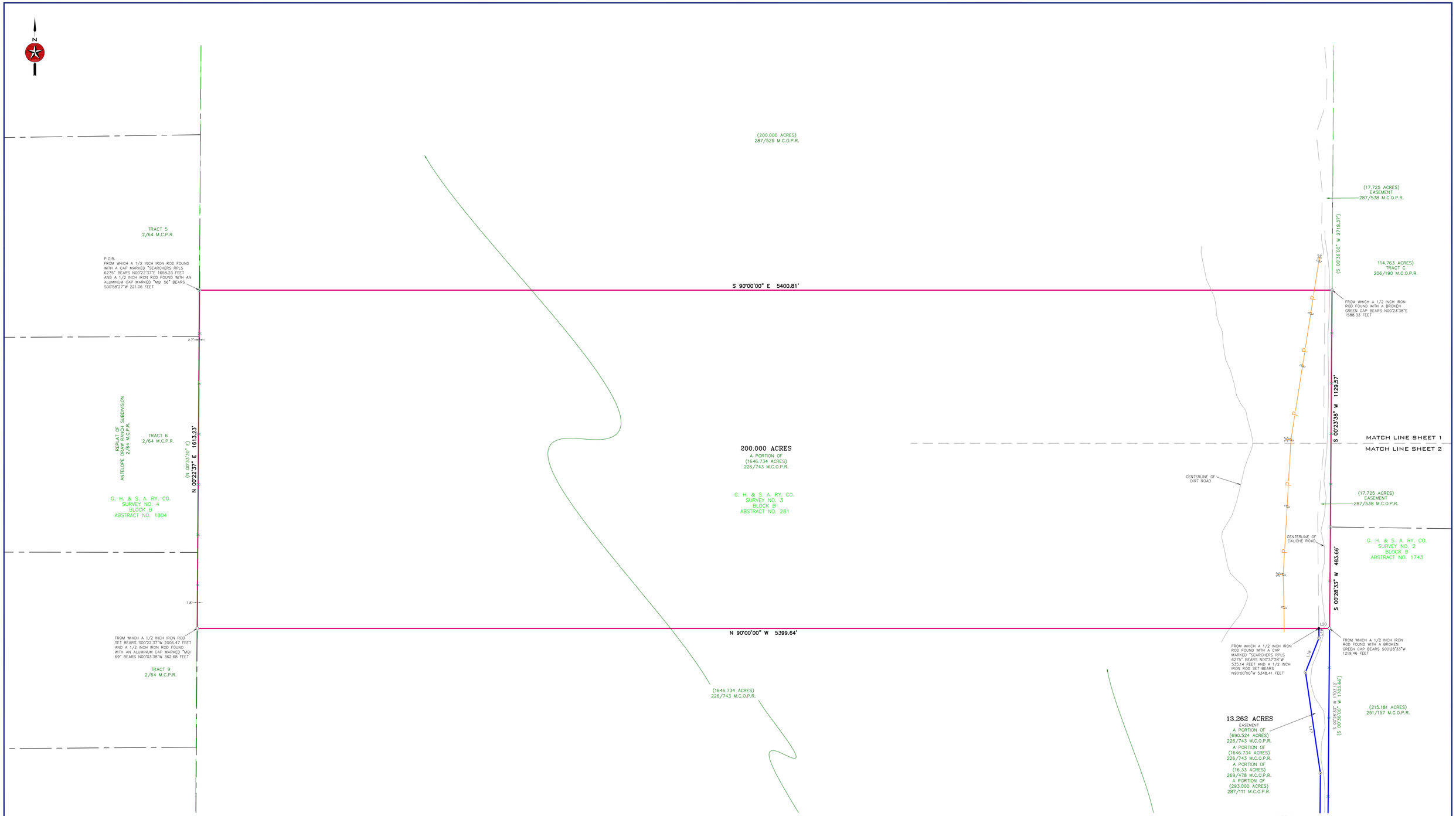

LINE TABLE

LINE	BEARING	DISTANCE
L17	N 08°23'34" W	486.96'
L18	N 21°27'32" E	175.61'
L19	N 05°11'16" E	45.43'
L20	N 90°00'00" E	51.23'

STATE OF TEXAS
REGISTERED
ABRAHAM J. LEAMONS
6275
PROFESSIONAL
LAND SURVEYOR

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 DIRECTION AND SUPERVISION COMPLETED ON NOVEMBER 30, 2022; NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

12-07-2022

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

DATE

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.searchersls.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

U.E. – UTILITY EASEMENT
B.L. – BUILDING SETBACK LINE
(BRG.–DIST.) – RECORD CALL
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M.C.P.R. – MENARD COUNTY PLAT RECORDS
M.C.D.R. – MENARD COUNTY DEED RECORDS
M.C.O.P.R. – MENARD COUNTY OFFICIAL PUBLIC RECORDS
M.C.R.P.R. – MENARD COUNTY REAL PROPERTY RECORDS

0' 200' 400' 600'

SCALE: 1" = 200'

