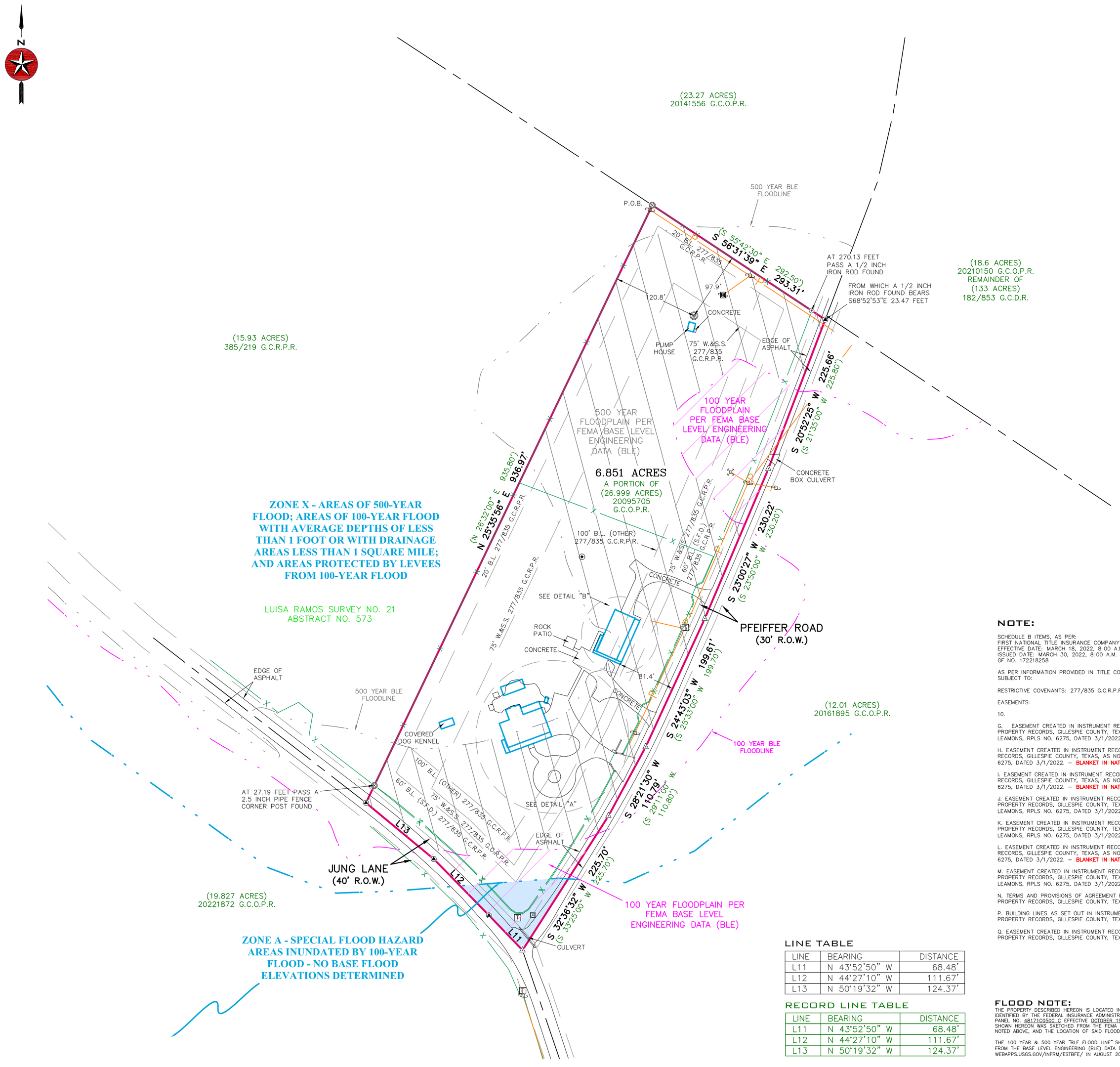
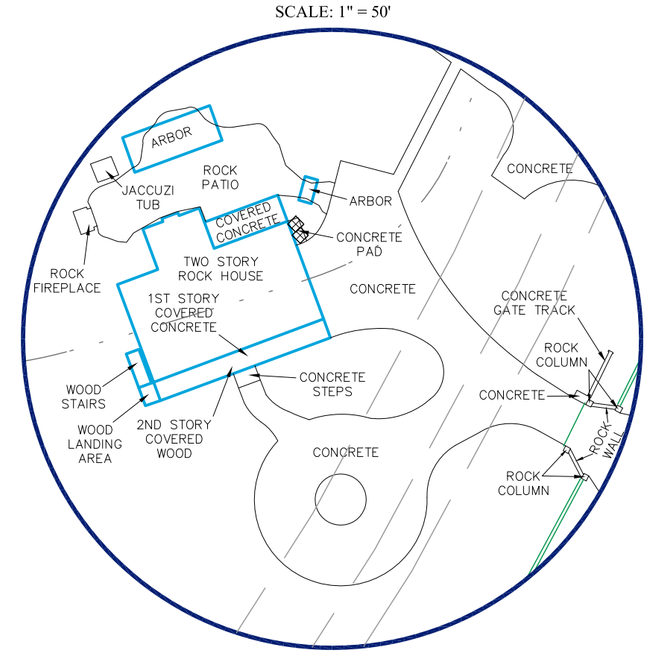
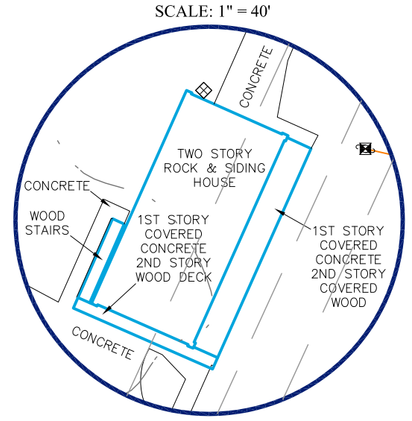


