

DETAIL
SCALE: 1" = 60'



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 86°49'57" E	310.48'
L2	S 81°39'40" E	1009.53'
L3	S 14°01'10" W	278.29'
L4	S 02°02'32" W	491.70'
L5	S 02°26'41" E	98.08'
L6	N 85°01'58" E	141.55'
L7	N 01°53'08" W	416.24'

RECORD LINE TABLE

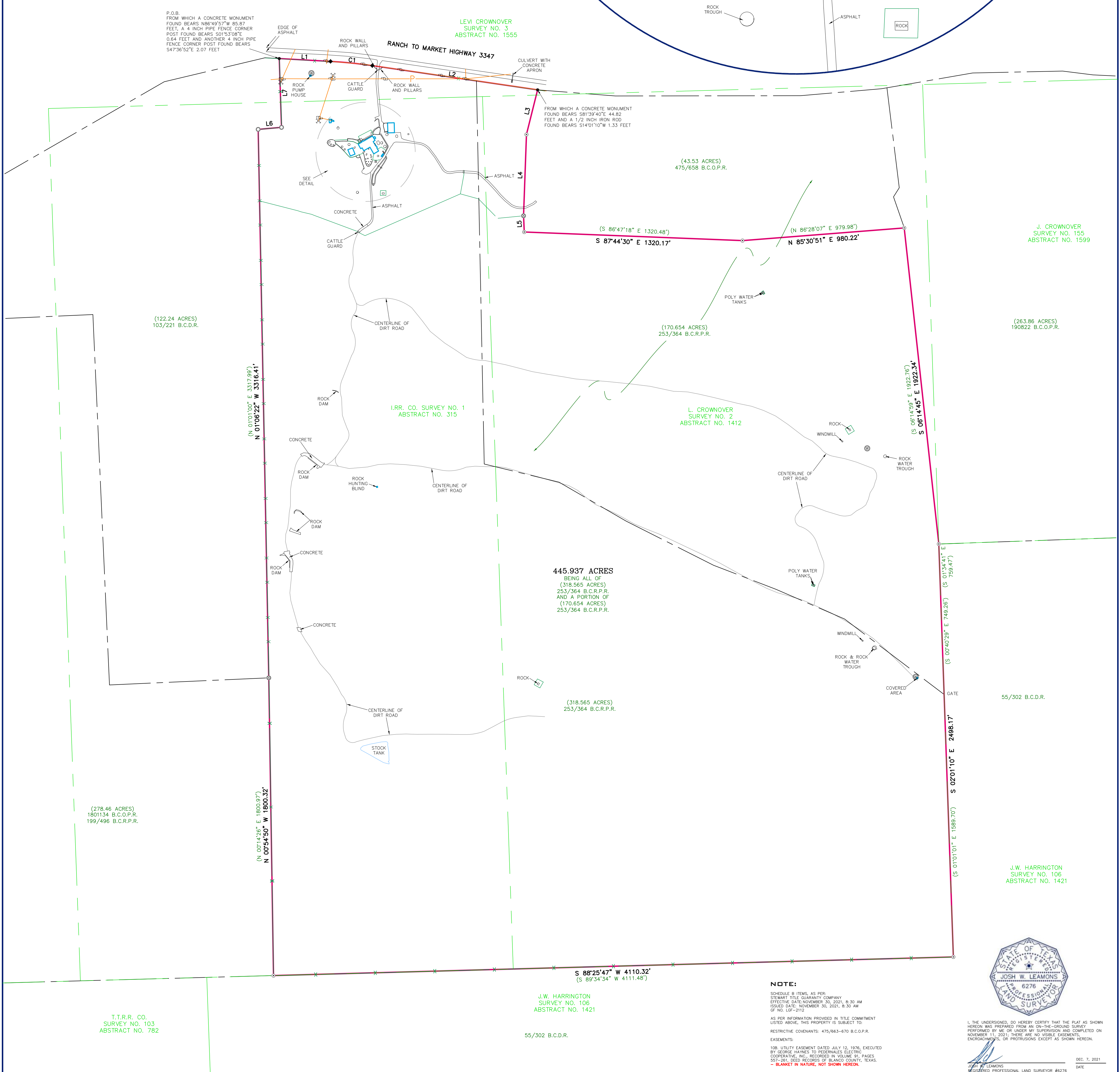
