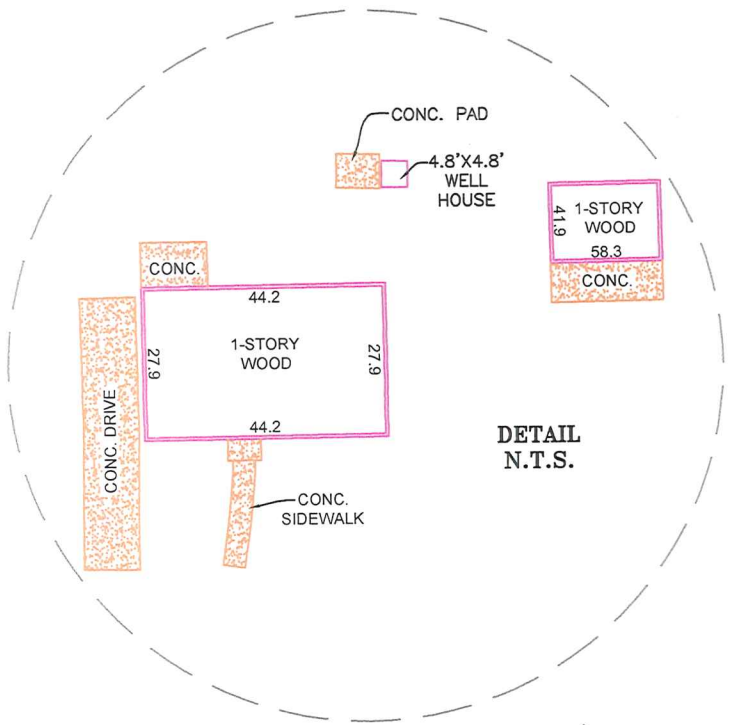


**NOTES:**

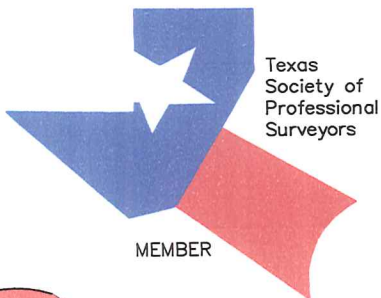
- 1) ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING".
- 2) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83.
- 3) TITLE COMMITMENT PROVIDED BY GUARDIAN TITLE COMPANY, INC. AND WFG NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 2013181 EFFECTIVE DATE MAY 02, 2013, ISSUED DATE MAY 14, 2013.
- 4) CORRESPONDING METES AND BOUNDS DESCRIPTION ARE PREPARED.
- 5) IMPROVEMENTS ARE SHOWN.
- 6) PROPERTY IS SUBJECT TO ALL BLANCO COUNTY ORDINANCES AND RESTRICTIONS.
- 7) EASEMENT AND RIGHT-OF-WAY TO THE SOUTHWESTERN STATES TELEPHONE COMPANY OF RECORD IN VOLUME 68, PAGE 20, DEED RECORDS OF BLANCO COUNTY, TEXAS DOES AFFECT THE SUBJECT TRACT.

