

NOTES:

- 1) ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING".
- 2) BASIS OF BEARING IS THE TEXAS CENTRAL ZONE 4203, NAD83.
- 3) NO CURRENT TITLE OPINION OF COMMITMENT FOR TITLE INSURANCE WAS FURNISHED AT THE TIME OF SURVEY; THEREFORE, NO CERTIFICATION IS MADE THAT ALL EASEMENTS AND DEDICATIONS OR OTHER ENCUMBRANCES ARE SHOWN ON THIS SURVEY.
- 4) CORRESPONDING METES AND BOUNDS DESCRIPTION PREPARED.
- 5) IMPROVEMENTS ARE SHOWN.



SCALE
1" = 200'

53.83 ACRES
[THIS DAY SURVEYED]

N89°33'16"E

634.84

1/2" IRON
PIN SET

1/2" IRON
PIN SET

677.77

DRAIN FIELD

16'X72'
MANUFACTURED
HOME

693.89

ROCKY ROAD (C.R. NO. 206)

N00°26'44"W

1/2" IRON
PIN SET

N88°59'25"W

635.07

55.76 ACRES
[THIS DAY SURVEYED]

S00°26'52"E

8" CEDAR
POST FND.

S87°05'42"E

628.84

60-D NAIL
IN 8" CEDAR
POST FND.

P.O.B.

PLAT SHOWING:

A SURVEY OF 10.00 ACRES, BEING OUT OF THE ORIGINAL 118.61 ACRES CONVEYED TO JOHN ROBERTS OF RECORD IN VOLUME 349, PAGE 983, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, BEING OUT OF THE W. C. COLLINS SURVEY 70, ABSTRACT 935.

WR 12/29/06
SLR 12/29/06

BAKER
SURVEYING, INC.

PH. (830) 833-2250
FAX. (830) 833-2257
2250 US 281 N.
BLANCO TX. 78606

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STATE OF TEXAS :
COUNTY OF BLANCO:



I, TERESA A. SEIDEL, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION.

[Signature]

TERESA A. SEIDEL

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
SURVEYED: SEPTEMBER 8, 2006
PROJECT NO.: 06-218
DWG No.: N:\DRAW 2006\06-218 ROBERTS\dwg
REVISED SURVEY: 12-06-06 (ORIGINAL SURVEY)



LOCATION MAP (N.T.S.)

ADDRESS: 314 SKAGGS ROAD

LEGEND

- = IRON PIN FOUND UNLESS NOTED OTHERWISE
- = WIRE FENCE
- = WATER WELL