



(1413.84 ACRES)
19-03525 L.C.O.P.R.

JAMES C. RAGSDALE
SURVEY NO. 219
ABSTRACT NO. 614

30,000 ACRES
SURVEYED THIS SAME
DAY BY SEARCHERS
LAND SURVEYING, LLC
A PORTION OF
(1413.84 ACRES)
19-03525 L.C.O.P.R.

(460.7 ACRES)
1206/855 L.C.O.P.R.

RESIN BYRNE
SURVEY NO. 218
ABSTRACT NO. 32

EAST LINE OF
(160 ACRES)
35/502 L.C.O.P.R.
WEST LINE OF
(981 ACRES)
46/392 L.C.O.P.R.

FROM WHICH A 2.5
INCH PIPE FENCE
CORNER POST FOUND
BEARS N02°33'47"E
2300.53 FEET

EAST LINE OF
(1413.84 ACRES)
19-03525 L.C.O.P.R.
WEST LINE OF
(460.7 ACRES)
1206/855 L.C.O.P.R.

SOUTH LINE OF
(160 ACRES)
35/502 L.C.O.P.R.
NORTH LINE OF
(1196 ACRES)
31/335 L.C.O.P.R.

EAST LINE OF
(1196 ACRES)
31/335 L.C.O.P.R.
WEST LINE OF
(981 ACRES)
46/392 L.C.O.P.R.

(S 02°56'02" W)
S 02°33'47" W 354.33'
(S 63°19'29" E 27.88')

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40.741 ACRES
A PORTION OF
(1413.84 ACRES)
19-03525 L.C.O.P.R.

PASCHAL P. BORDEN
SURVEY NO. 488
ABSTRACT NO. 34

STEPHEN D. HURST
SURVEY NO. 223
ABSTRACT NO. 372

(200 ACRES)
1341/124 L.C.O.P.R.

CENTERLINE OF
COUNTY ROAD 314
(CENTERLINE OF COUNTY ROAD)

(360.00 ACRES)
19-03529 L.C.O.P.R.

FROM WHICH A 1/2
INCH IRON ROD FOUND
BEARS N80°56'56"W
1.26' AND A 4 INCH
PIPE FENCE CORNER
POST FOUND BEARS
S07°48'52"W 4558.82'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 80°56'56" W	39.65'
L2	N 29°03'09" W	114.44'
L3	S 77°12'57" E	36.33'

RECORD LINE TABLE:

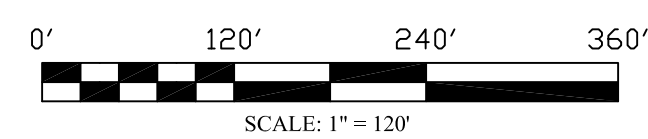
LINE	BEARING	DISTANCE
L1	N 80°19'43" W	38.34'
L3	S 66°19'29" E	27.88'

NOTES:
PARENT DEEDS DATED SEPTEMBER 1899 RECORDED IN VOLUME 35, PAGE 502 AND
VOLUME 51, PAGE 335 OF THE DEED RECORDS OF LAND COUNTY TEXAS CALL FOR
THE SURVEY LINE TO BE THE EAST LINE THE SUBSEQUENT DEEDS STARTING APRIL 1951 CALL
TO MEASURE THE FENCE.

- LEGEND:**
- POINT
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - BOUNDARY LINE
 - RECORD LINE
 - SURVEY LINE
 - 3/8" IRON ROD FOUND
 - 3/8" IRON ROD SET
 - ROD PIPE FOUND
 - ROD PIPE SET
 - 60D NAIL FOUND
 - 60D NAIL SET
 - AS MARKED
 - PIPE FENCE CORNER POST FOUND
 - WOOD FENCE CORNER POST FOUND
 - AS MARKED
 - AS MARKED
 - PEDESTAL
 - WATER METER
 - UTILITY POLE
 - UTILITY EASEMENT
 - BUILDING SETBACK LINE
 - RECORD CALL
 - POINT OF BEGINNING
 - AS METER
 - LAND COUNTY DEED RECORDS
 - LAND COUNTY OFFICIAL PUBLIC RECORDS
 - FIRE HYDRANT
 - WATER METER
 - UTILITY POLE
 - UTILITY EASEMENT
 - BUILDING SETBACK LINE
 - RECORD CALL
 - POINT OF BEGINNING
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 - RECORD CALL
 - POINT OF BEGINNING
 - AS METER
 - LAND COUNTY DEED RECORDS
 - LAND COUNTY OFFICIAL PUBLIC RECORDS

SURVEY NOTES:

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



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
SEPTEMBER 5, 2019. NO WARRANTY IS MADE OR INTENDED FOR THE
LOCATION OF ANY SUB-SURFACE ELEMENTS THAT MAY EXIST WITHIN THE
BOUNDARIES OF THIS SURVEY.

ABRAHAM J. LEAMON
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

09-09-2019
DATE

BOUNDARY SURVEY

40.741 ACRES OUT OF THE PASCHAL P. BORDEN
SURVEY NO. 488, ABSTRACT NO. 34, THE JAMES C.
RAGSDALE SURVEY NO. 219, ABSTRACT NO. 614,
THE RESIN BYRNE SURVEY NO. 218, ABSTRACT NO.
32 AND THE STEPHEN D. HURST SURVEY NO. 223,
ABSTRACT NO. 372 IN LAND COUNTY, TEXAS.

REFERENCE TO: DRAWING NO. 19-331
DATE: 09-09-2019
DRAWN BY: ALL

SEARCHERS
LAND SURVEYING, LLC
MASON | FREDERICKSBURG

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