

LEGEND

BOUNDARY
ELECTRIC UTILITY
FOUND MONUMENT AS NOTED
FENCE
SET 1/2" DIAM. REBAR W/
CAP MARKED "RPLS/6418"
OSTENSIBLE SURVEY LINES
ADJOINERS
ROAD
WATER WELL

W.C. Collins
Survey 131
Abstract No. 1146

Tract 10
11.13 GRID ACRES

Tract 8
12.91 GRID ACRES

Tract 9
16.45 GRID ACRES

Andalusia Ranch, LTD.
357.20 Acres
File No. 171132
B.C.O.P.R.

Tract 7
15.17 GRID ACRES

EXISTING RANCH ROAD

Windmill

Manufactured Home

P.O.B.
Set 1/2" Diam. Rebar
S.P.C. =
N 10057674.64'
E 2861319.79'

Proposed TX DOT
Driveway Entrance

U.S. HIGHWAY 290

PLAT SHOWING :

Being a Partition Survey of 12.91 Acres, more or less, located in Blanco County, Texas, being out of and a part of W.C. Collins Survey 131, Abstract No. 1146, and also being out of and a part of that same certain tract called 357.20 acres described in conveyance document to Andalusia Ranch, LTD., recorded in File Number 171132 of the Blanco County Official Public Records, Blanco County, Texas.

NOTES :

IMPROVEMENTS SHOWN ARE LIMITED TO MAJOR STRUCTURES AND VISIBLE SALIENT FEATURES. BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS CENTRAL ZONE.

1/2" DIAMETER REBAR WITH IDENTIFICATION CAPS STAMPED "RPLS/6418" SET AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN.

PREPARED FOR:
BRANDON SCOTT
29107 BETTINA
BOERNE, TEXAS 78006

PURPOSE OF SURVEY:
PARTITION

WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY.

D. G. Smyth & Co. Inc. FIRM #10008800

1022 GARNER FIELD RD.
SUITE C
UVALDE, TEXAS 78801
PHONE 830-591-0858

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY D. G. SMYTH & CO., INC. SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON AND FOR THE PURPOSE SHOWN ABOVE. THE GRAPHIC REPRESENTATION SHOWN HEREON DEPICTS CERTAIN CONDITIONS FOUND EXISTING AS OF THE DATE OF THE ACTUAL SURVEY AND IS LIMITED TO THESE CONDITIONS FOUND AT THAT TIME. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THIS GRAPHIC WORK. ALL RIGHTS RESERVED, COPYRIGHT 2017, D.G. SMYTH AND CO., INC. ©



NOTE :

THE BOUNDARY LINES LOCATED AND SHOWN HEREON ARE CERTIFIED AS TRUE AND CORRECT AS DETERMINED BY A COMPREHENSIVE SURVEY OF THE DEEDED BOUNDARY. ORIGINAL SURVEY LINES AND CORNERS SHOWN HEREON ARE NOT CERTIFIED LOCATIONS. THESE ORIGINAL LOCATIONS AS SHOWN HEREON ARE BASED ON EXTRANEOUS INFORMATION. DETERMINATION OF THE PRECISE LOCATION OF ORIGINAL SURVEY LINES AND CORNERS REQUIRES AN EXTENSIVE AND TIME CONSUMING SURVEY NOT WITHIN THE SCOPE OF THIS SURVEY AND ARE SUBJECT TO APPROVAL BY THE COMMISSIONER OF THE GENERAL LAND OFFICE OF TEXAS.

ANY ACREAGE SHOWN FOR ORIGINAL SURVEY QUANTITIES IS BASED ON THE EXTRANEOUSLY DERIVED LOCATION OF THESE LINES AND AND SHOULD NOT BE RELIED ON AS OFFICIALLY APPROVED QUANTITIES.

THE POSSIBILITY OF EXCESS ACREAGE OR A PROPORTIONAL PART OF EXCESS ACREAGE WITHIN THE ORIGINAL SURVEYS IS NOT ADDRESSED BY THIS SURVEY.

CERTIFICATE

D. G. Smyth & Company, Inc. a Texas Corporation and the president of which is Mark E. Loggbrinck, a Registered Professional Land Surveyor #6418 Does hereby certify to:

The Principal Parties of This Transaction.



STATE OF TEXAS:
COUNTY OF UVALDE:

I, MARK E. LOGGBRINCK, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION AND THAT SAME IS TRUE AND CORRECT ACCORDING TO SAID SURVEY. THE PLAT AS PREPARED HAS A LIKENESS OF MY SEAL, IN THE COLOR RED, HEREON, AND IS ALSO EMBOSSED WITH MY IMPRESSION SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED, IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEALS AND SIGNATURE.

COMPLETED: AUGUST 22, 2017

Mark E. Loggbrinck
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6418

COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
12100 PARK 35 CIRCLE
BLDG. A, SUITE 150 MC 230
AUSTIN, TEXAS 78753

PROJECT NO.	17-6144	CHK'D BY:
DRAWING NO.	17-6144	
DATE:	AUGUST 22, 2017	