

15.321 ACRE TRACT

**LEGAL DESCRIPTION:** BEING 15.321 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 15.321 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:

**COMMENCING** 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 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 2594.79 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 **POINT OF BEGINNING** BEING THE SOUTHEAST CORNER OF SAID 156.536 ACRE TRACT, THE NORTHEAST CORNER OF THAT CERTAIN 10.04 ACRE TRACT DESCRIBED IN VOLUME 197, PAGE 76 OF SAID OFFICIAL PUBLIC RECORDS AND THE SOUTHEAST CORNER HEREOF AND FROM WHICH A 1/2" IRON ROD AT A FENCE CORNER POST FOUND BEARS SOUTH 89°31'21" WEST A DISTANCE OF 24.74 FEET;

THENCE SOUTH 89°31'21" WEST A DISTANCE OF 24.74 FEET ALONG THE COMMON LINE OF SAID 156.536 ACRE TRACT AND SAID 10.04 ACRE TRACT TO A 10" CEDAR FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN 13.900 ACRE TRACT DESCRIBED IN #2024-60690 OF SAID OFFICIAL PUBLIC RECORDS AND THE SOUTHWEST CORNER HEREOF;

THENCE CROSSING SAID 156.536 ACRE TRACT, THE FOLLOWING COURSES:

1. NORTH 01°06'13" WEST A DISTANCE OF 447.15 FEET ALONG THE EAST LINE OF SAID 13.900 ACRE TRACT TO A 1/2" IRON ROD WITH CAP FOUND FOR THE NORTHEAST CORNER OF SAID 13.900 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 17.651 ACRE TRACT DESCRIBED IN DOC. #2024-61040 OF SAID OFFICIAL PUBLIC RECORDS;
2. NORTH 01°03'30" WEST A DISTANCE OF 70.99 FEET ALONG THE EAST LINE OF SAID 17.651 ACRE TRACT TO A 1/2" IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER OF A 24.000 ACRE TRACT SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE NORTHWEST CORNER HEREOF;
3. NORTH 89°31'21" EAST A DISTANCE OF 1294.75 FEET ALONG THE SOUTH LINE OF SAID 24.000 ACRE TRACT TO A CALCULATED POINT IN 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 FOR THE SOUTHEAST CORNER OF SAID 24.000 ACRE TRACT AND THE NORTHEAST CORNER HEREOF AND FROM WHICH A 1/2" IRON ROD WITH CAP SET BEARS SOUTH 89°31'21" WEST A DISTANCE OF 24.73 FEET;

THENCE SOUTH 00°22'35" WEST A DISTANCE OF 518.17 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 THE **POINT OF BEGINNING** CONTAINING 15.321 ACRES MORE OR LESS, AND AS SHOWN HEREON.

LEGEND:	
	• POINT
	⊙ 1/2" IRON ROD W/CAP FOUND UNLESS MARKED OTHERWISE
	⊙ MONUMENT SET
	⊙ WATER WELL
	⊙ WATER VALVE
	P.U.E. PUBLIC UTILITY EASEMENT
	B.L. BUILDING SETBACK LINE
	(BRG.-DIST.) RECORD CALL
	K.C.D.R. - KIMBLE COUNTY DEED RECORDS
	K.C.O.P.R. - KIMBLE COUNTY OFFICIAL PUBLIC RECORDS

TITLE NOTES:

AS PER INFORMATION PROVIDED IN GF#225-725 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.

D. EASEMENT AND RIGHT OF WAY EXECUTED BY A.F. FRITZ TO WEST TEXAS UTILITIES COMPANY, DATED JUNE 28, 1950, RECORDED IN VOLUME 59, PAGES 96-97, DEED RECORDS OF KIMBLE COUNTY, TEXAS - DOES AFFECT AND AS SHOWN HEREON.

F. 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 AFFECT AND AS SHOWN HEREON.

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 AFFECT AND AS SHOWN HEREON.

SURVEY NOTES:

1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREON 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 "CTLS".
3. THIS SURVEY IS 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 HEREON.
6. INFORMATION OF EASEMENTS, SERVITUDES OR COVENANTS IF ANY SHOWN HEREON ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT REFERENCED HEREON 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 HEREON 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.






**CTLS**  
Cross Texas Land Services, Inc  
702 RIO GRANDE #301 • AUSTIN, TEXAS 78701  
512-965-2878

TX, FIRM REG. #100248-00  
www.crosstexaslandservices.com


I, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON 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 HEREON, AND SAID PROPERTY HAS VISIBLE ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.



6-17-2025  
DATE

MARK R. WATSON RPLS#5740

0' 300' 600' 900'



REFERENCE: -----	
TYPE OF SURVEY - TITLE	
LEGAL DESCRIPTION: BEING 15.321 ACRES OF LAND OUT OF THE H. JUNG SURVEY NO. 358, ABSTRACT NO. 353 IN KIMBLE COUNTY, TEXAS	
JOB NO. 24-50131	PAGE 1 OF 1
DRAWN BY: MRW	