

RANCHES AT OVERHILLS #24 | 10.07 ± AC | GILLESPIE



1 inch = 183.33 feet
0 0.02 0.04 0.06 Miles

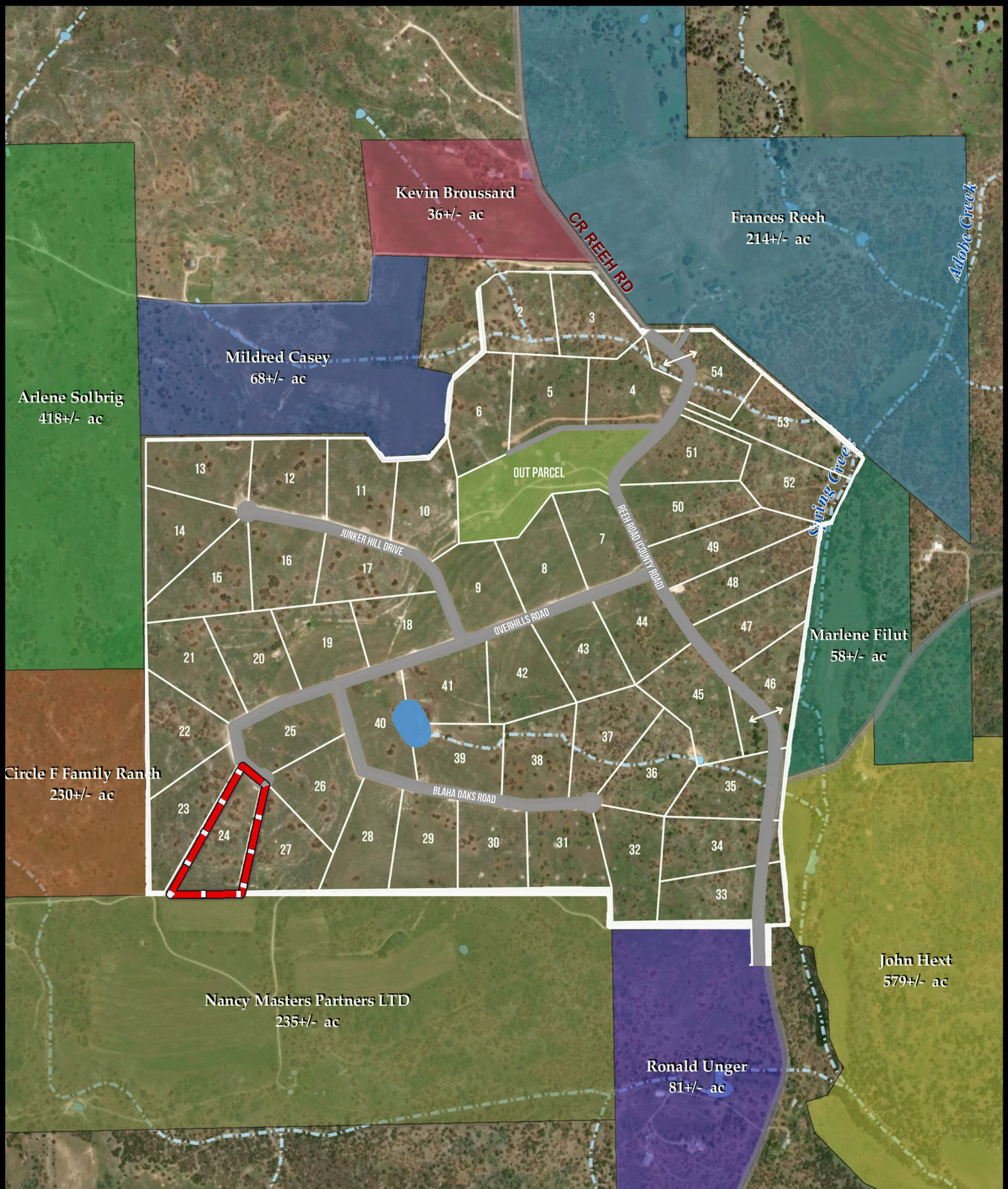


112 N. Edison S., Fredericksburg, TX 78624
Jeremy Lacy (830) 225-0595
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RANCHES AT OVERHILLS #24 | 10.07 ± AC | GILLESPIE



