18.97 Acres of R. F. Byler Survey No. 530,
197.97 Acres of John McClane Survey No.
19.42 Acres of J. C. Robinson Survey, Abst

Remainder of 1973.99 acres
Ranch Enterprises, Ltd.
Vol. 255, Pg. 41
Official Records of
Live Oak County, Texas

Theodore B. Van Blarcum, et al
250.0 acres
Vol. 562, Pg. 455
Deed Records of
Live Oak County, Texas

J. POITEVENT
SURVEY No. 95
ABST. No. 378

J. POITEVENT
SURVEY No. 91
ABST. No. 376

Tract 38
11.35 Acres

Tract 39
11.35 Acres

Tract 40
11.34 Acres

Tract 41
11.04 Acres

Tract 37
11.35 Acres

Tract 36
11.35 Acres

Tract 35
11.34 Acres

Tract 34
11.34 Acres

Tract 30
11.35 Acres

Tract 31
11.35 Acres

Tract 32
11.35 Acres

Tract 33
11.34 Acres

Tract 29
11.35 Acres

Tract 28
11.35 Acres

Tract 27
11.35 Acres

Tract 26
11.34 Acres

Tract 25
5.01 Acres

Tract 24
5.00 Acres

Tract 23
5.00 Acres

Tract 22
5.00 Acres

Tract 21
5.00 Acres

Tract 20
5.00 Acres

Tract 19
10.71 Acres

Tract 18
10.72 Acres

Tract 17
10.72 Acres

Tract 16
10.72 Acres

Tract 15
10.72 Acres

Tract 14
10.72 Acres

Tract 13
10.72 Acres

Tract 12
10.72 Acres

Tract 11
10.72 Acres

Tract 10
10.72 Acres

Tract 9
10.72 Acres

Tract 8
10.72 Acres

Tract 7
10.72 Acres

Tract 6
10.03 Acres

Tract 5
10.03 Acres

Tract 4
10.03 Acres

Tract 3
10.03 Acres

Tract 2
10.03 Acres

Tract 1
10.08 Acres

Well Pad Road

Polzin Ranch Road

Coyote Drive

Javelina Drive

Caracara Lane

Turkey Spur

County Road 170
Vol. 17, Pg. 205
Commissioners Court Minutes
Live Oak County, Texas

Fnd. 5/8" I.S. with cap marked "5198"

Fnd. 5/8" I.S. WHENCE another 5/8" I.S. bears N44°43'58"W, 0.45'

Charles L. Kosarek, Jr.
158.23 acres
Vol. 245, Pg. 742
Official Records of
Live Oak County, Texas

JESSIE WILSON
SURVEY NE 1/2 No. 2
ABST. No. 996

Charles L. Kosarek, Jr.
174.40 acres
Vol. 245, Pg. 742
Official Records of
Live Oak County, Texas

R. BYLER
SURVEY No. 530
ABST. No. 999

J. POITEVENT
SURVEY No. 89
ABST. No. 375

Peggy Hester Benham
467.66 acres
Vol. 584, Pg. 431
Deed Records of
Live Oak County, Texas

Cook North Ranch, LLC
770.85 acres
Vol. 246, Pg. 668
Official Records of
Live Oak County, Texas

F.E. GOODWIN
SURVEY SW 1/2 No. 2
ABST. No. 640

JNO. McCLANE
SURVEY No. 48
ABST. No. 765

H.& G.N. R.R.
SURVEY No. 47
ABST. No. 248

Louise Morton Holland, et al
Partition Deed
Vol. 271, Pg. 499
Deed Records of

J.C. ROBINSON

7th 17.04 ac.
6th 17.04 ac.
5th 17.03 ac.
4th 17.03 ac.
3rd 17.04 ac.
2nd 17.04 ac.

UTILITY EASEMENT AND BUILDI

Road & Util. Easement
SAMPLE TRACT

All tracts have (100) foot wide line inside and boundary lines tract.

All tracts hav wide utility e parallel to th boundary line tract.

(SAMPLE TRACT NOT TO S

Fence is approximately 3 feet NW of property line

U.S. Highway approximately 1/2

N

SCALE 1"=800'

400 200 400 800

Basis of Bearings

Being derived from GPS observations in the Texas State Plane Coordinate System, NAD 1983 South Central Zone, made on March 12th, 2013

Surveyor's Note : No Survey was made to reestablish Patent Survey Lines and or Corners. Those shown hereon are approximate, unless otherwise noted.

Note : All visible and/or apparent easements and encroachments that were locatable on the ground have been shown on this plat. Always use the Texas One Call System or www.texas811.org, before performing any excavations.

STATE OF TEXAS
COUNTY OF LIVE OAK

KNOW ALL MEN BY THESE PRESENTS: