



J. BIRD SURVEY NO. 164
ABSTRACT NO. 794

(7.39 ACRES)
482/448
B.C.O.P.R.

(1.37 ACRES)
30' ACCESS EASEMENT
106/607 & 210/430
B.C.D.R.

J. BILLINGSLEY SURVEY NO. 82
ABSTRACT NO. 57

13.048 ACRES
A PORTION OF
(56.407 ACRES)
182540 B.C.O.P.R.

(56.407 ACRES)
182540 B.C.O.P.R.

U.S. HIGHWAY 281

FROM WHICH A 3 INCH PIPE
FENCE CORNER POST FOUND
BEARS S01°57'14"E 271.97 FEET

N 01°58'52" W 1982.92'

N 01°57'14" W 1088.26'

CENTERLINE OF
DIRT ROAD

(56.407 ACRES)
182540 B.C.O.P.R.

N 74°16'34" W
148.16'

S 29°34'32" W 151.70'

EDGE OF ASPHALT

"SEARCHERS
RPLS 6275"

SIGN

GATE

ASPHALT DRIVEWAY

S 87°46'18" E 226.60'

N 32°24'02" E 213.84'

P.O.B. FROM WHICH A BUSTED
CONCRETE MONUMENT FOUND
BEARS N76°20'47"E 6.81 FEET

EDGE OF ASPHALT

(S 29°34'32" W 3132.34')

N 29°34'32" E 1513.69'

STATE OF TEXAS
(2.38 ACRES)
30' TEMPORARY EASEMENT
66/282 B.C.D.R.

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275."



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 28, 2019; NO WARRANTY IS MADE OR INTENDED FOR THE
LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE
BOUNDS OF THIS SURVEY.

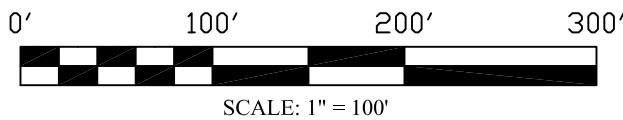
JOSH W. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6276
JAN. 20, 2020
DATE

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.searchersllc.com

LEGEND:

- | | |
|--|--|
| ● POINT | ⊕ WATER METER |
| ⊙ 1/2" IRON ROD FOUND | ⊕ UTILITY POLE |
| ⊙ 1/2" IRON ROD SET | ⊕ GUY |
| ⊙ 3/8" IRON ROD FOUND | ⊕ BUILDING SETBACK LINE |
| ⊙ IRON PIPE FOUND | (BRG-DIST.) - RECORD CALL |
| ⊙ BURIED UTILITY LINE | P.O.B. - POINT OF BEGINNING |
| ⊙ OVERHEAD UTILITY LINE | B.C.P.R. - BLANCO COUNTY PLAT RECORDS |
| ⊙ FENCE | B.C.D.R. - BLANCO COUNTY DEED RECORDS |
| ⊙ AS MARKED | B.C.O.P.R. - BLANCO COUNTY OFFICIAL PUBLIC RECORDS |
| ⊙ MAILBOX | B.C.R.P.R. - BLANCO COUNTY REAL PROPERTY RECORDS |
| ⊕ FIRE HYDRANT | |
| ⊕ PEDestal | |
| ⊕ WATER METER | |
| ⊕ UTILITY POLE | |
| ⊕ GUY | |
| ⊕ BUILDING SETBACK LINE | |
| (BRG-DIST.) - RECORD CALL | |
| P.O.B. - POINT OF BEGINNING | |
| B.C.P.R. - BLANCO COUNTY PLAT RECORDS | |
| B.C.D.R. - BLANCO COUNTY DEED RECORDS | |
| B.C.O.P.R. - BLANCO COUNTY OFFICIAL PUBLIC RECORDS | |
| B.C.R.P.R. - BLANCO COUNTY REAL PROPERTY RECORDS | |



BOUNDARY SURVEY
13.048 ACRES OUT OF THE J. BILLINGSLEY
SURVEY NO. 82, ABSTRACT NO. 57 IN
BLANCO COUNTY, TEXAS.

REFERENCE: NANCY JENKINS
JOB NO. 19-3836
REV. 0
DRAWN BY: FAL