1 inch = 1,041.1 feet
0 0.095 0.19 0.285 Miles

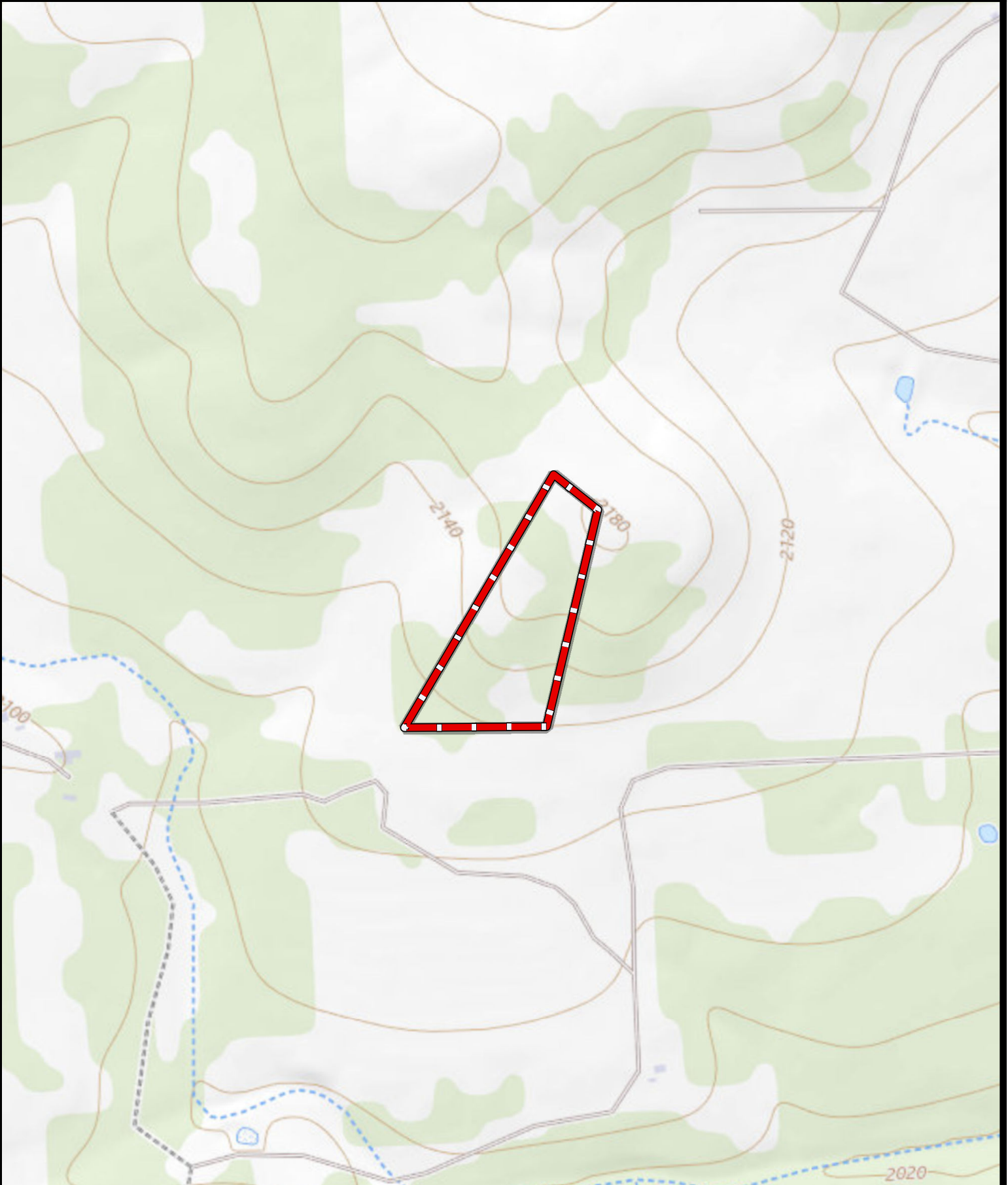


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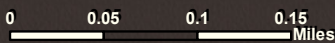