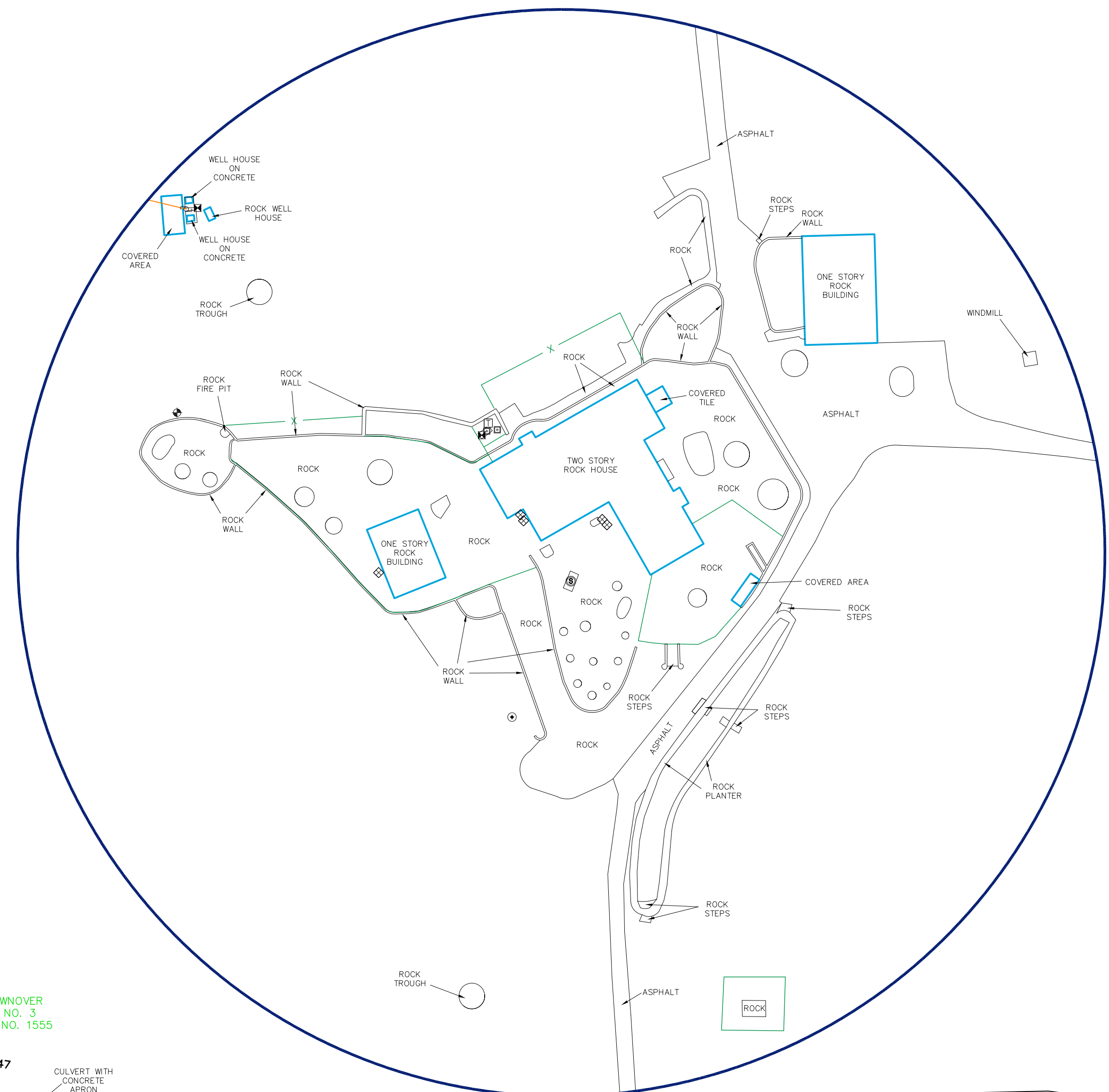
LINE	BEARING	DISTANCE
L1	S 85°40'00" E	310.45'
L2	S 80°28'48" E	1009.18'
L3	S 14°52'46" W	277.88'
L4	S 03°01'06" W	492.00'
L5	S 01°23'43" E	98.27'
L6	N 86°19'14" E	142.91'
L7	N 00°46'53" W	416.62'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2814.79'	253.93'	253.84'	S 84°11'55" E	5°10'08"