MARSHA LEANN WAGNER  
112.769 ACRES  
VOL. 340, PG. 243

(0.52 AC)  
JOHN W. CRAIG  
SURVEY NO. 50,  
ABSTRACT NO. 123



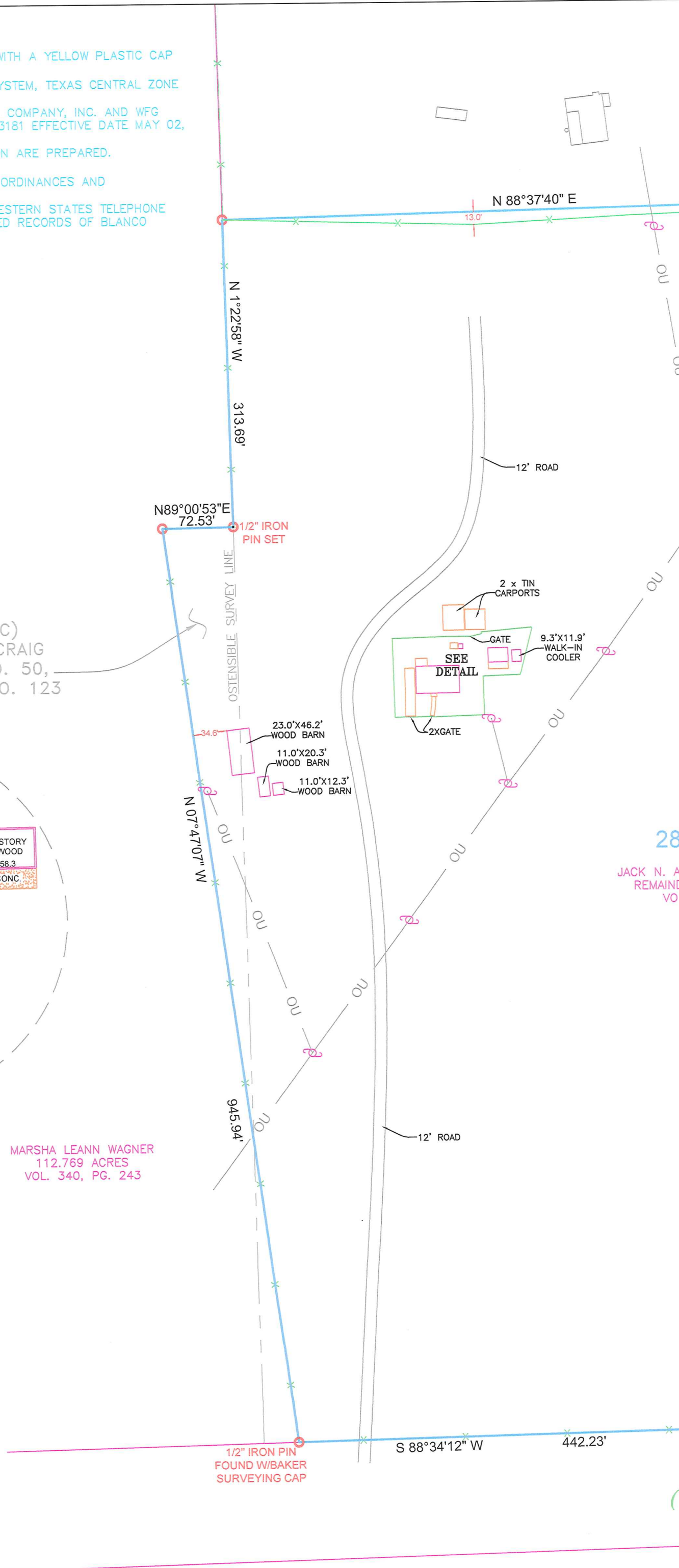
MARSHA LEANN WAGNER  
112.769 ACRES  
VOL. 340, PG. 243



**BAKER**  
SURVEYING, INC.

PH. (830) 833-2250  
FAX. (830) 833-2257  
2250 US 281 N.  
BLANCO TX. 78606

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28  
JACK N. A  
REMAINING  
VOL.

WILLIAM & SALLY NELSON  
30.324 ACRES  
VOL. 337, PG. 252

JEFFREY W. & DANIEL P. VOLK  
30.0 ACRES  
VOL. 465 PG. 480

**SITE**

HYE  
US HWY 290

**LOCATION**

ADDRESS: 214

SCALE:  
1"=100'



**LEGEND**

- = FOUND 1/2" (UNLESS NOTED)
- = WIRE FENCE
- = POWER POLE
- = OVER HEAD
- = FOUND TEXAS TRANSPORTATION

(28.03 AC)  
FREDERICK GRIMES  
SURVEY NO. 47,  
ABSTRACT NO 243

**28.55 ACRES**

JACK N. AND PRISCILLA EDMONDS  
REMAINDER OF 40.65 ACRES  
VOL. 468, PG. 970

WALTER R. EDWARDS, ET AL  
0.878 ACRE  
VOL. 337, PG. 225

BILLIE R. RIPPY & ALMA L PAULS  
26.38 ACRES  
VOL. 236, PG. 670

*PLAT SHOWING:  
SURVEY OF A 28.55 ACRE TRACT OF  
LAND SITUATED IN BLANCO COUNTY,  
TEXAS, BEING 28.03 ACRES OF  
THE FREDERICK GRIMES SURVEY NO. 47,  
ABSTRACT NO. 243 AND 0.52 ACRES  
ACRES OUT OF THE JOHN W. EDMONDS  
SURVEY NO. 50, ABSTRACT 1 AND  
AND BEING THE REMAINDER OF  
40.65 ACRE TRACT OF LAND  
CONVEYED TO JACK N. AND PRISCILLA  
EDMONDS OF RECORD IN VOL. 468,  
PAGE 970, OFFICIAL PUBLIC RECORDS OF  
RECORDS OF BLANCO COUNTY, TEXAS.*