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RANCHES AT OVERHILLS #24 | 10.07 ± AC | GILLESPIE



1 inch = 541.67 feet

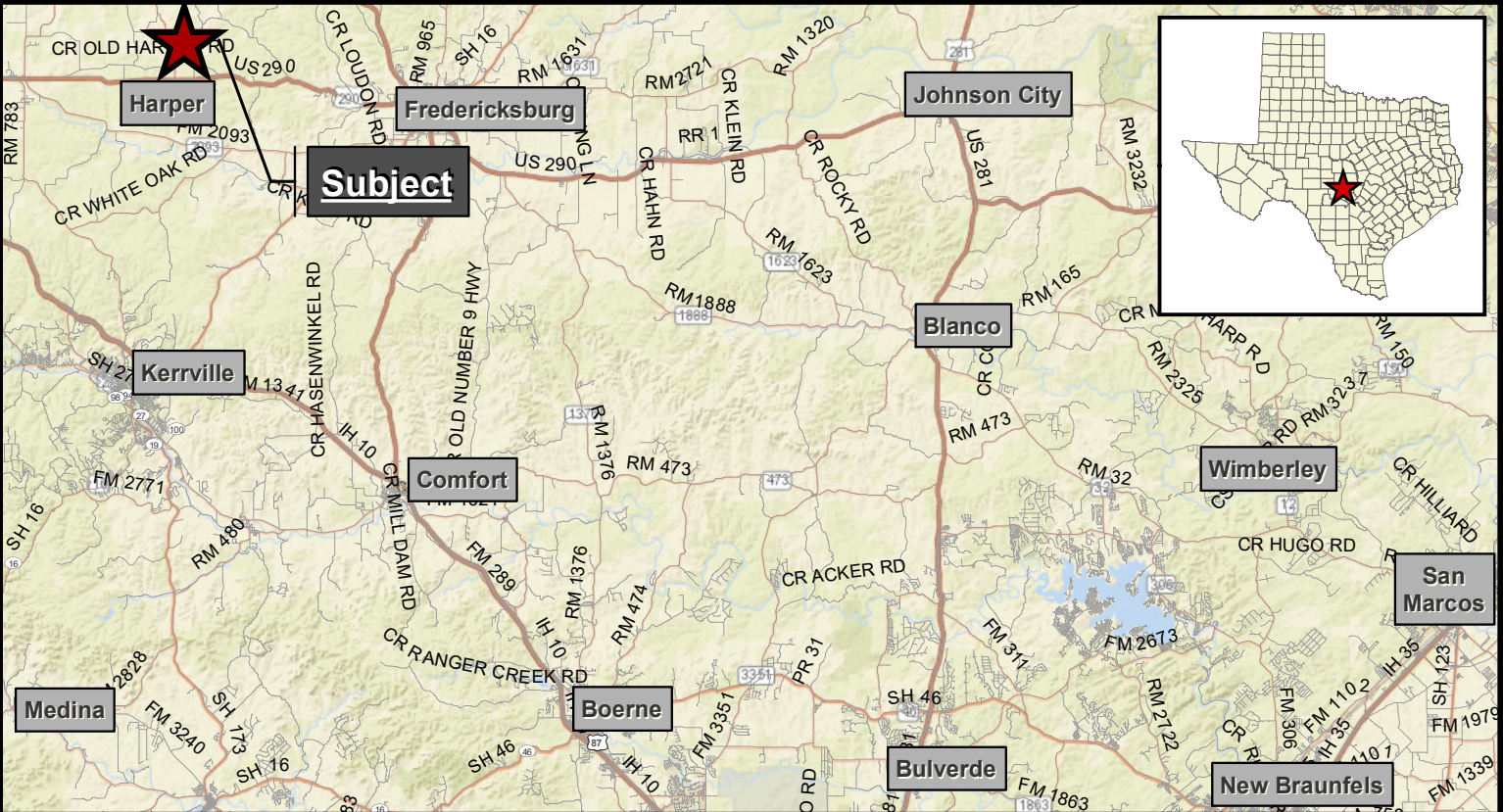


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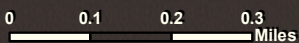


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RANCHES AT OVERHILLS #24 | 10.07 ± AC | GILLESPIE



1 inch = 1,250 feet



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FINE TEXAS PROPERTIES



SOUTHERN PACIFIC RR. CO.
SURVEY NO. 991
ABSTRACT NO. 650

TRACT 25
10.012 ACRES
SURVEYED ON SEPTEMBER 16, 2020
BY SEARCHERS SURVEYING &
ENGINEERING LLC
BEING A PORTION OF
(544.828 ACRES)
20203596 G.C.O.P.R.

