

THERE MAY BE EXISTING PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING ANY EXCAVATIONS ON THIS PROPERTY.

THE SUBJECT PROPERTY APPEARS TO BE STUATED WITHIN THE FLOOD ZONE AREA "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
AS INDICATED ON THE FOLLOWING FLOOD INSURANCE RATE MAP: 48177C033OC, EFFECTIVE DATE: DECOMBER 3, 2010, BY THE FEBERAL EMERGENCY MANAGEMENT
AGENCY FOR CONZALES COUNTY, TEXAS. (SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTIVESS OF THE F.E.M.A. MAPS.)

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1927, SOUTH CENTRAL ZONE. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

O = SET 5/8" IRON ROO MARKED WITH A CAP STAMPED "RPLS 6198".

• = FOUND 5/8" IRON ROD MARKED WITH A CAP STAMPED "RPLS 8198", EXCEPT AS SHOWN OTHERWISE.

FND. - FOUND

I. R. - IRON ROO

CONC. - CONCRETE

D.R. - DEED RECORDS

PLAT SHOWING SURVEY OF A 15.90 ACRE TRACT

BEING PART OF A CALLED 47.40 ACRE TRACT VOLUME 724, PAGE 185, DEED RECORDS WASHINGTON T. SHUFF SURVEY, ABSTRACT 412 GONZALES COUNTY, TEXAS SCALE 1" = 200'

I, Nathen J. Eby, Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey made under my direction, to the best of my knowledge and ability, this the 17th day of January, 2017.



FIRM REG. NO. 10193705 600 Second Street P.O. Box 1284 Woodsboro, TX 78393 Phone 361-543-8161 Fax 361-268-8438



Mathan Ely

Registered Professional Land Surveyor Registration No. 6198