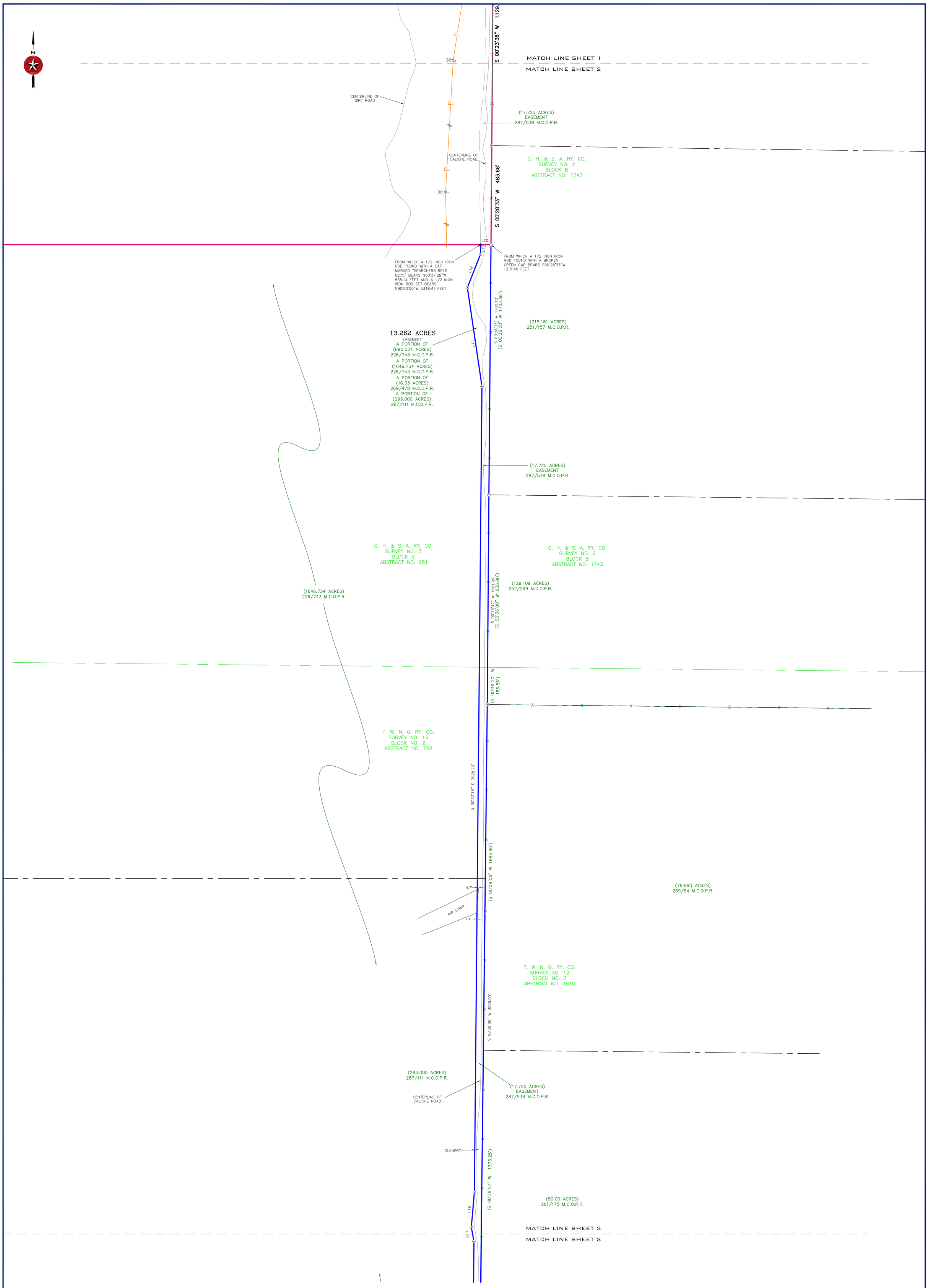
SURVEY NOTES:

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."

BOUNDARY SURVEY

200.000 ACRES AND A 13.262 ACRE EASEMENT
TRACT OUT OF MULTIPLE SURVEYS IN MENARD COUNTY, TEXAS.

REFERENCE: CAPPS PROPERTIES, LLC	JOB NO. 22-6303
SHEET 1 OF 3 REV. 0	DRAWN BY: NJA/NJA



LINE TABLE

LINE	BEARING	DISTANCE
L15	N 10°31'08" W	69.98'
L16	N 05°02'34" E	170.89'
L17	N 08°23'34" W	486.96'
L18	N 21°27'32" E	175.61'
L19	N 00°37'28" W	45.43'
L20	N 90°00'00" E	51.23'