OVERHILLS ROAD
60' WIDE
A PRIVATE ROAD

EDGE OF ASPHALT

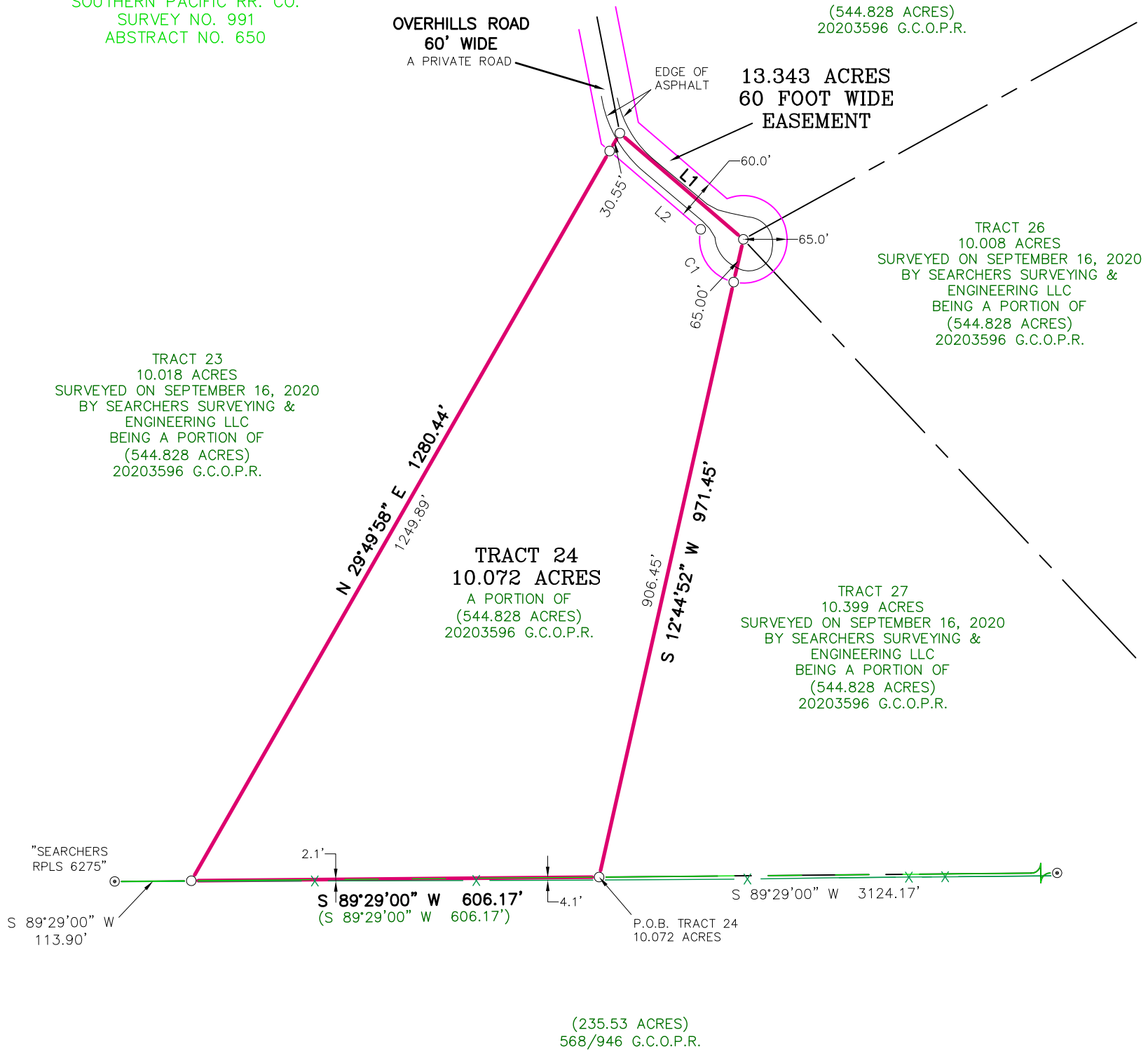
13.343 ACRES
60 FOOT WIDE
EASEMENT

TRACT 26
10.008 ACRES
SURVEYED ON SEPTEMBER 16, 2020
BY SEARCHERS SURVEYING &
ENGINEERING LLC
BEING A PORTION OF
(544.828 ACRES)
20203596 G.C.O.P.R.

TRACT 23
10.018 ACRES
SURVEYED ON SEPTEMBER 16, 2020
BY SEARCHERS SURVEYING &
ENGINEERING LLC
BEING A PORTION OF
(544.828 ACRES)
20203596 G.C.O.P.R.

TRACT 24
10.072 ACRES
A PORTION OF
(544.828 ACRES)
20203596 G.C.O.P.R.

TRACT 27
10.399 ACRES
SURVEYED ON SEPTEMBER 16, 2020
BY SEARCHERS SURVEYING &
ENGINEERING LLC
BEING A PORTION OF
(544.828 ACRES)
20203596 G.C.O.P.R.



HEIRS OF G. HEIBENER SURVEY NO. 822
ABSTRACT NO. 294

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275"
4. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 49°18'49" E	242.02'
L2	S 49°18'49" E	194.74'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	65.00'	102.61'	92.29'	N 32°01'34" W	90°27'09"

LEGEND:

- BOUNDARY LINE
- - - ADJOINER LINE
- SURVEY LINE
- BURIED UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE
- ⊗ PIPE FENCE CORNER POST FOUND
- ⊙ WOOD FENCE CORNER POST FOUND
- U.E. - UTILITY EASEMENT
- B.L. - BUILDING SETBACK LINE
