



Scale 1" = 400'

- - set 1/2" iron stake
- ◉ - found iron stake
- ⊗ - fence corner post
- - unmarked point
- ▲ - concrete ROW marker

basis of bearings - GPS readings

- electrical line
- fence
- telephone line
- survey line
- gas pipeline
- boundary line

PLAT SHOWING:

89.32 acres of land, a part of the N 1/2 Survey No. 48, H.E.&W.T. Ry. Co., Block D, Abstract No. 538, lying and being situated in Real County, Texas. The said 89.32 acre tract being the same tract of land described as 89.32 acres in a deed from Marion Mark Crider, et ux, to William A. Johnston, et ux, dated January 2, 2018 and recorded in Document 00000013411 of the Official Public Records of Real County, Texas.

# H. E. & W. T. RY. CO. B L O C K "D"

SURVEY NO. 62  
ABSTRACT - 1934

ref. 180 ac.  
Blankenship Properties, LLC  
Vol. 1773, Pg. 203 Kerr County OPR

TRACT 2 - 460.83 Ac.  
David L. Phillips and Aida A. Phillips  
Inst. No. 16-07596 Kerr County OPR

SURVEY NO. 61  
ABSTRACT - 436

SURVEY NO. 60  
ABSTRACT - 1720

KERR COUNTY  
REAL COUNTY

common corner of Survey Nos. 47, 48, 61, and 62, from which a cedar 3-way fence corner post N 44° 21' W, 1.90', a called 16" Live Oak (original) tree bears S 16° 37' E, 133.00' and a called 10" Live Oak tree (original) bears S 30° 21' E, 121.11' marked /X/

point in the common line between Survey Nos. 48 and 61 marking the NE corner of 100.44 acre tract and NW corner of subject tract, from which a 1/2" iron stake found in fence bears S 0° 23' W, 0.85'

1/2" iron stake set on the Kerr - Real County Line marking the common corner of Survey Nos. 48, 49, 60, and 61, from which a called 12" Live Oak tree (original) bears N 58° E, 50.00' and a called 12" Live Oak tree (original) bears N 55° E, 40.56'

ref. 2378.54 ac., Flagler Ranch, LLC  
Vol. 1815, Pg. 130 Kerr County OPR

ref. 100.44 ac.  
Richard B. Elder  
Doc. No. 00000012582  
Real County OPR

SURVEY NO. 47  
ABSTRACT - 482

89.32 Ac.

N 1/2 SURVEY NO. 48  
ABSTRACT - 538

ref. 100.00 ac.  
Michael J. Moran  
Doc. No. 00000013005  
Real County OPR

SURVEY NO. 49  
ABSTRACT - 483

TRACT 1 - 20.48 Ac.  
David L. Phillips and Aida A. Phillips  
Inst. No. 16-07596 Kerr County OPR

BEGINNING  
point in the north line of highway marking the SE corner of 100.44 acre tract and SW corner of 89.32, from which a found 1/2" iron stake bears S 0° 23' W, 4.51' and a pipe fence post bears S 6° 29' W, 3.97'

pipe gate post, from which a 1/2" iron stake disturbed by fence builder bears S 69° 50' E, 0.26'

N 89° 57' E 1026.38'

S 89° 20' E 519.94'

overhead electrical line runs along highway

Texas State Highway No. 41

S 1/2 SURVEY NO. 48  
ABSTRACT - 537

I, Benge L. Bushong, a registered professional land surveyor, on the basis of my knowledge, information, and belief, hereby certify that as a result of a survey made on the ground under my supervision to the normal standards of care of professional land surveyors in Texas, this is an accurate representation of the property shown hereon.

Benge L. Bushong  
R.P.L.S. No. 5690  
Firm# 10055200  
April 27, 2019  
Job #3384



106 N. 8th Street - Junction, Tx. 76849  
(830) 928-4070 - bengel.bls@gmail.com  
www.bushonglandsurveying.com