF
ROCK WALL

ZONE A - SPECIAL
FLOOD HAZARD
AREAS INUNDATED
BY 100 YEAR FLOOD

FROM WHICH A 2.5 INCH PIPE
FENCE CORNER POST FOUND
BEARS S39°40'38" W 1316.03 FEET

AT A DISTANCE
OF 2021.69 FEET
PASS A 1/2 INCH
IRON ROD SET

(47.103 ACRES)
09-03645 L.C.O.P.R.

FRIEDRICH MARTENS
SURVEY NO. 269
ABSTRACT NO. 516

(202.5 ACRES)
376/82 L.C.D.R.
76/202 L.C.D.R.

45.000 ACRES
A PORTION OF
(47.103 ACRES)
09-03645 L.C.O.P.R.
A PORTION OF
(43.314 ACRES)
19-06317 L.C.O.P.R.

(351.348 ACRES)
1542/231 L.C.O.P.R.

N 00°33'13" W
2128.69'

S 00°35'44" E 1644.34'
(S 00°30'19" E 1672.21')

S 00°28'34" E 494.22'
(S 00°11'24" W 440.09')

S 00°29'46" E 539.11'
(S 00°18'01" W 440.09')
(S 00°16'17" W 243.88')

(43.314 ACRES)
19-06317 L.C.O.P.R.

ZONE A - SPECIAL
FLOOD HAZARD
AREAS INUNDATED
BY 100 YEAR FLOOD

COUNTY ROAD 104
CENTERLINE OF
GRAVEL ROAD

CATTLE
GUARD

CATTLE
GUARD

FROM WHICH A 3/8 INCH IRON
ROD FOUND BEARS N49°46'14" W
1115.75 FEET

AT A DISTANCE OF 123.20 FEET
PASS A 1/2 INCH IRON ROD SET

AT A DISTANCE OF 441.79 FEET
PASS A 1/2 INCH IRON ROD SET

P.O.B.
(S 00°16'17" W 243.88')

(S 87°01'34" W 333.37')

S 86°29'19" W 617.16'
(S 87°12'27" W 599.00')

LLANO RIVER

NOTE:

SCHEDULE B ITEMS, AS PER:
CHICAGO TITLE INSURANCE COMPANY
EFFECTIVE DATE: JULY 9, 2020, 8:00 AM
ISSUED DATE: JULY 20, 2020, 8:00 AM
GP NO. SCT-51-4300152001675-VJ

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

RESTRICTIVE COVENANTS: 1580/4337 L.C.O.P.R.

EASEMENTS:

E. MINERAL DEED DATED JULY 17, 1905, EXECUTED BY C. SCHNEIDER AND DORA SCHNEIDER TO R. H. DOWNMAN, RECORDED IN VOLUME 41, PAGE 230, DEED RECORDS OF LLANO COUNTY, TEXAS. - NOT ADDRESSED HEREON

F. OIL AND GAS LEASE DATED AUGUST 28, 1920, EXECUTED BY R.H. DOWNMAN TO N.J. BADI, RECORDED IN VOLUME 54, PAGE 14, DEED RECORDS OF LLANO COUNTY, TEXAS. - NOT ADDRESSED HEREON

G. OIL, GAS AND MINERAL LEASE DATED FEBRUARY 16, 1959, EXECUTED BY MARVIN EVERS AND ELLA EVERS TO D.L. SHELTON, RECORDED IN VOLUME 92, PAGE 32, DEED RECORDS OF LLANO COUNTY, TEXAS. - NOT ADDRESSED HEREON

H. RIGHT OF WAY EASEMENT GRANTED TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. IN DOCUMENT DATED JUNE 18, 1984, EXECUTED BY JOHN STORCH, RECORDED IN VOLUME 307, PAGE 667, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS. - BLANKET IN NATURE, NOT SHOWN HEREON

I. RIGHT OF WAY EASEMENT GRANTED TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. IN DOCUMENT DATED FEBRUARY 1, 2001, EXECUTED BY SALLY M. HAMMACK AND ROBERT B. HARLAN, RECORDED IN VOLUME 1110, PAGE 560, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS. - BLANKET IN NATURE, NOT SHOWN HEREON

J. RIGHT OF WAY EASEMENT GRANTED TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. IN DOCUMENT DATED SEPTEMBER 20, 1996, EXECUTED BY SALLY M. HAMMACK AND ROBERT B. HARLAN, RECORDED IN VOLUME 866, PAGE 247, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS. - BLANKET IN NATURE, NOT SHOWN HEREON

K. TWENTY FOOT (20') RIGHT OF WAY EASEMENT GRANTED TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. IN DOCUMENT DATED FEBRUARY 1, 2001, EXECUTED BY ROBERT B. HARLAN, RECORDED IN VOLUME 1110, PAGE 560, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS. - BLANKET IN NATURE, NOT SHOWN HEREON

FLOOD NOTE:

THE UNDERSIGNED DOES FURTHER CERTIFY THAT PORTIONS OF THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE A AND IS WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, PANEL NO. 4829950275G EFFECTIVE MAY 2, 2012

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.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 82°17'50" E	155.72'
L2	N 61°56'56" E	144.17'
L3	S 74°50'23" W	224.28'

RECORD LINE TABLE

LINE	BEARING	DISTANCE
L3	S 75°33'01" W	224.28'



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 16, 2020. THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

REV. 07-22-2020
07-20-2020
DATE

SEARCHERS
SURVEYING & ENGINEERING LLC
MASON | FREDERICKSBURG

P.O. Box 528 Mason, TX 76856 | 325-347-7489 | Firm #10193966
P.O. Box 1504 Fredericksburg, TX 78624 | 830-383-1211 | Firm #10194211
www.searchersllc.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
- CONCRETE MONUMENT FOUND
- BENCH MARK
- PEDESTAL
- UTILITY POLE
- GUY
- ELECTRIC METER
- BURIED CABLE SIGN
- GAS METER
- AIR CONDITIONER
- AS MARKED
- MAILBOX
- SEWER MANHOLE
- SEWER CLEANOUT
- SEPTIC TANK
- WATER WELL
- WATER METER
- FIRE HYDRANT
- AS MARKED
- APPROXIMATE FLOOD LINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE (BRG-DIST.) - RECORD CALL
- P.O.B. - POINT OF BEGINNING
- L.C.P.R. - LLANO COUNTY PLAT RECORDS
- L.C.D.R. - LLANO COUNTY DEED RECORDS
- L.C.O.P.R. - LLANO COUNTY OFFICIAL PUBLIC RECORDS
- L.C.R.P.R. - LLANO COUNTY REAL PROPERTY RECORDS

0' 200' 400' 600'

SCALE: 1" = 200'

TITLE SURVEY
45.000 ACRES OUT OF THE FRIEDRICH MARTENS SURVEY NO. 269, ABSTRACT NO. 516 IN LLANO COUNTY, TEXAS.

REFERENCE: ABELLA FARMS, LLC JOB NO. 20-4261
REV. 0 DRAWN BY: NJA