

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.

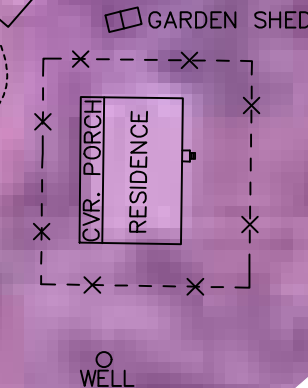
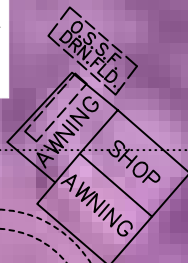
MARI LYN OTTMERS BULL  
7.00 AC. TRACT  
VOL. 346, PG. 429 O.P.R.

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



APPROXIMATE 10% (100 YR.)  
MODELED FLOOD EXTENTS  
(REFER TO NOTE NO.4)

S00°20'03"E

1219.49'

WILLIAMS CREEK

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

APPROXIMATE 0.2% (500 YR.)  
MODELED FLOOD EXTENTS  
(REFER TO NOTE NO.4)

20.09 AC.

SURVEY NO. 1  
PONCIANO XIMENES  
ABST. NO. 661

N89°34'09"W

722.61'

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.
- A PORTION OF THE SURVEYED PROPERTY MAY LIE WITHIN ZONE "A" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48171C0502C (EFFECTIVE DATE OCTOBER 19, 2001, GILLESPIE COUNTY, TEXAS), WHICH IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA), WITH NO BASE FLOOD ELEVATION DETERMINED. PANEL 48021C0050C FOR BLANCO COUNTY, TEXAS, COVERING THE SURVEYED TRACT IS NOT "PRINTED" BY FEMA (IMAGE NOT MADE AVAILABLE ONLINE).
- THE FLOOD EXTENTS SHOWN HEREON WERE DIGITIZED (SCALED) FROM THE ESTIMATED BASE FLOOD ELEVATION (estBFE) VIEWER DATASET <https://webapps.usgs.gov/infrm/estBFE/>, IDENTIFYING THE MODELED 1% (100 YEAR) FLOOD EXTENTS. THE estBFE DATASET REPORTS BASE FLOOD ELEVATIONS RANGING FROM APPROXIMATELY 1403.7± ~ 1414.0 FT. A.M.S.L.

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

1788 W. Live Oak St. | Fredericksburg, Texas 78624  
830-997-3884 | TBPELS Firm No. 10194626



SCALE 1" = 100'  
0 100 200

LEGEND

- 1/2" DIA. REBAR FOUND
- AS NOTED
- CONCRETE MONUMENT
- ⊗ UTILITY POLE
- × FENCE
- APPROX. LIMITS OF MODELED FLOOD EXTENTS  
(REFER TO NOTE NO.4)