- G.C.R.P.R. - GILLESPIE COUNTY REAL PROPERTY RECORDS
- G.C.O.P.R. - GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
- POINT
- ⊙ 1/2" IRON ROD FOUND W/ CAP MARKED "SEARCHERS RPLS 6275"
- 1/2" IRON ROD SET
- ⊕ 3/8" IRON ROD FOUND
- ☆ IRON PIPE FOUND
- △ 120D NAIL FOUND
- ⊙ NAIL SET
- ◆ CONCRETE MONUMENT FOUND
- ⊞ PEDESTAL
- ⊞ UTILITY POLE
- ⊞ GUY
- ⊞ ELECTRIC METER
- ⊞ BURIED CABLE SIGN
- ⊞ GAS METER
- ⊞ AIR CONDITIONER
- ⊞ AS MARKED
- ⊞ AS MARKED
- ⊞ MAILBOX
- ⊞ SEWER MANHOLE
- ⊞ SEWER CLEANOUT
- ⊞ SEPTIC TANK
- ⊞ WATER WELL
- ⊞ WATER METER
- ⊞ FIRE HYDRANT
- ⊞ AS MARKED



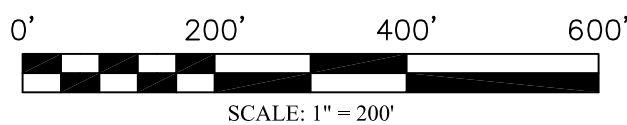
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON SEPTEMBER 16, 2020; NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

JOSH W. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6276

SEPT. 16, 2020
DATE



P.O. Box 528 Mason, TX 76856 | 325-347-7489 | Firm #10193966
P.O. Box 1504 Fredericksburg, TX 78624 | 830-383-1211 | Firm #10194211
www.searchersls.com



BOUNDARY SURVEY
TRACT 24 - RANCHES AT OVERHILLS
AN UNRECORDED SUBDIVISION
10.072 ACRES OUT OF THE SOUTHERN PACIFIC
RR. Co. SURVEY NO. 991, ABSTRACT NO. 650 IN
GILLESPIE COUNTY, TEXAS.

