

MAP SHOWING A
20.09 ACRE TRACT OF LAND
SITUATED IN BLANCO COUNTY, TEXAS,
PREPARED AT THE REQUEST OF
LUTHER H. SCHUMANN & DORIS SCHUMANN.

BEING THAT 20.088 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO LUTHER H. SCHUMANN, ET UX, BY TIMOTHY F. SCHUMANN, DATED DECEMBER 2, 2002, FOUND OF RECORD IN VOLUME 268, PAGES 565-571 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.

U.S. HIGHWAY NO. 290
VOL. 64, PG. 433 D.R.

CONCRETE R.O.W. MONUMENT FOUND IN THE SOUTH R.O.W. LINE OF U.S. HIGHWAY NO. 290 FOR THE N.W. CORNER OF THAT 64.1 ACRE TRACT AND THE N.W. CORNER OF THAT 30' WIDE ROAD EASEMENT

MARK T. LINDIG
"CALLED" 10.5 AC.
INSTR. NO. 20125662
O.P.R.G.C.T.

TIMOTHY F. SCHUMANN
REMAINDER OF 64.1 AC. TRACT
VOL. 268, PG. 565-571 O.P.R.
(VOL. 101, PG. 448-449 D.R.)

(GPS BEARING BASIS)
N00°20'57"W 2597.44'

30' WIDE ROAD EASEMENT
VOL. 268, PG. 565-571 O.P.R.
(TO THE NORTH LINE OF THE
"CALLED" 20.088 AC. TRACT)

N89°52'24"E

717.12'

NORTH LINE OF THE "CALLED" 20.088
AC. TRACT AND THE NORTH LINE OF THE
7.0 AC. SAVE & EXCEPT TRACT,
BOTH TRACTS DESCRIBED IN
VOL. 346, PG. 423-427 O.P.R.

WEST LINE OF THE 64.1 AC. TRACT,
VOL. 101, PG. 448-449 D.R.,
APPROX. PATENT AND COUNTY LINE

MARY BETH KENDRICK ET AL.
54.17 AC. TRACT
INSTRUMENT NO. 20125662 O.P.R.G.C.T.

DIERKS AT WILLIAMS CREEK LLC
113.96 AC. TRACT
INSTRUMENT NO. 172756 O.P.R.

MARI LYN OTTMERS BULL
7.00 AC. TRACT
VOL. 346, PG. 429 O.P.R.

30' WIDE ROAD EASEMENT
VOL. 435, PG. 705-711 O.P.R.
(OVER AND ACROSS THE
7.0 AC. TRACT OF LAND)

SOUTH LINE OF THE 7.0 AC.
SAVE & EXCEPT TRACT,
VOL. 346, PG. 423-427 O.P.R., AND THE
NORTH LINE OF "CALLED" 13.08 AC TRACT
VOL. 435, PG. 705-711 O.P.R.

SURVEY NO. 4
MARIA JOSEFA GUERRERA
ABST. NO. 243

CHRIS LINDIG, ET AL.
177.32 AC. TRACT
INSTRUMENT NO. 20120856 O.P.R.G.C.T.

20.09 AC.

SURVEY NO. 1
PONCIANO XIMENES
ABST. NO. 661

SAI THREE, LLC
539.903 AC. TRACT
INSTRUMENT NO. 221945 O.P.R.

NOTES:

- ONLY APPARENT AND OBSERVED (ABOVE-GROUND) UTILITIES WERE LOCATED AND ARE SHOWN HEREON. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEM AND SPRINKLER HEADS, BELOW-GRADE VALVES, HAND-HOLES, AND OTHER SIMILAR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.
- BEARINGS, DISTANCES AND AREA SHOWN HEREON ARE "GRID" DERIVED FROM GPS POSITIONING TECHNIQUES AND REPORTED IN THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE OF THE NORTH AMERICAN DATUM 1983 (NAD83). "NORTH" IS REFERENCED TO GRID NORTH (UNLESS NOTED OTHERWISE).
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL RECORD INSTRUMENTS REFERENCED ARE FOR THE PURPOSE OF CONSTRUCTING BOUNDARY, ADJOINER AND PATENT LINES.

PRELIMINARY

THIS MAP IS ISSUED WITHOUT THE BENEFIT OF A COMMITMENT OF TITLE INSURANCE. THIS DOCUMENT HAS BEEN RELEASED FOR REVIEW ONLY AND SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
DATE: 06 / 30 / 2023

CODY J. MUSICK
REG. PROF. LAND SURVEYOR NO. 6454
FIELD MEASUREMENTS: APRIL 14, 2023
SURVEY ISSUED: (PRELIMINARY)
PROJECT NO.: 2304-11



WAYMAKER
SURVEYORS OF LAND

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