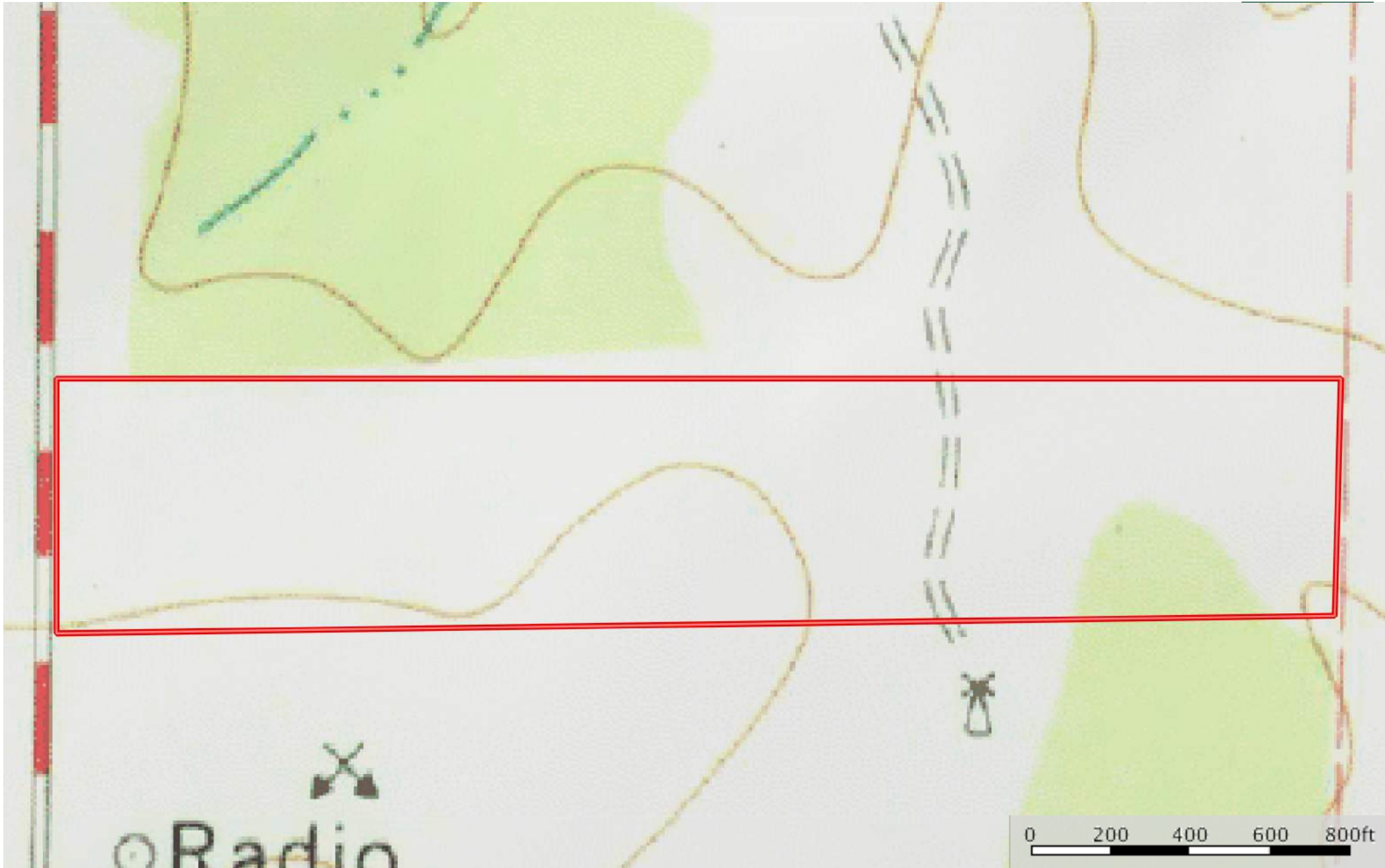
 Boundary



 Boundary

SURVEY PLAT OF A 33.90 ACRE TRACT OF LAND OUT OF THE W.G. COCKE SURVEY NO. 6, ABSTRACT NO. 1067, IN THE COUNTY OF KERR, STATE OF TEXAS, PART OF THAT 150.00 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM RICHARD L MUSGROVE ET UX TO DAVID S. CHANEY AND DIANA C. CHANEY, DATED THE 19TH DAY OF MAY, 2004, AND RECORDED IN VOLUME 1358, PAGE 293, REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS



(TRUE NORTH PER G.P.S.)
SCALE 1"=300'

- X—X— FENCE LINE
- U— OVERHEAD UTILITY LINE
- BRASS DISK RIGHT-OF-WAY MARKER
- DOWN GUY & ANCHOR

STATE HWY. NO. 479

2.502 AC
TO STATE OF TEXAS
V. 2, P. 317
EASEMENT RECORDS

Easement to KTC
V. 8, P. 535
Easement Records

REMAINDER 150.00 AC
DAVID S. CHANEY ET UX
V. 1358, P. 293
REAL PROPERTY RECORDS
KERR COUNTY, TEXAS

East 2791.73'

33.90 ac

set 1/2" iron stake, a 1/2" iron stake
found at the N.W. corner of the
David Chaney 150 acre tract bears
1355.0 ft. N 00° 27' 37" E, and
348.18 ft. N 00° 13' 12" W

set 1/2" iron stake, a 1/2" iron
stake found at the N.E. corner
of the David Chaney 150 acre
tract bears 1654.5 ft. N 01°
22' 07" E

195 AC
V. 177, P. 284
DEED RECORDS
KERR COUNTY, TEXAS



THIS PLAT AND THE ACCOMPANYING FIELD
NOTES REPRESENT A SURVEY MADE ON THE
GROUND UNDER MY DIRECTION AND
SUPERVISION.

DATED THIS 9th DAY OF MARCH, 2020

Eric N. Ashley
ERIC N. ASHLEY REG. NO. 10952600
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4817 job no. 7888-0320
CHANNEY, DAVID 33.9ac MAR2020.dwg

32.27 AC
T. THERESA JONES AND
BERTOLDO R. RODRIGUEZ
FILE 20-01424
OFFICIAL PUBLIC RECORDS
KERR COUNTY, TEXAS

19.95 AC
T. THERESA JONES AND
BERTOLDO R. RODRIGUEZ
FILE 20-01122
OFFICIAL PUBLIC RECORDS
KERR COUNTY, TEXAS

14.00 AC
JOSHUA STACEY ET UX
FILE 19-08008
OFFICIAL PUBLIC RECORDS
KERR COUNTY, TEXAS

1.438 AC
AMERICAN TOWER MGMT.
CO. V. 1058, P. 368 RPR

ERIC N. ASHLEY LAND SURVEYOR • 317 'A' STREET • KERRVILLE, TEXAS 78028 • (830) 257-7722



Deed Restrictions on 33.9 Acres on FM 479

1. Tracts cannot be smaller than 10 acres.
2. No commercial activity.
3. No mobile homes allowed.
4. Pigs, or pig farms are not allowed.