



REMANANT OF 154.75 AC.
SIDONEE SEWARD
3322/748 D.R.S.S.C.

0.132±AC.
PORTION OF 154.75 AC.
SIDONEE SEWARD
3322/748 D.R.S.S.C.

H. SCHNEIDER SURVEY NO. 557
ABSTRACT NO. 1122

605.225 AC.
SIDONEE SEWARD, ET AL
3355/247 D.R.S.S.C.

S89°24'47"E 790.31'
TOTAL-(S89°24'47"E 865.31')

S89°24'47"E 78.35'
N71°10'10"E 76.37'
POB
3.787 ACRE
AND 0.132 ACRE
N89°24'47"W 75.00'

674.3 AC.
RODGER N. MADDOX, ET UX
156/87 D.R.S.S.C.

3.787±AC.
PORTION OF 262.262 AC.
BECKY DAVIS
3322/752 D.R.S.S.C.

J. MULLER SURVEY NO. 544
ABSTRACT NO. 868

REMANANT OF 262.262 AC.
BECKY DAVIS
3322/752 D.R.S.S.C.

LOCAL ADDRESS: SAN SABA COUNTY ROAD NO. 331, SAN SABA COUNTY, TEXAS.

LEGAL DESCRIPTIONS:

3.787 ACRES OF LAND BEING A 3.787 ACRE TRACT OF LAND OUT OF THE J. MULLER SURVEY NO. 544, ABSTRACT NO. 868 IN SAN SABA COUNTY, TEXAS AND BEING OUT OF CALLED 262.262 ACRE TRACT DESCRIBED IN DOCUMENT TO BECKY DAVIS, RECORDED IN VOLUME 322, PAGE 752 OF THE DEED RECORDS OF SAN SABA COUNTY, TEXAS, SAID 3.787 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

0.132 ACRE OF LAND BEING A 0.132 ACRE TRACT OF LAND OUT OF THE H. SCHNEIDER SURVEY NO. 557, ABSTRACT NO. 1122 IN SAN SABA COUNTY, TEXAS AND BEING OUT OF A CALLED 154.75 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO SIDONEE SEWARD, RECORDED IN VOLUME 322, PAGE 748 OF THE DEED RECORDS OF SAN SABA COUNTY, TEXAS, SAID 0.132 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS OF PRACTICE AS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



Kyle P. Cuplin, R.P.L.S. NO. 5938
DATED 8/11/2017

LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- 2" STEEL PIPE FENCE POST
- CEAR FENCE POST
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- MAG NAIL SET WITH 5938 PROPERTY CAP
- CALC POINT
- .../... VOLUME/PAGE
- D.R.S.S.C. DEED RECORDS SAN SABA CO.
- C.M. CONTROLLING MONUMENT
- () RECORD INFO/SUBJECT
- [] RECORD INFO/ADJOINER
- x- WIRE FENCE

NOTES:
1) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE, ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, A COMBINATION SCALE FACTOR OF 1.00018978383471 WAS APPLIED.
2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE
3) SUBJECT TO CURRENT SAN SABA COUNTY SUBDIVISION REGULATIONS.

SCALE 1" = 300'
0 150 300

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

PROJ NO. 17782
PREPARED FOR: SIDONEE SEWARD
TECH: P.BERGMAN
APPROVED: K.CUPLIN
FIELDWORK PERFORMED ON: 8/03/2017
COPYRIGHT:2017 PROFESSIONAL FIRM NO: 10126900

SHEET
1 OF 3

REVISIONS	
NO.	DESCRIPTION
1	
2	
DATE	