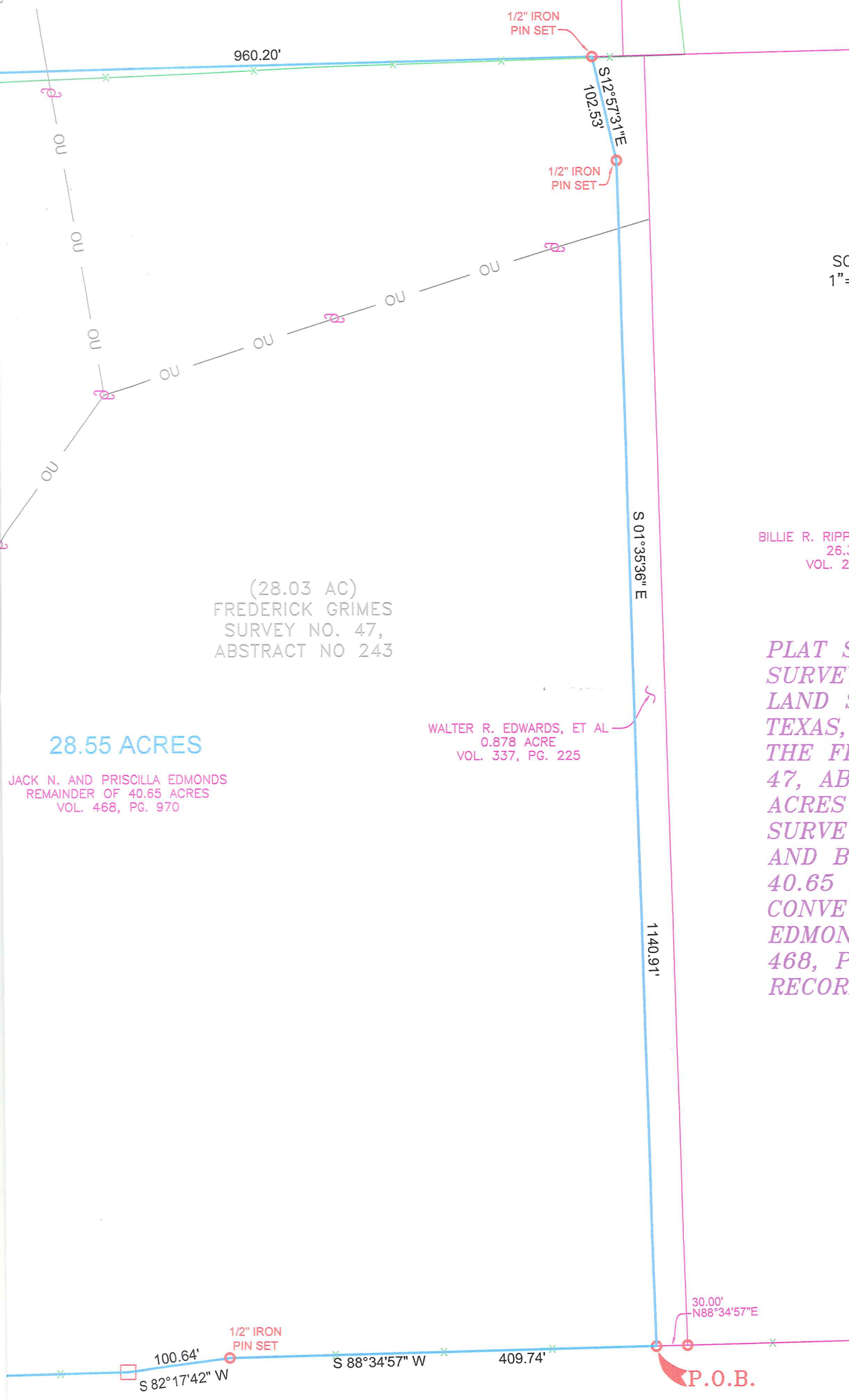
STATE OF TEXAS :  
COUNTY OF BLANCO:

I, AMIL M. BAKER JR., DO HEREBY CERTIFY  
THIS PLAT WAS PREPARED FROM AN ORIGINAL  
MADE ON THE GROUND BY PERSONS UNDER  
MY SUPERVISION.

*Amil M. Baker Jr.*

**AMIL M. BAKER JR.**

REGISTERED PROFESSIONAL LAND SURVEYOR  
SURVEYED: MAY 17, 2013  
PROJECT NO.: 13-047 CONNOR  
DWG No.: N:\Draw 2013\13-047 CO



**U.S. HWY 290  
(VARIABLE WIDTH R.O.W.)**