

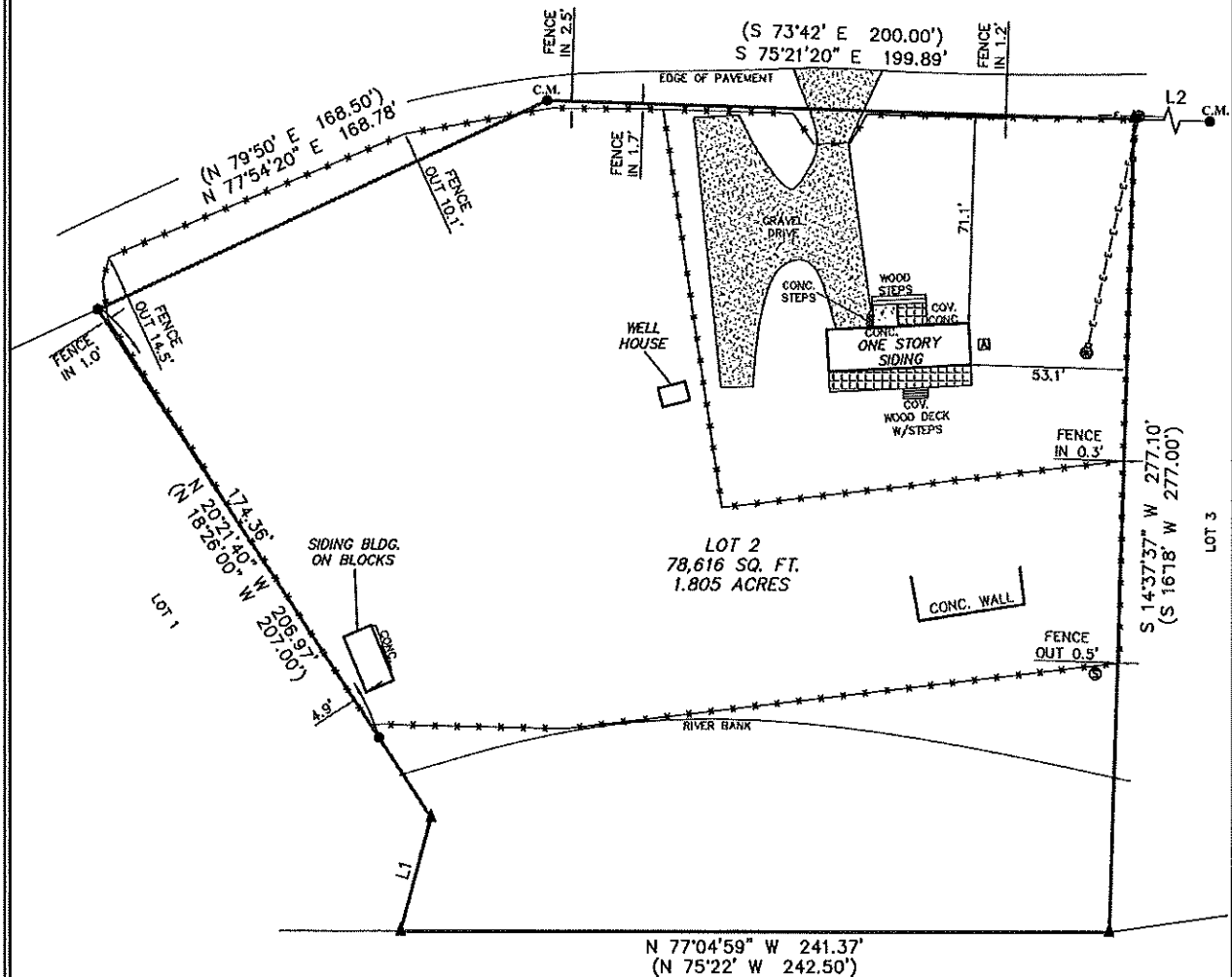
LINE	BEARING	DISTANCE
L1	N 28°04'20" E (N 30° E)	40.00'
L2	S 75°21'20" E (S 73°42' E)	399.77' (400')

NARROWS

(60' R.O.W.) (LITTLE BLANCO RIVER DRIVE PER PLAT)

ELECTRIC ESM'T (79/89)

SCALE: 1"=40'



NOTE:
PRIOR SURVEY (WESTAR JOB NO. 89907) WAS USED FOR REFERENCE.

NOTE:
THIS PROPERTY IS SUBJECT TO AN UNSPECIFIED WIDTH UTILITY EASEMENT ALONG ALL STREETS AND DOWN ALL LOT LINES AS DESCRIBED IN VOLUME 1, PAGE 31, MAP AND PLAT RECORDS, BLANCO COUNTY, TEXAS.

NOTE:
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, GRS.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 1, PAGE 31, MAP AND PLAT RECORDS, BLANCO COUNTY, TEXAS, AND VOLUME 76, PAGE 819, MAP AND PLAT RECORDS, BLANCO COUNTY, TEXAS.

LITTLE BLANCO RIVER

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

* MAP NOT PRINTED, NO SPECIAL FLOOD HAZARD AREAS.



LEGEND

- SET ROD CAPPED "WALS"
- CALCULATED POINT
- FOUND 1/2" IRON ROD
- RECORD INFORMATION
- CONTROLLING MONUMENT
- POWER POLE W/METER
- POWER POLE
- OVERHEAD ELECTRIC
- A/C PAD
- SEPTIC AREA
- IRRE FENCE

FLOOD ZONE INTERPRETATION. IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 4903312, Panel No. 0115, D., which is Dated 2/8/1991. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s).....

Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portals>.

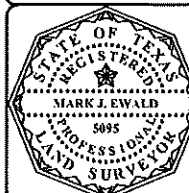
Property Address:

674 NARROWS ROAD

Property Description:

BEING KNOWN AND DESIGNATED AS LOT TWO (2) IN FOREST VIEW NORTH, UNIT NO. 1, AS SHOWN ON MAP OR PLAT OF SAID SUBDIVISION DULY RECORDED IN VOLUME 1, PAGE 31, MAP AND PLAT RECORDS OF BLANCO COUNTY, TEXAS.

Owner:
JOEY MEGAS



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear hereon, to the best of my knowledge and belief.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

FROM REGISTRATION NO.
1011700

Westar Alamo
LAND SURVEYORS, L.L.C.
P.O. BOX 1445 BOERNE, TEXAS 78009
PHONE (210) 372-9500 FAX (210) 372-9098

DWG: CJ RVD: MJE

JOB NO. 126307

TITLE COMPANY: GNN & STEWART INC. TITLE

DATE: 7/2/2024

G.F. NO. 124-168