

SURVEY SHOWING A 5.86 ACRE TRACT OF LAND SITUATED IN THE JOHN FERSCH SURVEY NO. 308, ABSTRACT NO. 230 AND JOSEPH HOELZER SURVEY NO. 768, ABSTRACT NO. 334, GILLESPIE COUNTY, TEXAS AND ALSO BEING OUT OF A CALLED 523 ACRE TRACT OF LAND RECORDED IN VOLUME 24, PAGE 595, DEED RECORDS, GILLESPIE COUNTY, TEXAS.

LEGEND

- FOUND 3/8" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
- △ FOUND TxDOT CONCRETE RIGHT-OF-WAY MARKER
- POWER POLE
- UTILITY POLE
- GUY WIRE
- ⊗ SEPTIC AREA
- ⊗ CLEANOUT
- ⊗ A/C PAD
- X- WIRE FENCE
- OE- OVERHEAD ELECTRIC
- OC- OVERHEAD COMMUNICATION

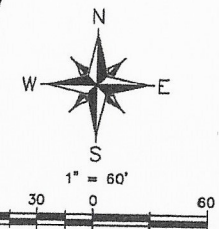
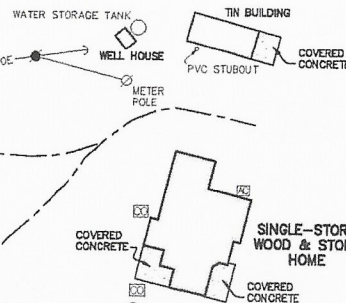
CALLED 523 ACRES
VOL. 24, PG. 595
DEED RECORDS
(SURVEYED 470.60 ACRES BY
WCR LAND SURVEYING 04/21/2017)

5.86 ACRES

S83°47'41"E 523.75'

N34°17'08"E 488.28'

APPROXIMATE CENTERLINE OF CALICHE/GRAVEL DRIVEWAY



CALLLED 523 ACRES
VOL. 24, PG. 595
DEED RECORDS
(SURVEYED 470.60 ACRES BY
WCR LAND SURVEYING 04/21/2017)

NOTES

- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- 2) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NUMBER 2018361, EFFECTIVE DATE OF DECEMBER 16, 2016, ISSUED DATE OF DECEMBER 16, 2016, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES, ENCUMBRANCES, EASEMENTS, SETBACKS, RESTRICTIONS, COVENANTS, ZONING OR LAND USE REGULATIONS STIPULATED THEREIN (SEE SCHEDULE B). THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 3) LOCATIONS AND CONFIGURATIONS OF ANY ORIGINAL PATENTS SHOWN ON OR ADJOINING THIS TRACT ARE APPROXIMATE. ORIGINAL PATENTS WERE NOT RESEARCHED OR LOCATED ON THE GROUND. PATENT PROBLEMS AND/OR CONFLICTS MAY EXIST.
- 4) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 5) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.
- 6) EXISTING FENCES AROUND BOUNDARY ACTUALLY MEANDER BACK AND FORTH GENERALLY ALONG AND NOT NECESSARILY ON LINE.
- 7) ONLY APPARENT UTILITIES WERE LOCATED, SHOWN AND IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITIES. FOR INFORMATION REGARDING UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.

FLOOD STATEMENT

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR BLANCO COUNTY, TEXAS, MAP NUMBER 4817100500 C, EFFECTIVE DATE, OCTOBER 19, 2001, THIS PROPERTY APPEARS TO LIE IN ZONE X. THE NFIP FIRM IS FOR USE IN ADMINISTERING THE NFIP; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ANY DEPICTION ON THIS PLAT OR ANY STATEMENT CONTAINED ON THIS PLAT CONCERNING THE 100 YEAR FLOOD PLAIN DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY OWNER OR ANY OF OWNER'S CONSULTANTS, ENGINEERS OR SURVEYORS THAT FLOODING DOES NOT OCCUR ABOVE THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

JOHN FERSCH SURVEY NO. 308 ABSTRACT NO. 230
JOSEPH HOELZER SURVEY NO. 768 ABSTRACT NO. 334

L=276.76'
R=1185.9'
Δ=13°22'15"
CB=N77°05'39"W
CD=276.13'

L=915.53'
R=1185.9'
Δ=44°13'55"
CB=N48°17'34"W
CD=892.97'

L=1192.29'
R=1185.9'
Δ=57°36'11"
CB=N54°58'41"W
CD=1142.71'

POINT OF BEGINNING

S83°44'44"E 417.10'

N83°44'44"W 780.66'

ROAD SIGN

BEARS N08°16'E 40.0' FROM ENGINEER'S CENTERLINE STATION 712+99.5

EDGE OF ASPHALT

R.M. HIGHWAY NO. 1888
80' RIGHT-OF-WAY PER TxDOT ROW MAP

TO: DERRICK & SHAWNIA PETSCH, AMCAP MORTGAGE, LTD. & FREDERICKSBURG TITLES, INC.
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION AND THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENT OF IMPROVEMENTS EXCEPT AS SHOWN HEREON.

05/02/2017

CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEY #6344
RPLS6344@GMAIL.COM 512-818-7672



SCHEDULE B OF TITLE COMMITMENT (RECORDED EXCEPTION DOCS.)

T.O.S. VOLUME 91, PAGE 93-94 DEED RECORDS - UNLOCATABLE

REVISION 1: 05/02/2017 ADDED IMPROVEMENTS AND TITLE COMMITMENT.

WCR
LAND SURVEYING

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512-818-7672 RPLS6344@GMAIL.COM
TBPLS FIRM #10194135

JOB NO: 1088-16 DATE: 06/06/2016

DRAWN BY: CJJ CHECKED BY: CJJ

SHEET: 1 OF 1