RECORD CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2814.79'	254.13'	254.05'	S 84°15'37" E	---



P.O.B. FROM WHICH A CONCRETE MONUMENT FOUND BEARS N86°49'57" W 85.87 FEET, A 4 INCH PIPE FENCE CORNER POST FOUND BEARS S01°53'08" E 0.64 FEET AND ANOTHER 4 INCH PIPE FENCE CORNER POST FOUND BEARS S47°36'52" E 3.07 FEET

LEVY CROWNOVER SURVEY NO. 3 ABSTRACT NO. 1555

RANCH TO MARKET HIGHWAY 3347

FROM WHICH A CONCRETE MONUMENT FOUND BEARS S81°39'40" E 44.82 FEET AND A 1/2 INCH IRON ROD FOUND BEARS S14°01'10" W 1.33 FEET

(43.53 ACRES)
475/658 B.C.P.P.R.

J. CROWNOVER SURVEY NO. 155 ABSTRACT NO. 1599

(122.24 ACRES)
103/221 B.C.D.R.

(170.654 ACRES)
253/364 B.C.R.P.P.R.

(263.86 ACRES)
190822 B.C.O.P.R.

IRR. CO. SURVEY NO. 1 ABSTRACT NO. 315

L. CROWNOVER SURVEY NO. 7 ABSTRACT NO. 1412

445.937 ACRES
BEING ALL OF (318.565 ACRES) 253/364 B.C.R.P.P.R. AND A PORTION OF (170.654 ACRES) 253/364 B.C.R.P.P.R.

(318.565 ACRES)
253/364 B.C.R.P.P.R.

(278.46 ACRES)
1801134 B.C.O.P.R.
199/496 B.C.R.P.P.R.

(N 00°14'26" E 1800.32'
N 09°54'50" W 1800.32'

(N 01°01'00" E 3317.98'
N 01°08'22" W 3316.41'

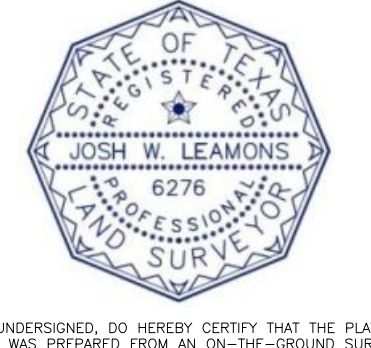
J.W. HARRINGTON SURVEY NO. 106 ABSTRACT NO. 1421

55/302 B.C.D.R.

J.W. HARRINGTON SURVEY NO. 106 ABSTRACT NO. 1421

NOTE:

SCHEDULE B ITEMS AS PER STEWARD TITLE GUARANTEE COMPANY EFFECTIVE DATE NOVEMBER 30, 2020, 8:30 AM ISSUED DATE NOVEMBER 30, 2021, 8:30 AM OF NO. 157-2115
AS PER INFORMATION PROVIDED IN TITLE COMMITMENT LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:
RESTRICTIVE COVENANTS: 475/663-670 B.C.O.P.R.
EASEMENTS:
108' UTILITY EASEMENT DATED JULY 12, 1976, EXECUTED BY GEORGE HAYNES TO PEDERNALES ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 00, PAGES 557-261 DEED RECORDS OF BLANCO COUNTY, TEXAS.
- BLANKET IN NATURE, NOT SHOWN HEREON.



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 NOVEMBER 11, 2021. THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.
JOSH W. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6276
DEC. 7, 2021
DATE

SEARCHERS
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LEGEND:

● POINT	□ PIEDestal	⊙ MANHOLE	— UTILITY EASEMENT
○ 1/2" IRON ROD FOUND	⊕ UTILITY POLE	⊙ 20" MANHOLE	— BOUNDARY LINE
○ 3/4" IRON ROD SET	⊕ GUY	⊙ SEWER CLEANOUT	— ADJACENT LINE
○ IRON PIPE FOUND	⊕ ELECTRIC METER	⊙ WATER WELL	— SURVEY LINE
○ 1020 NAIL FOUND	⊕ BURIED CABLE SIGN	⊙ WATER WELL	— BURNED UTILITY LINE
○ NAIL SET	⊕ FIRE HYDRANT	⊙ PRESSURE TANK	— OBTAINED UTILITY LINE
○ CONCRETE MONUMENT FOUND	⊕ ELECTRIC BOX	⊙ PRESSURE TANK	— FENCE
○ WOOD FENCE CORNER POST FOUND	⊕ BENCH MARK		— PIPE FENCE CORNER POST FOUND
			○ WOOD FENCE CORNER POST FOUND

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACRES ARE GIVEN, NAD 83 US TO CENTRAL ZONE 4203.
2. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.
3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.
4. A 1/2" IRON ROD SET IS A 1/2" INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275".
5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

0' 300' 600' 900'
SCALE: 1" = 300'

TITLE SURVEY
445.937 ACRES OUT OF THE LEVY CROWNOVER SURVEY NO. 3, ABSTRACT NO. 1555, THE IRR. CO. SURVEY NO. 1, ABSTRACT NO. 315 AND THE L. CROWNOVER SURVEY NO. 2, ABSTRACT NO. 1412 IN BLANCO COUNTY, TEXAS.
REFERENCE: JR. LAND INVESTMENTS, LLC JOB NO. 21-0432 ADDRESS: 3415 W. 3347 REV. 0 DRAWN BY: M.W.