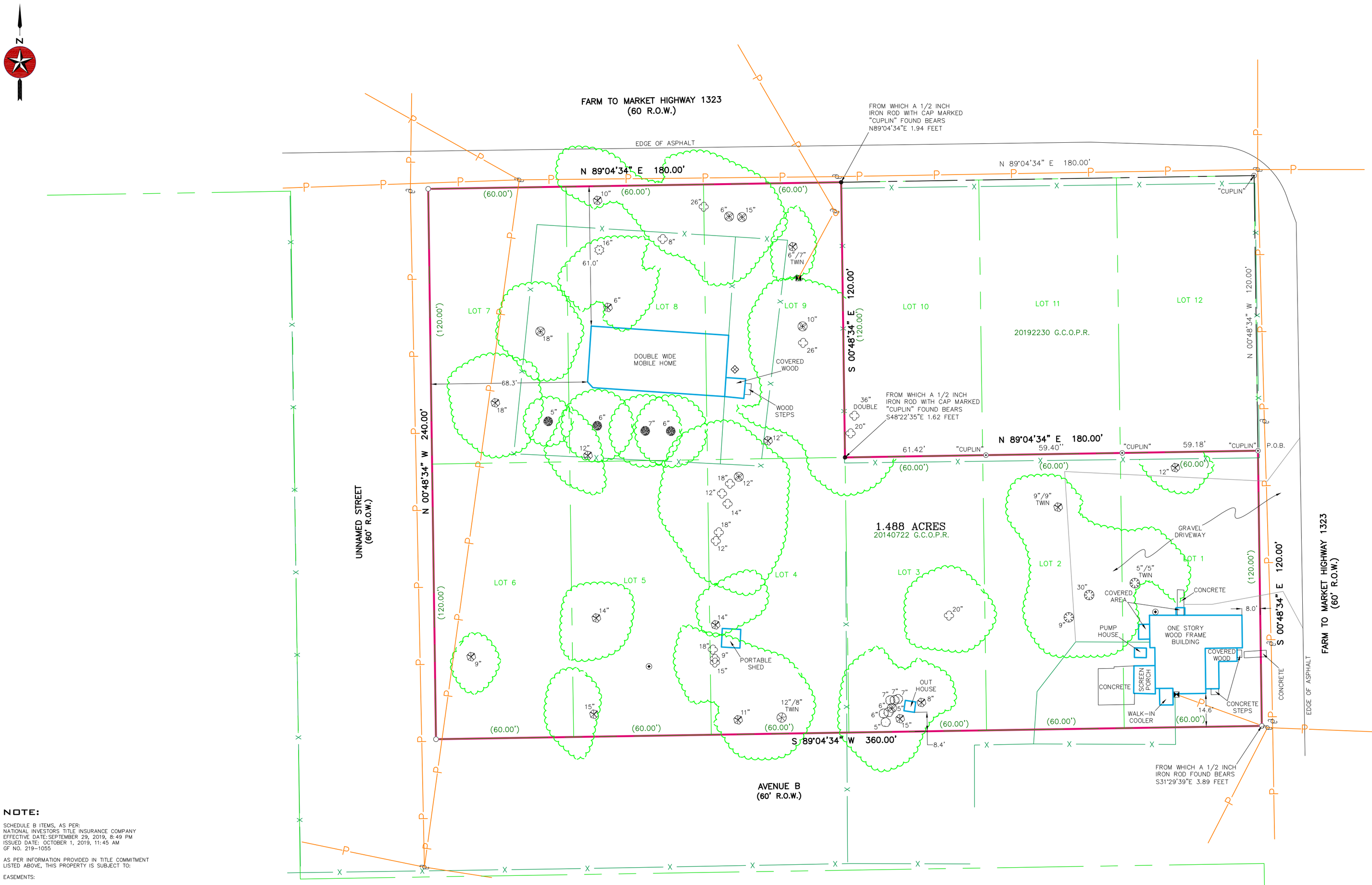

NOTE:

SCHEDULE B ITEMS, AS PER:
NATIONAL INVESTORS TITLE INSURANCE COMPANY
EFFECTIVE DATE:SEPTEMBER 29, 2019, 8:49 PM
ISSUED DATE: OCTOBER 1, 2019, 11:45 AM
GF NO. 219-1055

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

EASEMENTS:

10.

C. WATER RIGHT AGREEMENT EXECUTED BY AND BETWEEN J. R. F. SMITH AND WIFE, AGATHA SMITH, AND CLINTON MOEHLE, DATED OCTOBER 15, 1957, RECORDED IN VOLUME 76, PAGES 56-57, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. – **BLANKET IN NATURE, NOT SHOWN HEREON**

D. RIGHT OF WAY EASEMENT EXECUTED BY HARRY H. HICKMAN, II TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED FEBRUARY 11, 1997, RECORDED IN VOLUME 329, PAGES 739-740, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS. – **BLANKET IN NATURE, NOT SHOWN HEREON**

TREE LEGEND:

MESQUITE · HACKBERRY · HUISACHE · ELM · PECAN · UNKNOWN TREES · LIVE OAK · FRUIT TREE

STATE OF TEXAS · REGISTERED · ABRAHAM J. LEAMONS · 6275 · 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 10, 2019; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

11-05-2019
DATE

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

LEGEND:

BOUNDARY LINE · ADJOINER LINE · ORIGINAL LOT LINES · 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 · IRON PIPE FOUND · 120D NAIL FOUND · NAIL SET · SEWER CLEANOUT · BENCH MARK

FIRE HYDRANT · UTILITY POLE · GUY · WATER WELL · ELECTRIC METER · GAS METER · AIR CONDITIONER · AS MARKED

PEDESTAL · WATER METER

U.E. – UTILITY EASEMENT
B.L. – BUILDING SETBACK LINE
(BRG.-DIST.) – RECORD CALL
P.O.B. – POINT OF BEGINNING
G.C.P.R. – GILLESPIE COUNTY PLAT RECORDS
G.C.D.R. – GILLESPIE COUNTY DEED RECORDS
G.C.O.P.R. – GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
G.C.R.P.R. – GILLESPIE COUNTY REAL PROPERTY RECORDS

DRIP LINE

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.

0' 30' 60' 90'
SCALE: 1" = 30'

TITLE SURVEY

1.488 ACRES BEING ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, & 9, BLOCK 14, WILLOW CITY, GILLESPIE COUNTY, TEXAS AS SHOWN ON THE MAP RECORDED IN VOLUME 11, PAGE 629 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS.

REFERENCE: A & A RANCH, LLC	JOB NO. 19-3781
------- REV. 0	DRAWN BY: FAL