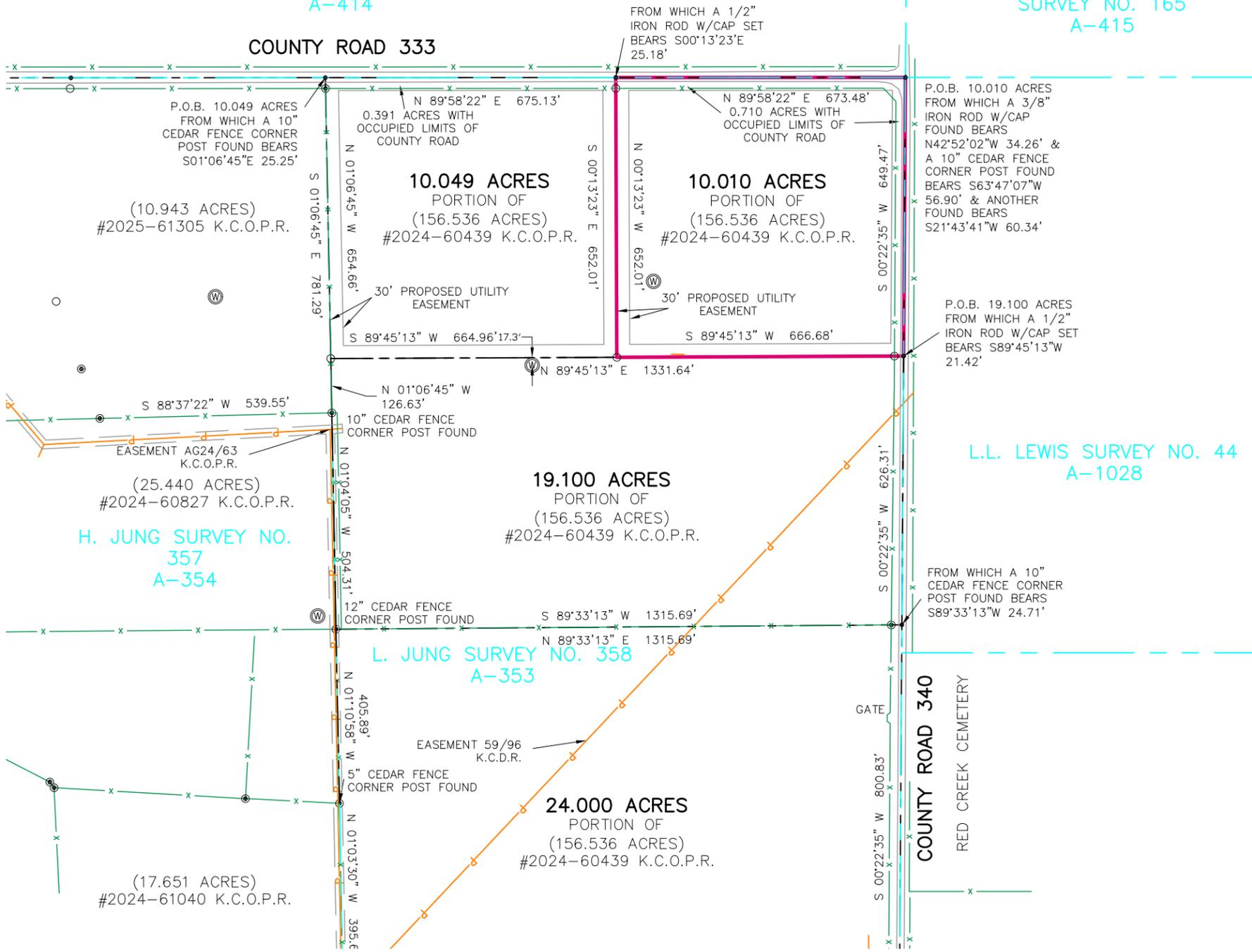




F. NIEBUHR SURVEY NO. 166  
A-414

F. NIEBUHR SURVEY NO. 165  
A-415



**10.010 ACRE TRACT**

**LEGAL DESCRIPTION:** BEING 10.010 ACRES OF LAND OUT OF THE H. JUNG SURVEY NO. 358, ABSTRACT NO. 353 IN KIMBLE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 156.536 ACRE TRACT DESCRIBED DOC. #2024-60439 OF THE OFFICIAL PUBLIC RECORDS OF SAID KIMBLE COUNTY, TEXAS; SAID 10.010 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN JANUARY & MAY 2024 & APRIL 2025:

