

GMA ENGINEERING & SURVEYING

Engineering Firm No. F-6450
Surveying Firm No. 100983-00

George M. Amthor III
County Surveyor
Registered Professional Land Surveyor
Professional Engineer

Office
325-372-3028
1807 W. Wallace
San Saba, Texas 76877

Field notes of a tract of land lying in the County of San Saba, State of Texas, containing 450.97 acres of land out of the Ysabel Gortary Survey 11, Abstract 420. Said 450.97 acre tract is the same land described as First Tract of 450 acres in a deed from Geneva Timberlake to Marilyn Johanson, et vir recorded in Volume 192, Page 291 of the San Saba County Deed Records and being further described in Volume 118, Page 80. Survey was made for the Board of Regents of the Texas A&M University System and Mills County Abstract and Title Company.

Beginning at a 1/2" capped iron pin (found) by a corner post in the west line of County Road 203 for the southeast corner of a tract of land described as Tract One of 98.79 acres in a deed to William Marshall Perry recorded in Volume 291, Page 184, the same being the occupied northeast corner of said First Tract of 450 acres of land as described in said Volume 192, Page 291 and being further described in Volume 118, Page 80;

Thence along the occupied east side of said 450 acre tract of land and the general course of a fence, as follows: **S 00°11'28" W 2283.34 feet** to a 3-1/2" O.D. pipe corner post; **S 00°13'15" E 677.51 feet** to a 1/2" capped iron pin (set) by a corner post; **S 00°01'00" E 982.49 feet** to a 3-1/2" O.D. pipe corner post; **S 00°29'46" E (no fence) 183.32 feet** to a 3-1/2" O.D. pipe corner post; **and S 00°13'15" E 3476.08 feet** to a 1/2" capped iron pin (set) by a corner post for the southeast corner of said 450 acre tract of land, from which another 1/2" iron pin (found) by an old corner post for the northeast corner of a tract of land described as Tract Three, Parcel One of 137.98 acres in a partition deed recorded in Volume 222, Page 175, bears **S 89°54'43" W 2.99 feet**;

Thence along the south side of said 450 acre tract of land, as fenced, as follows: **S 89°54'43" W 1545.07 feet** to a 1/2" iron pin (found) by a corner post for the northwest corner of said 137.98 acre tract; **and N 89°59'59" W 1039.68 feet** to a 2-7/8" O.D. pipe corner post for the southwest corner of said 450 acre tract of land;

Thence along the west side of said 450 acre tract of land, as fenced, as follows: **N 00°13'27" E 1465.37 feet** to a 5-1/2" O.D. pipe corner gate post; **N 00°22'57" W 4185.02 feet** to a 1/2" capped iron pin (set) by a steel "T" post at a fence corner; **and N 00°17'01" W 1943.02 feet** to a 2-7/8" O.D. pipe corner gate post in the south line of said 98.79 acre tract of land for the northwest corner of said 450 acre tract of land;

Thence along the general course of a fence and south lines of said 98.79 acre tract of land, as follows: **N 89°37'00" E 1899.39 feet** to a 1/2" capped iron pin (found) by a brace post; **and S 89°55'30" E 706.95 feet** to place of beginning.

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Basis of Bearings: Bearings are based on "True North" as determined by GPS measurements taken at - Latitude: 31°15'07"; Longitude: - 98°45'34"

NOTE: 1/2" capped iron pins (set) are capped with a pink plastic cap marked "G. AMTHOR - RPLS 2684".

This is to certify to the Board of Regents of the Texas A&M University System, as purchaser, and Mills County Abstract and Title Company, as title insurer, that this survey was made on the ground of the property legally described hereon and correctly shows the boundary lines, dimensions, and area of the land indicated hereon; that there are no visible or apparent discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown hereon; the subject property has access to and from a dedicated public roadway; the subject property is not located in the 100-year Flood Plain or in any identified flood hazard area according to Community-Panel No. 481184 - 120C dated July 2, 1991, of the Federal Emergency Management Agency; and that this survey conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey.

WITNESS MY HAND AND SEAL, this the 3rd day of May, 2012.



George M. Amthor III
R.P.L.S. 2684