REFERENCE: SCOTT WEBER JOB NO. 21-4915
----- REV. 0 DRAWN BY: FAL



TRACT 24 - RANCHES AT OVERHILLS, an unrecorded subdivision

LEGAL DESCRIPTION: Being 10.072 acres of land out of the Southern Pacific RR. Co. Survey No. 991, Abstract No. 650 in Gillespie County, Texas and being a portion of that certain 544.828 acre tract described in Instrument No. 20203596 of the Official Public Records of Gillespie County, Texas; Said 10.072 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Surveying & Engineering LLC in September 2020:

BEGINNING at a 1/2 inch iron rod set in the north line of the Heirs of G. Heibener Survey No. 822, Abstract No. 294, the south line of said Abstract No. 650, the north line of that certain 235.53 acre tract described in Volume 568, Page 946 of said Official Public Records, and the south line of said 544.828 acre tract, for the southwest corner of that certain 10.399 acre tract, Tract 27, surveyed this same day by Searchers Surveying & Engineering LLC, being a portion of said 544.828 acre tract, and the southeast corner hereof, and from which a 1/2 inch iron rod found for the northeast corner of said Abstract No. 294, the most southerly southeast corner of said Abstract No. 650, a corner of said 235.53 acre tract, and a corner of said 544.828 acre tract bears North 89°29'00" East a distance of 3124.17 feet;

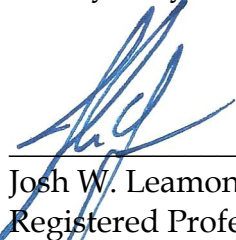
THENCE South 89°29'00" West a distance of 606.17 feet along the north line of said Abstract No. 294, the south line of said Abstract No. 650, the north line of said 235.53 acre tract, and the south line of said 544.828 acre tract to a 1/2 inch iron rod set for the southeast corner of that certain 10.018 acre tract, Tract 23, surveyed this same day by Searchers Surveying & Engineering LLC, being a portion of said 544.828 acre tract, and the southwest corner hereof, and from which a 1/2 inch iron rod with a cap marked "Searchers RPLS 6275" found in the north line of said Abstract No. 294 and the north line of said 235.53 acre tract, for the southwest corner of said Abstract No. 650 and the southwest corner of said 544.828 acre tract bears South 89°29'00" West a distance of 113.90 feet;

THENCE crossing said 544.828 acre tract, the following 3 courses:

1. North 29°49'58" East along the southeast line of said 10.018 acre tract, at a distance of 1249.89 feet pass a 1/2 inch iron rod set in the southwest line of that certain 13.343 acre easement surveyed this same day by Searchers Surveying & Engineering LLC, being a portion of said 544.828 acre tract, continuing in all for a total distance of 1280.44 feet to a 1/2 inch iron rod set for a corner of said 10.018 acre tract, a corner of that certain 10.012 acre tract, Tract 25, surveyed this same day by Searchers Surveying & Engineering LLC, being a portion of said 544.828 acre tract, and the northwest corner hereof;
2. South 49°18'49" East a distance of 242.02 feet along the southwest line of said 10.012 acre tract to a 1/2 inch iron rod set for the southwest corner of said 10.012 acre tract, the west corner of that certain 10.008 acre tract, Tract 26, surveyed this same day by Searchers Surveying & Engineering LLC, being a portion of said 544.828 acre tract, the north corner of said 10.399 acre tract, and the northeast corner hereof;
3. South 12°44'52" West along the west line of said 10.399 acre tract, at a distance of 65.00 feet pass a 1/2 inch iron rod set in the southwest line of said 13.343 acre easement, continuing in all for a total distance of 971.45 feet to the POINT OF BEGINNING containing 10.072 acres of land, more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275". A "mag nail set" is a mag nail with a washer marked "Searchers RPLS 6275".