**BEGINNING** AT A CALCULATED POINT AT THE APPROXIMATE INTERSECTION OF COUNTY ROAD 333 AND COUNTY ROAD 340 FOR THE COMMON CORNER OF THE F. NIEBUHR SURVEY NO. 166, ABSTRACT NO. 414, THE F. NIEBUHR SURVEY NO. 165, ABSTRACT NO. 415, THE L.L. LEWIS SURVEY NO. 44, ABSTRACT NO. 1028 AND SAID SURVEY NO. 358, THE NORTHEAST CORNER OF SAID 156.536 ACRE TRACT AND THE NORTHEAST CORNER HEREOF AND FROM WHICH A 3/8" IRON ROD W/CAP FOUND BEARS NORTH 42°52'02" WEST A DISTANCE OF 34.26 FEET, A 10" CEDAR FENCE CORNER POST FOUND BEARS SOUTH 63°47'07" WEST A DISTANCE OF 56.90 FEET AND ANOTHER FOUND BEARS SOUTH 21°43'41" WEST A DISTANCE OF 60.34 FEET;

THENCE SOUTH 00°22'35" WEST A DISTANCE OF 649.47 FEET ALONG THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 340 FOR THE COMMON LINE OF SAID SURVEY NO. 44 AND SAID SURVEY NO. 358 AND THE EAST LINE OF SAID 156.536 ACRE TRACT TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF THAT CERTAIN 19.100 ACRE TRACT SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE SOUTHEAST CORNER HEREOF AND FROM WHICH A 1/2" IRON ROD WITH CAP SET BEARS SOUTH 89°45'13" WEST A DISTANCE OF 21.42 FEET;

THENCE CROSSING SAID 156.536 ACRE TRACT, THE FOLLOWING COURSES:

1. SOUTH 89°45'13" WEST A DISTANCE OF 666.68 FEET ALONG THE NORTH LINE OF SAID 19.100 ACRE TRACT TO A 1/2" IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF A 10.049 ACRE TRACT SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE SOUTHWEST CORNER HEREOF;
2. NORTH 00°13'23" WEST A DISTANCE OF 652.01 FEET ALONG THE EAST LINE OF SAID 10.049 ACRE TRACT TO A POINT IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 333 FOR THE COMMON LINE OF SAID SURVEY NO. 166 AND SAID SURVEY NO. 358 AND THE NORTH LINE OF SAID 156.536 ACRE TRACT FOR THE NORTHEAST CORNER OF SAID 10.049 ACRE TRACT AND THE NORTHWEST CORNER HEREOF AND FROM WHICH A 1/2" IRON ROD WITH CAP SET BEARS SOUTH 00°13'23" EAST A DISTANCE OF 25.18 FEET;

THENCE NORTH 89°58'22" EAST A DISTANCE OF 673.48 FEET ALONG THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 333 FOR THE COMMON LINE OF SAID SURVEY NO. 166 AND SAID SURVEY NO. 358 AND THE NORTH LINE OF SAID 156.536 ACRE TRACT TO THE POINT OF BEGINNING CONTAINING 10.010 ACRES MORE OR LESS, AND AS SHOWN HEREOF.