DETAIL "A"
SCALE: 1" = 50'



DETAIL "B"
SCALE: 1" = 40'



LINE TABLE

LINE	BEARING	DISTANCE
L11	N 43°52'50" W	68.48'
L12	N 44°27'10" W	111.67'
L13	N 50°19'32" W	124.37'

RECORD LINE TABLE

LINE	BEARING	DISTANCE
L11	N 43°52'50" W	68.48'
L12	N 44°27'10" W	111.67'
L13	N 50°19'32" W	124.37'

NOTE:

SCHEDULE B ITEMS, AS PER:
FIRST NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: MARCH 18, 2022, 8:00 A.M.
ISSUED DATE: MARCH 30, 2022, 8:00 A.M.
GF NO. 172218258

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: 277/835 G.C.R.P.R.

EASEMENTS:

10.

G. EASEMENT CREATED IN INSTRUMENT RECORDED IN VOLUME 88, PAGE 499, REAL PROPERTY RECORDS, GILLESPIE COUNTY, TEXAS, AS NOTED ON SURVEY ABRAHAM J. LEAMONS, RPLS NO. 6275, DATED 3/1/2022. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

H. EASEMENT CREATED IN INSTRUMENT RECORDED IN VOLUME 119, PAGE 118, REAL PROPERTY RECORDS, GILLESPIE COUNTY, TEXAS, AS NOTED ON SURVEY ABRAHAM J. LEAMONS, RPLS NO. 6275, DATED 3/1/2022. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

I. EASEMENT CREATED IN INSTRUMENT RECORDED IN VOLUME 130, PAGE 412, REAL PROPERTY RECORDS, GILLESPIE COUNTY, TEXAS, AS NOTED ON SURVEY ABRAHAM J. LEAMONS, RPLS NO. 6275, DATED 3/1/2022. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

J. EASEMENT CREATED IN INSTRUMENT RECORDED IN VOLUME 194, PAGE 470, REAL PROPERTY RECORDS, GILLESPIE COUNTY, TEXAS, AS NOTED ON SURVEY ABRAHAM J. LEAMONS, RPLS NO. 6275, DATED 3/1/2022. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

K. EASEMENT CREATED IN INSTRUMENT RECORDED IN VOLUME 208, PAGE 654, REAL PROPERTY RECORDS, GILLESPIE COUNTY, TEXAS, AS NOTED ON SURVEY ABRAHAM J. LEAMONS, RPLS NO. 6275, DATED 3/1/2022. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

L. EASEMENT CREATED IN INSTRUMENT RECORDED IN VOLUME 271, PAGE 821, REAL PROPERTY RECORDS, GILLESPIE COUNTY, TEXAS, AS NOTED ON SURVEY ABRAHAM J. LEAMONS, RPLS NO. 6275, DATED 3/1/2022. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

