

SURVEY PLAT OF A 450.97 ACRE TRACT OF LAND
LYING IN SAN SABA COUNTY, TEXAS.

Made For: The Board of Regents of the Texas A&M University System and Mills County Abstract & Title Company

William Marshall Perry
Tract One: 98.79 Acres
Vol. 291, Pg. 184 - S.S.C.O.P.R.

1/2" capped iron pin (found) by a brace
post in the south line of a tract of land
described as 98.79 Acres (V. 291, P. 184)

(RDC: S 89°36'35" W 1899.40 feet - V. 291, P. 184)

N 89°37'00" E

1899.39'

(RDC: N 89°55'42" W
706.95 feet - V. 291, P. 184)

S 89°55'30" E 706.95'

P.O.B. - 1/2" capped iron pin (found) by a
corner post for the SEC of a tract of land
described as 98.79 Acres (V. 291, P. 184)

2-7/8" (OD) pipe corner gate post in the
south line of a tract of land described
as 98.79 Acres (V. 291, P. 184)

Partition Deed
Joe Rogan Miller
Tract Two; Parcel Three: 173.55 Acres
Vol. 222, Pg. 175 - S.S.C.O.P.R.

1/2" capped iron pin (set) by a
steel "T" post at a fence corner

Partition Deed
Joe Rogan Miller
Tract Two; Parcel Two: 87.16 Acres
Vol. 222, Pg. 175 - S.S.C.O.P.R.

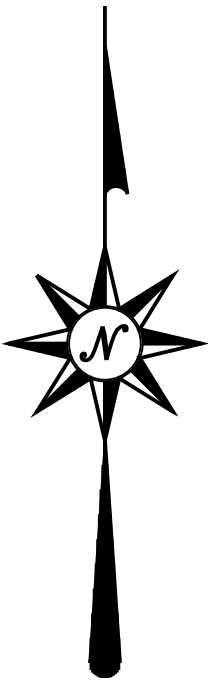
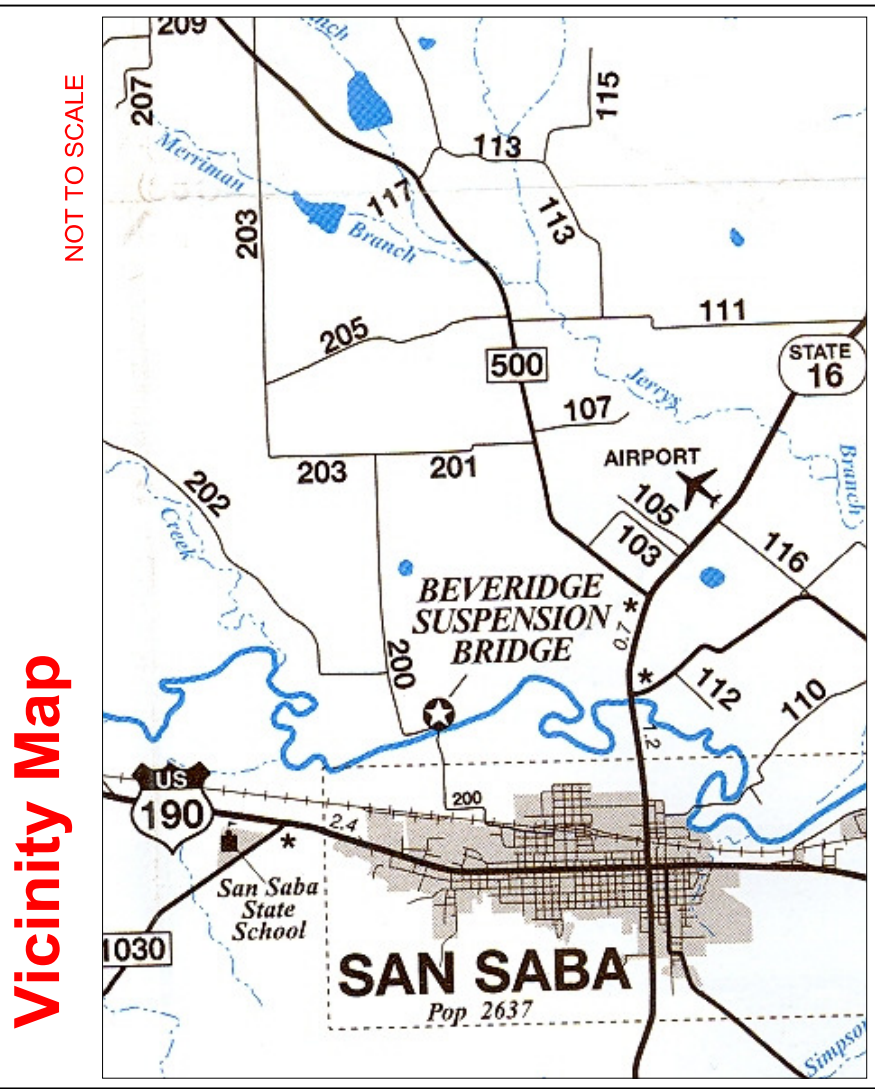
450.97 Acres

