

ANN LATINO, NANDA WILBOURN  
 & BROOKS DOZIER III,  
 32.9479 ACRES  
 (1,435,209 SQ. FEET)  
 THOMAS YATES SURVEY,  
 ABSTRACT - 313,  
 VOL. 508, PG. 414, D.R.C.C.T.

EVIE & THOMAS KEMP,  
CALLED 101.576 ACRES,  
THOMAS YATES SURVEY,  
ABSTRACT - 313,  
VOL. 122, PG. 745, D.R.C.C.T.

ANN LATINO, NANDA WILBOURN  
& BROOKS DOZIER III,  
32.9479 ACRES  
(1,435,209 SQ. FEET)  
THOMAS YATES SURVEY,  
ABSTRACT - 313,  
VOL. 508, PG. 414, D.R.C.C.T.

DAWSON SCHNAUTZ ETAL,  
CALLED 80.0 ACRES,  
THOMAS YATES SURVEY,  
ABSTRACT - 313,  
VOL. 148, PG. 868, D.R.C.C.T.



REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 5886, STATE OF TEXAS

- GF NO. 17-1474-S.
- PROPOSED INSURED: DOWNSTREAM INTERESTS LLC, OR ASSIGNS.
- THE SUBJECT PROPERTY IS SITUATED WITHIN FLOOD ZONE "X". KNOWN AS AREAS

DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. A PORTION OF THE SUBJECT TRACT APPEARS TO BE IN ZONE "A", NO BASE FLOOD ELEVATIONS DETERMINED, AS INDICATED ON FEMA FIRM COMMUNITY PANEL NUMBER: 482055C0100E, MAP EFFECTIVE DATE: JUNE 19, 2012, FOR CALDWELL COUNTY, TEXAS.

- \*SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF FEMA FIRM MAPS.
- GRID BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83.

SOUTH CENTRAL ZONE 4204.

- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS.
- M.R.C.C.T. = MAP RECORDS CALDWELL COUNTY, TEXAS.
- D.R.C.C.T. = DEED RECORDS CALDWELL COUNTY TEXAS.
- O.P.R.C.C.T.= OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS.
- PROPERTY CORNERS NOTED.
- $\mathbb{P}$  = DENOTES PROPERTY LINE.
- THE SUBJECT PROPERTY HAS ACCESS TO & FROM A PUBLIC ROADWAY.
- THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS

EXCEPT AS SHOWN.


- THERE MAY BE ADDITIONAL ABOVE & BELOW GROUND IMPROVEMENTS WHICH

MAY OR MAY NOT BE IN CONFLICT WITH BUILDING SETBACK & EASEMENT LINES

NOT SHOWN OR UNKNOWN TO THE SURVEYOR.

- THERE MAY BE EXISTING UTILITIES & PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING ANY EXCAVATIONS ON THIS PROPERTY (<http://texas811.org/>).
- WATERLINE EASEMENT, BLANKET, VOL. 193, PG. 82, D.R.C.C.T.
- 15' BLUEBONNET ELECTRIC COOPERATIVE INC. EASEMENT, POWER POLE, GUY WIRES, ANCHORS.
- EASEMENT RIGHTS RESERVED IN DOC. NO. # 16032413, O.P.R.C.C.T.
- ASSESSMENTS, CHARGES & LIENS SET FORTH BY DOC. NO. #16032413, O.P.R.C.C.T.
- COMMON ACCESS EASEMENT ALONG SOUTHERN PROPERTY LINE DOC. NO. #16032413, O.P.R.C.C.T.
- ALL RIGHTS RESERVED © UCC1-2.7.

I, XAVIER SANDOVAL, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY, PERFORMED UNDER MY SUPERVISION THIS THE 7TH DAY OF SEPTEMBER, 2017.

SURVEY OF 32.9479 (1,435,209 SQ. FEET) OUT OF A CALLED 33.97 ACRE TRACT, SITUATED IN THE THOMAS YATES SURVEY, ABSTRACT – 313, CALDWELL COUNTY, TX., CONVEYED IN VOL. 418, PG. 58, O.P.R.C.C.T.		
DRAWN <b>XDS</b>	DATE <b>09/07/2017</b>	
APPROVED <b>XDS</b>	DATE <b>09/07/2017</b>	
SCALE <b>1" = 200'</b>	PROJECT NO. <b>170830</b>	
		XDS SURVEYING & MAPPING PC. PHONE: 210.718.7189 xaviersandoval@gmail.com FIRM REGISTRATION 10194170