M. EASEMENT CREATED IN INSTRUMENT RECORDED IN VOLUME 284, PAGE 313, REAL PROPERTY RECORDS, GILLESPIE COUNTY, TEXAS, AS NOTED ON SURVEY ABRAHAM J. LEAMONS, RPLS NO. 6275, DATED 3/1/2022. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

N. TERMS AND PROVISIONS OF AGREEMENT RECORDED IN VOLUME 272, PAGE 94, REAL PROPERTY RECORDS, GILLESPIE COUNTY, TEXAS. – **NOT ADDRESSED HEREON.**

P. BUILDING LINES AS SET OUT IN INSTRUMENT RECORDED IN VOLUME 277, PAGE 835, REAL PROPERTY RECORDS, GILLESPIE COUNTY, TEXAS. – **SHOWN HEREON.**

Q. EASEMENT CREATED IN INSTRUMENT RECORDED IN CLERK'S FILE NO. 20101516, REAL PROPERTY RECORDS, GILLESPIE COUNTY, TEXAS. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

FLOOD NOTE:

THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE A AND ZONE X AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO. 48171C0500 C EFFECTIVE OCTOBER 19, 2001. THE FLOOD LINE SHOWN HEREON WAS SKETCHED FROM THE FEMA FLOOD BOUNDARY MAP NOTED ABOVE, AND THE LOCATION OF SAID FLOOD LINE IS APPROXIMATE.

THE 100 YEAR & 500 YEAR "BLE FLOOD LINE" SHOWN HEREON ARE DERIVED FROM THE BASE LEVEL ENGINEERING (BLE) DATA DOWNLOADED FROM WEBAPPS.USGS.GOV/INFRM/ESTBFE/ IN AUGUST 2021.

STATE OF TEXAS
REGISTERED
FRANKLIN A. LEAMONS
6889
PROFESSIONAL
LAND SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON APRIL 4, 2022; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

Franklin Leamons — APR. 14, 2022

FRANKLIN A. LEAMONS — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR #6889

SEARCHERS
SURVEYING & ENGINEERING LLC
MASON | FREDERICKSBURG
P.O. Box 528 Mason, TX 76856 | P.O. Box 1504 Fredericksburg, TX 78624
830-383-1211 | Firm #10193966
www.searchersls.com

LEGEND:

BOUNDARY LINE
ADJOINER LINE
SURVEY LINE
BURIED UTILITY LINE
OVERHEAD UTILITY LINE
FENCE
PIPE FENCE CORNER POST FOUND
WOOD FENCE CORNER POST FOUND
POINT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
16 PENNY NAIL FOUND
MAG NAIL SET WITH A WASHER MARKED "SEARCHERS RPLS 6275"
MAG NAIL FOUND WITH A WASHER MARKED "SEARCHERS RPLS 6275"
PEDESTAL
UTILITY POLE
GUY
ELECTRIC METER
BURIED CABLE SIGN
GAS METER
AIR CONDITIONER
AS MARKED
MAILBOX
SEWER MANHOLE
SEWER CLEANOUT
SEPTIC TANK
WATER WELL
WATER METER
FIRE HYDRANT
AS MARKED

U.E. – UTILITY EASEMENT
W.&S.S. – WELL & SEPTIC SETBACK LINE
B.L. (S.F.D.) – SINGLE FAMILY DWELLING BUILDING SETBACK LINE
B.L. (OTHER) – ANY OTHER BUILDING SETBACK LINE
(BRG.–DIST.) – RECORD CALL
P.O.B. – POINT OF BEGINNING
G.C.P.R. – GILLESPIE COUNTY PLAT RECORDS
G.C.D.R. – GILLESPIE COUNTY DEED RECORDS
G.C.O.P.R. – GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
G.C.R.P.R. – GILLESPIE COUNTY REAL PROPERTY RECORDS

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.

2. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.

3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.

4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275."

5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

0' 100' 200' 300'
SCALE: 1" = 100'

TITLE SURVEY
6.851 ACRES OUT OF THE LUISA RAMOS SURVEY NO. 21, ABSTRACT NO. 573 IN GILLESPIE COUNTY, TEXAS.

REFERENCE: THE JOHN & COLTON ENGLISH FAMILY TRUST — JOB NO. 22-5859
ADDRESS: 45 PFEIFFER RD — REV. 0 — DRAWN BY: FAL