Geneva Timberlake
to
Marilynn Johanson, et vir
First Tract: 450 Acres
Vol. 192, Pg. 291 - S.S.C.D.R.
Reference: Vol. 118, Pg. 80

Partition Deed
Joe Rogan Miller
Tract Two; Parcel Four: 83.9 Acres
Vol. 222, Pg. 175 - S.S.C.O.P.R.

Partition Deed
Joe Rogan Miller
Tract Two; Parcel One: 271.57 Acres
(S & E 137.98 Acres)
Vol. 222, Pg. 175 - S.S.C.O.P.R.

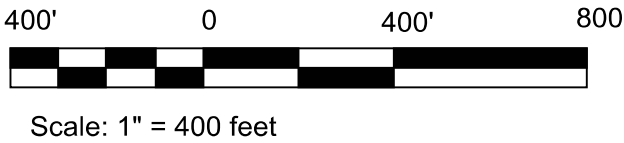
Partition Deed
Martha Leigh Whitten
Tract Three; Parcel One: 137.98 Acres
Vol. 222, Pg. 175 - S.S.C.O.P.R.



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 (found & set) are capped with a pink plastic cap marked "G. AMTHOR - RPLS 2684".

LEGEND



Scale: 1" = 400 feet

P.O.B. Point of Beginning

- 1/2" capped iron pin (set)
- ⊙ 1/2" capped iron pin (found)
- 1/2" iron pin (found)
- ⊙ pipe corner post
- [T] telephone pedestal
- water meter

RDC record deed call

- E — electric line (overhead)
- - - - - telephone cable (buried)
- - - - - deed line
- × fence

Ysabel Gortary Survey 11, Abstract 420

1/2" capped iron pin (set)
by an old corner post

remnants of
an old fence

(RDC: South 27'30"-1/2 varies - V. 118, P. 80)

(RDC: East - V. 118, P. 80)

County Road 205

Alfred Morris Survey 9, Abstract 851

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.

Page 1 of 2

GMA ENGINEERING & SURVEYING
Engineering Firm No. E-4459
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

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.

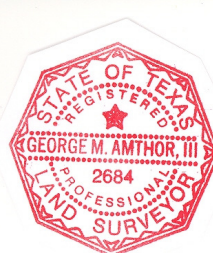


George M. Amthor III
R.P.L.S. 2684

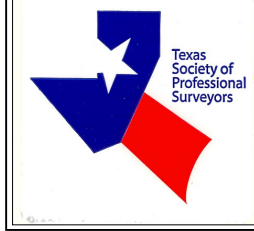
Page 2 of 2

This is to certify to the Board of Regents of The Texas A&M University System, as purchaser, and Mills County Abstract, 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 in 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



GMA
ENGINEERING & SURVEYING
1807 W. Wallace
San Saba, Texas 76877
PH: (325) 372-3028
Engineering Firm No. E-4450
Surveying Firm No. 100983-00
Drawing No. 050312/2424/oz