**LEGEND:**

	BOUNDARY LINE		POINT
	ADJOINER LINE		1/2" IRON ROD W/CAP FOUND UNLESS MARKED OTHERWISE
	SURVEY LINE		MONUMENT SET
	BURIED OIL/GAS PIPELINE		WATER WELL
	OVERHEAD UTILITY LINE		WATER VALVE
	UNDERGROUND UTILITY LINE		P.U.E. PUBLIC UTILITY EASEMENT
	FENCE		B.L. BUILDING SETBACK LINE
	ROAD		(BRG.-DIST.) RECORD CALL
	WATERLINE		K.C.D.R. - KIMBLE COUNTY DEED RECORDS
	RAILROAD TRACK		K.C.O.P.R. - KIMBLE COUNTY OFFICIAL PUBLIC RECORDS

**TITLE NOTES:**

AS PER INFORMATION PROVIDED IN GF#225-723 DATED 6/12/2025 BY FIRST NATIONAL TITLE INSURANCE COMPANY, THIS PROPERTY IS SUBJECT TO:

**RESTRICTIVE COVENANTS:**

VOLUME \_\_\_\_\_, PAGES \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF KIMBLE COUNTY, TEXAS.

**EASEMENTS:**

10.

E. RIGHT OF WAY EASEMENT EXECUTED BY ANDREW PERRY OEHLER, SAMUEL ARNOLD OEHLER, MELISSA STARR, DANIEL RICHARD HALL, TIMOTHY JOSEPH HALL AND KAYLEAH REBECCA HALL TO PEDERNALES ELECTRIC COOPERATIVE, INC., DATED FEBRUARY 13, 2024, RECORDED IN VOLUME MR24, PAGES 110-115, OFFICIAL PUBLIC RECORDS OF KIMBLE COUNTY, TEXAS. - DOES NOT AFFECT.

G. RIGHT OF WAY EASEMENT EXECUTED BY HSW LAND, LLC TO PEDERNALES ELECTRIC COOPERATIVE, INC., DATED JUNE 25, 2024, RECORDED IN VOLUME AG24, PAGES 39-42, OFFICIAL PUBLIC RECORDS OF KIMBLE COUNTY, TEXAS. - DOES NOT AFFECT AND AS SHOWN HEREOF.

H. RIGHT OF WAY EASEMENT EXECUTED BY HSW LAND, LLC TO PEDERNALES ELECTRIC COOPERATIVE, INC., DATED MAY 23, 2024, RECORDED IN VOLUME AG24, PAGES 63-66, OFFICIAL PUBLIC RECORDS OF KIMBLE COUNTY, TEXAS. - DOES NOT AFFECT.

**SURVEY NOTES:**

1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREOF ARE GRID, NAD 83(2011), LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.
2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTL'S"
3. THIS SURVEY A TITLE SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY.
4. FLOOD MAP SUBJECT TO SCALE UNCERTAINTY AND THEREFOR IS APPROXIMATE.
5. UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREOF.
6. INFORMATION OF EASEMENTS, SERVITUDES OR COVENANTS IF ANY SHOWN HEREOF ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT REFERENCED HEREOF AND NO OTHER RESEARCH WAS PERFORMED OR REQUESTED BY CLIENT.
7. LOCATION OF ALL WATERLINES, PIPELINES (ABOVE-GROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREOF ARE APPROXIMATE AND BASED SOLELY ON VISIBLE EVIDENCE. NOT ALL OVERHEAD ELECTRIC POLES AND GUY WIRES WERE LOCATED, ONLY THOSE REQUIRED TO SHOW THE LOCATION OF THE LINES. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES ASSOCIATED WITH THESE UTILITIES.



I, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREOF AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, VISIBLE ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR MOST ROADS IN PLACE, EXCEPT AS SHOWN HEREOF, AND SAID PROPERTY HAS VISIBLE ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREOF.

MARK R. WATSON RPLS#5740  
DATE 6-17-2025



REFERENCE: -----
TYPE OF SURVEY - TITLE
LEGAL DESCRIPTION: BEING 10.010 ACRES OF LAND OUT OF THE H. JUNG SURVEY NO. 358, ABSTRACT NO. 353 IN KIMBLE COUNTY, TEXAS
JOB NO. 24-50131
DRAWN BY: MRW
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