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NAIL SET
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BURIED CABLE SIGN
GAS METER
AIR CONDITIONER
AS MARKED
MAILBOX
SEWER MANHOLE
SEWER CLEANOUT
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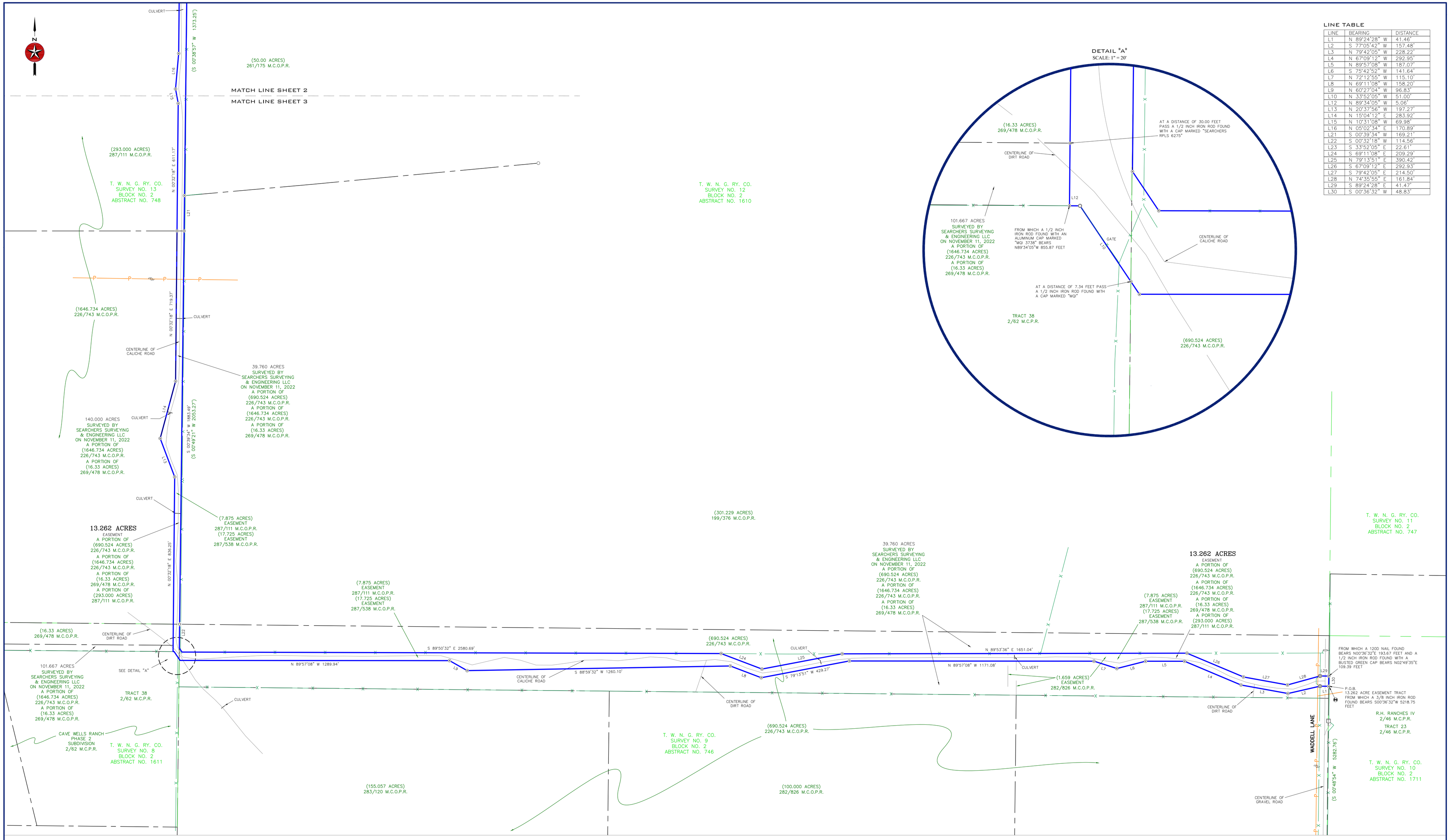
BOUNDARY SURVEY

200.000 ACRES AND A 13.262 ACRE EASEMENT TRACT OUT OF MULTIPLE SURVEYS IN MENARD COUNTY, TEXAS.

REFERENCE: CAPPS PROPERTIES, LLC — JOB NO. 22-6303

SHEET 2 OF 3 — REV. 0 — DRAWN BY: MJW/NJA



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°24'28" W	41.46'
L2	S 77°05'42" W	157.48'
L3	N 79°42'05" W	228.22'
L4	N 67°09'12" W	292.95'
L5	N 89°57'08" W	187.07'
L6	S 75°42'52" W	141.64'
L7	N 72°12'55" W	115.10'
L8	N 69°11'08" W	158.20'
L9	N 60°27'04" W	96.83'
L10	N 33°52'05" W	51.00'
L12	N 89°34'05" W	5.06'
L13	N 20°37'56" W	197.27'
L14	N 15°04'12" E	283.92'
L15	N 10°31'08" W	69.98'
L16	N 05°02'34" E	170.89'
L21	S 00°39'34" W	169.21'
L22	S 00°32'18" W	114.56'
L23	S 33°52'05" E	22.61'
L24	S 69°11'08" E	209.29'
L25	N 79°13'51" E	390.42'
L26	S 67°09'12" E	292.93'
L27	S 79°42'05" E	214.50'
L28	N 74°35'55" E	161.84'
L29	S 89°24'28" E	41.47'
L30	S 00°36'32" W	48.83'

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