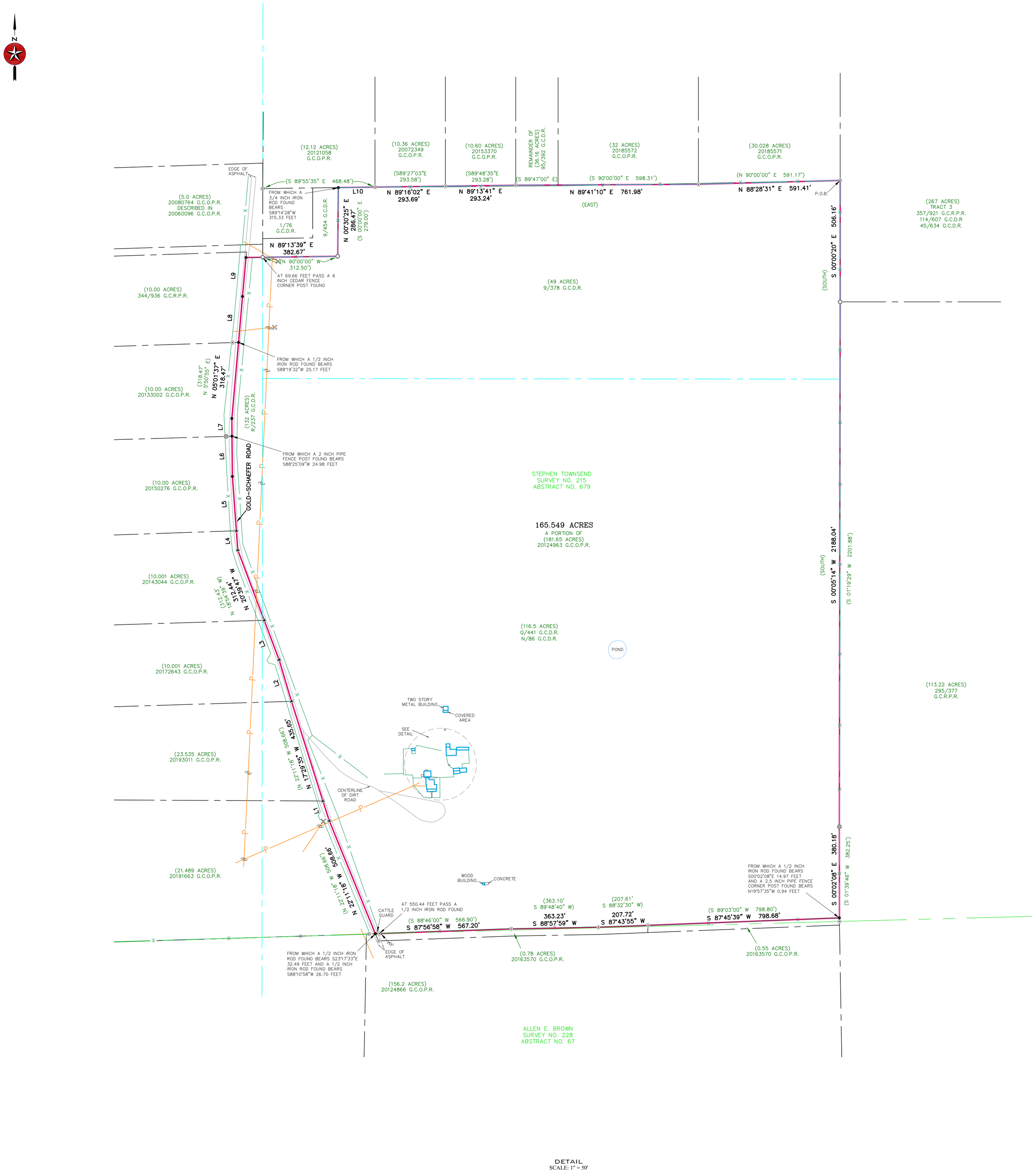

DETAIL
SCALE: 1" = 50'

NOTE:

SCHEDULE B ITEMS, AS PER:
FIRST NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: DECEMBER 19, 2019, 10:00 AM
ISSUED DATE: DECEMBER 19, 2019, 3:00 PM
GF NO. 219-1324

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS:

EASEMENTS:

C. EASEMENT AND RIGHT OF WAY EXECUTED BY CLINTON E. GOLD TO THE SOUTHWESTERN STATES TELEPHONE COMPANY DATED NOVEMBER 2, 1965, RECORDED IN VOLUME 89, PAGES 186-187, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

D. RIGHT OF WAY EASEMENT EXECUTED BY NANCY INMAN TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., FILED NOVEMBER 30, 1998, RECORDED IN VOLUME 359, PAGES 432-434, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 17°57'38" W	86.87'
L2	N 16°36'10" W	180.92'
L3	N 20°39'15" W	175.68'
L4	N 04°09'54" W	81.18'
L5	N 04°11'15" W	226.94'
L6	N 00°37'25" W	167.90'
L7	N 00°21'53" W	73.96'
L8	N 04°55'39" E	192.16'
L9	N 05°06'15" E	162.95'
L10	N 89°14'28" E	153.06'

RECORD LINE TABLE

LINE	BEARING	DISTANCE
L1	N 17°57'38" W	86.87'
L2	N 14°50'15" W	180.92'
L3	N 18°54'39" W	175.68'
L4	N 02°26'24" W	81.17'
L5	N 02°33'04" W	227.13'
L6	N 01°21'27" W	167.90'
L7	N 00°27'25" W	73.96'
L8	N 06°43'58" E	192.16'
L9	N 06°54'34" E	–
L10	N 89°14'28" E	–

ABRAHAM J. LEAMONS
6275
STATE OF TEXAS
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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 DECEMBER 13, 2019; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

12-23-2019
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.searchersls.com

LEGEND:

BOUNDARY LINE
ADJOINER LINE
PARENT DEED LINE
SURVEY LINE
BURIED UTILITY LINE
OVERHEAD UTILITY LINE
FENCE

- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 3/8" IRON ROD FOUND
- IRON PIPE FOUND
- 120D NAIL FOUND
- NAIL SET
- MAG NAIL FOUND
- AS MARKED
- FIRE HYDRANT
- UTILITY POLE
- GUY
- WATER WELL
- ELECTRIC METER
- GAS METER
- AIR CONDITIONER
- AS MARKED
- PEDESTAL
- WATER METER
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND

U.E. – UTILITY EASEMENT
B.L. – BUILDING SETBACK LINE
(BRG.-DIST.) – RECORD CALL
P.O.B. – POINT OF BEGINNING
G.C.P.R. – COUNTY PLAT RECORDS
G.C.D.R. – GILLESPIE COUNTY DEED RECORDS
G.C.O.P.R. – GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
G.C.R.P.R. – GILLESPIE COUNTY REAL PROPERTY RECORDS

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
2. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.
3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.
4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275."
5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

0′ 200′ 400′ 600′
SCALE: 1" = 200'

TITLE SURVEY

165.549 ACRES OUT OF THE STEPHEN TOWNSEND SURVEY NO. 215, ABSTRACT NO. 679 IN GILLESPIE COUNTY, TEXAS.

REFERENCE: FRIENDS OF WILLOW CITY LLC — JOB NO. 19-3901
ADDRESS: GOLD-SCHAEFER ROAD — REV. 0 — DRAWN BY: JDM