Surveyed by:



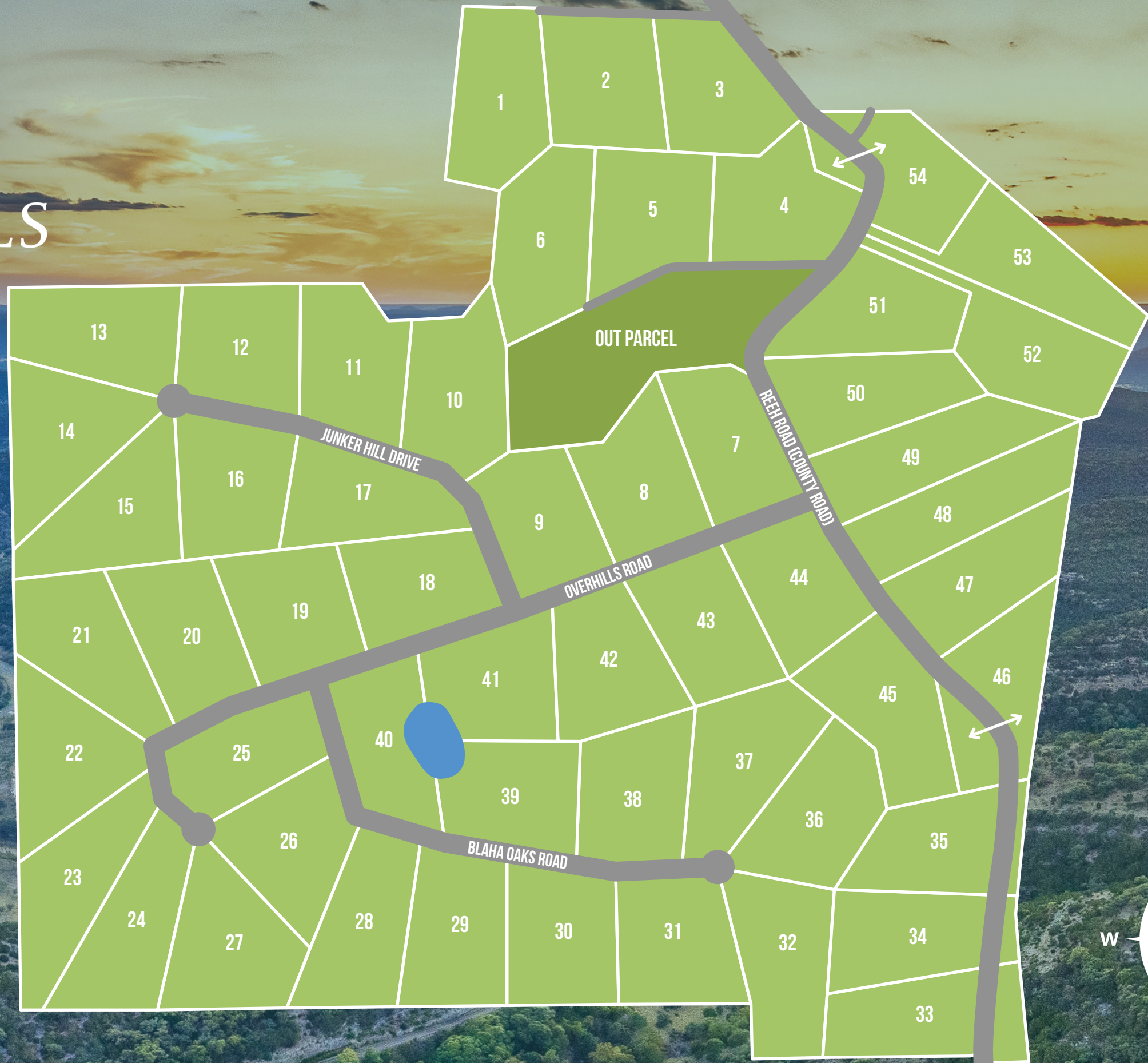
Josh W. Leamons
Registered Professional Land Surveyor #6276
Date: September 16, 2020
Job# 20-4079







RANCHES AT OVERHILLS



RENDERING IS FOR ILLUSTRATION PURPOSES ONLY. LOT LINES, NUMBERS & ACREAGES ARE SUBJECT TO CHANGE.
PLEASE NOTE: THERE WILL BE A TWO LOT MAXIMUM PURCHASE LIMIT PER CLIENT.