SURVEYOR'S NOTE: BEARINGS ARE BASED ON THE DEED OF 9.0 ACRE TRACT AS RECORDED IN VOLUME 1283, PAGE 782, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS. SURVEYOR'S NOTES: 1. A METES AND BOUNDS DESCRIPTION PREPARED THIS SAME DATE AS PART OF THIS SURVEY. BLANKET EASEMENT:
WATER PIPELINE RIGHT-OF-WAY DATED
AUGUST 5, 1988 FROM S. SCOTT TOEPPICH,
ET AL TO THREE OAKS WATER SUPPLY
CORPORATION, RECORDED IN VOLUME 704,
PAGE 572, DEED RECORDS OF WILSON RESTRICTIVE COVENANTS: VOLUME 704, PAGE 157, DEED RECORDS OF WILSON COUNTY, TEXAS. COUNTY, TEXAS. <u>1" = </u> 200' SCALE: N 4917'23" E <u>LEGEND:</u> C.M. — CONTROLLING MONUMENT 190.49' (FIELD) N 48'48'25" E 190.0' (DEED) POINT OF BEGINNING C O U |N|T \boldsymbol{Y} ROAD 1011/2" STEEL X ROD FOUND (C.M.) S 60°48'32" E 165.89' (FIELD) S 60°59'05" E WOOD FENCE CORNER POST 165.78' (DEED) O.H. ELEC. MARIA CAVILLO GRANTSURVEY NO. 22 PIPE RAIL & CABLE FENCE ABSTRACT CONC. CHRISTOPHER J. KOSUB 104.22 ACRE TRACT VOLUME 1415, PAGE 92 HARLA J. SPOONER 9.0 ACRE TRACT VOLUME 704, PAGE 686 STEEL FENCE CORNER POS PIPE RAIL & CABLE FENCE 1/2" STEEL ROD FOUND 9.0 ACRES 0,00 18 550 490. 2 LI W 40.04'50" 41'18'39" 90. BARBED WIRE FENCE (TYP.) > > 1/2" STEEL ROD FOUND (C.M.) STEEL FENCE CORNER POST 401.23' (FIELD) 401.30' (DEED) 48'58'38" 48.58.38" W (DEED) (BASIS OF BEARINGS) SMITH FAMILY LTD PARTNERSHIP 101.51 ACRE TRACT VOLUME 1330, PAGE 830 SURVEY PREPARED FOR: BUYERS: JOHN AND AMBER ROY PLAT SHOWING: A 9.0 ACRE TRACT SITUATED IN THE MARIA CAVILLO GRANT, SURVEY NO. 22, ABSTRACT 6, AND BEING THAT SAME 9.0 ACRE TRACT AS DESCRIBED IN A CONVEYANCE STATE OF TEXAS COUNTY OF WILSON HEREBY STATE THAT THE ABOVE PLAT IS BASED ON AN ACTUAL REVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE IS NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON DJOINING PROPERTY AND THAT BUILDINGS ARE WHOLLY LOCATED ON THIS ROPERTY EXCEPT AS SHOWN ABOVE. FROM MICHAEL L. CHADWELL, A SINGLE MAN TO JESSE JAMES OCHOA AND WIFE, PATRICIA ANN CROWLEY-OCHOA RECORDED IN VOLUME 1283, PAGE 782, OFFICIAL PUBLIC RECORDS OF WIFE, PATRICIA TEXAS. SURN 22ND day of JULY 1469 CR 101 _, 2014 A.D. Reference PREPARED BY VOLUME 1283, PAGE 782, JEFFREY BY BERGER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5558 OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS. BERGER LAND SURVEYING 172 ROSEWOOD DRIVE ERNIA, TEXAS 78121-4756 BLS14169 LA VERNIA, TEXAS 78121-4756 PHONE (830) 217-4228 FAX (866) 806-3636 FILE NAME: BLS14169_FINAL.DWG Job No. .