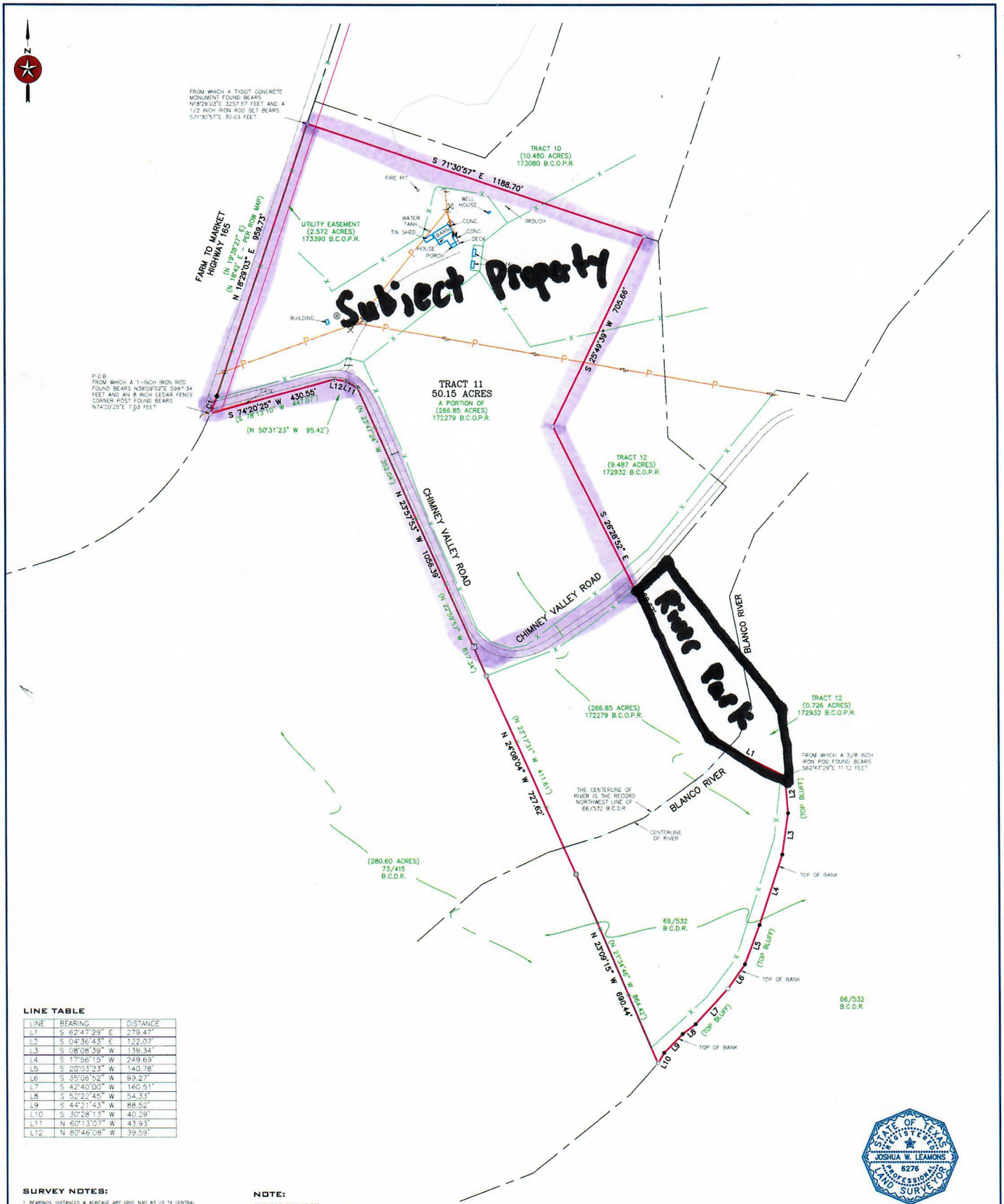

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 62°47'29" E	279.47'
L2	S 04°36'43" E	122.07'
L3	S 08°08'39" W	139.34'
L4	S 17°56'15" W	249.69'
L5	S 20°03'23" W	140.78'
L6	S 35°06'52" W	99.27'
L7	S 42°40'00" W	160.51'
L8	S 52°22'45" W	54.33'
L9	S 44°21'43" W	88.52'
L10	S 30°28'13" W	40.29'
L11	N 60°13'07" W	43.93'
L12	N 80°46'08" W	39.59'

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX 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 INCH 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.

NOTE:

SCHEDULE B ITEMS, AS PER FIRST AMERICAN TITLE GUARANTY COMPANY EFFECTIVE DATE: JANUARY 4, 2018 ISSUED DATE: JANUARY 11, 2018 GF NO. 18-006

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:

EASEMENTS: NO RECORDED EASEMENTS LISTED

TRACT IS SUBJECT TO THE 2.572 ACRE UTILITY EASEMENT RECORDED AND DESCRIBED IN INSTRUMENT NO. 173390 B.C.O.P.R.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	868.54'	63.43'	N 20°36'03" E	63.42'

STATE OF TEXAS REGISTERED JOSHUA W. LEAMONS 6276 PROFESSIONAL LAND SURVEYOR

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 OCTOBER 12, 2017; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS, EXCEPT AS SHOWN HEREON.

JAN. 25, 2018
DATE

JOSH W. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6276

SEARCHERS LAND SURVEYING, LLC
MASON | FREDERICKSBURG
P.O. Box 528 Mason, TX 76856 | 325-347-7489 | TBPLS Firm #10193966
P.O. Box 1504 Fredericksburg, TX 78624 | 806-252-9810 | TBPLS Firm #10194211
www.searchersls.com

LEGEND:
- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- BURIED UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 3/8" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- 1200 NAIL FOUND
- NAIL SET
- CONCRETE MONUMENT FOUND
- BENCH MARK
- FIRE HYDRANT
- UTILITY POLE
- GUY
- WATER WELL
- ELECTRIC METER
- GAS METER
- PEDESTAL
- WATER METER
- U.E. - UTILITY EASEMENT
- B.L. - BUILDING SETBACK LINE
- (BRG - DIST.) - RECORD CALL
- P.O.B. - POINT OF BEGINNING
- B.C.P.R. - BLANCO COUNTY PLAT RECORDS
- B.C.D.R. - BLANCO COUNTY DEED RECORDS
- B.C.O.P.R. - BLANCO COUNTY OFFICIAL PUBLIC RECORDS
- B.C.R.P.R. - BLANCO COUNTY REAL PROPERTY RECORDS

0' 200' 400' 600'
SCALE: 1" = 200'

TITLE SURVEY

50.15 ACRES OUT OF THE HENRY MANTON LEAGUE NO. 17, ABSTRACT NO. 387 IN BLANCO COUNTY, TEXAS

REFERENCE: STERLING WA AND TITLE WA — JOB NO. 17-2281
REV. 0 — DRAWN BY: WRL