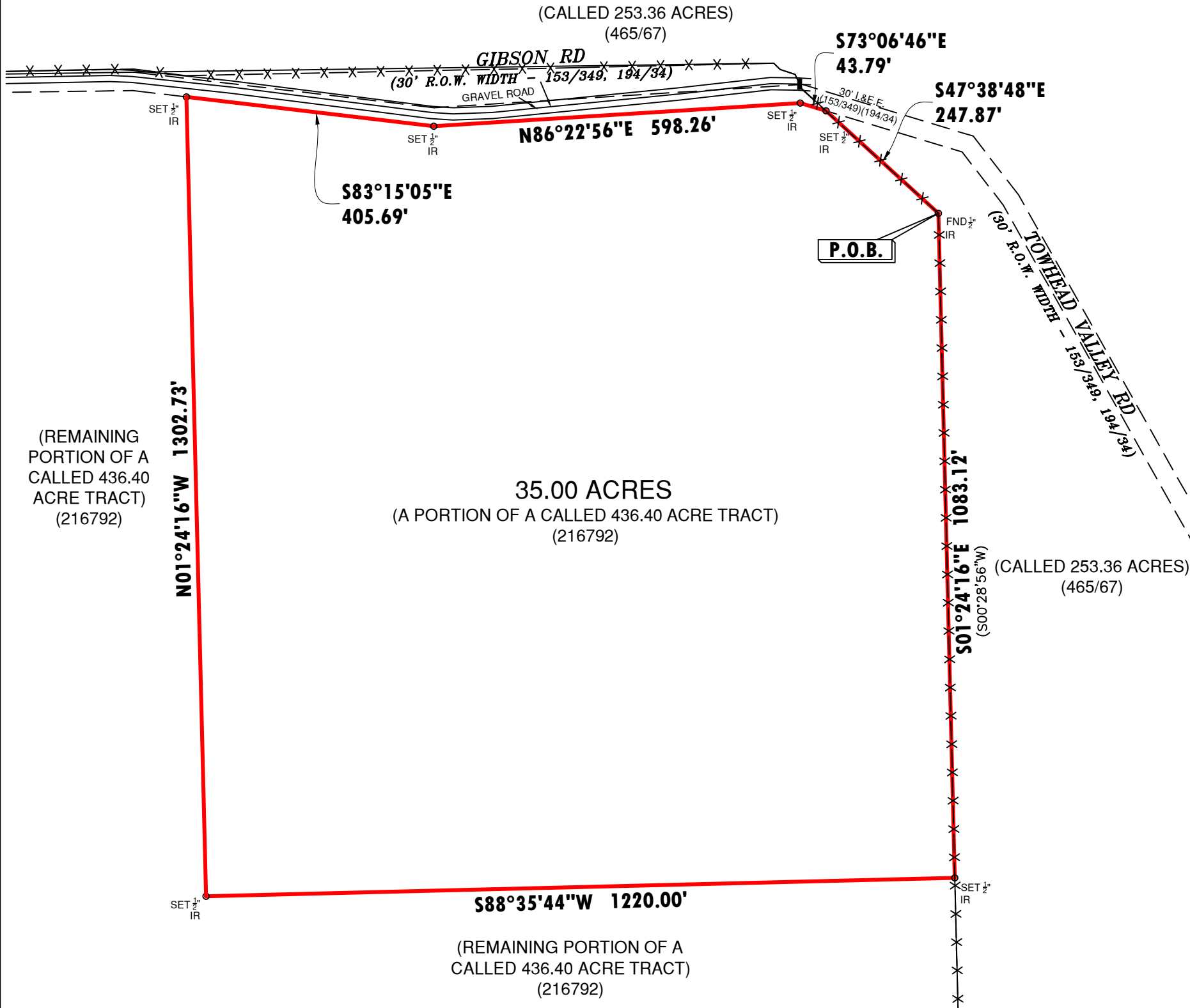


LEGEND

IR  
R.O.W.  
OPRBCT  
I.&E.E.  
X  
IRON ROD  
RIGHT-OF-WAY  
OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS  
INGRESS & EGRESS EASEMENT  
BARBED WIRE FENCE

NOTES

- ALL BEARINGS & DISTANCES SHOWN HEREON ARE GRID BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, US SURVEY FOOT.
- PROPERTY LINES HAVE BEEN ESTABLISHED BASED UPON FOUND MONUMENTS, MEASUREMENTS, AND EVIDENCE OBTAINED IN THE FIELD AND RECORD DATA.
- ALL 1/2" IRON PINS SET WITH RED CAP MARKED ATWELL 4724
- THIS SURVEY DOES NOT RELY ON A CURRENT TITLE COMMITMENT, THE INFORMATION CONTAINED ON THIS SURVEY WAS COMPILED FROM DATA BOTH PRIVATE AND PUBLIC, FROM COURTHOUSE AND APPRAISAL OFFICE RECORDS. IT MAY NOT REPRESENT A COMPLETE DEED RESEARCH AND THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.



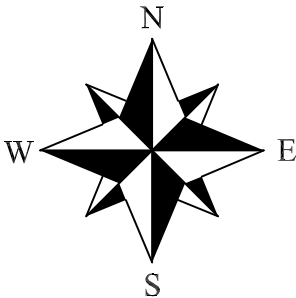
CLIENT: TRICA KIETH

PLAT OF PROPERTY

REFERENCE: DOC. NO. 216792, OPRBCT

PROPERTY ADDRESS: GIBSON RD  
JOHNSON CITY, TEXAS

BEING 35.00 ACRES OF LAND SITUATED IN THE GEORGE ALEXANDER SURVEY NO. 157, ABSTRACT NO. 5, IN BLANCO COUNTY, TEXAS, BEING THE REMAINING PORTION OF A CALLED 436.40 ACRE TRACT DESCRIBED IN DEED RECORDED IN DOC. NO. 216792, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN ACCOMPANYING EXHIBIT.




I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY ON 01/06/2022, AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

*Jerry D. Wilkie, Jr.*  
JERRY D. WILKIE, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 4724



JOB:	22000022	FLD	ST
DR.	AAM	CH.	PTF
BOOK	N/A	PG.	N/A
SHEET	01 OF 01	DATE:	01-11-2022
REV	AAM - 01-18-22		



# ATWELL, LLC

10100 REUNION PLACE  
SUITE 700  
SAN ANTONIO, TEXAS 78216  
210-861-0733  
TBPLS FIRM NO. 10194153  
JWILKIE@ATWELL-GROUP.COM

BEING 35.00 ACRES OF LAND SITUATED IN THE GEORGE ALEXANDER SURVEY NO. 157, ABSTRACT NO. 5, IN BLANCO COUNTY, TEXAS, BEING THE REMAINING PORTION OF A CALLED 436.40 ACRE TRACT DESCRIBED IN DEED RECORDED IN DOC. NO. 216792, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT A SOUTHWEST ANGLE CORNER OF A CALLED 253.36 ACRES DESCRIBED DEED RECORDED IN VOLUME 465. PAGE 67, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS, AND FOR THE NORTHEAST CORNER OF THIS TRACT, FROM WHICH A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "ATWELL 4724" SET IN THE SOUTH LINE OF A 30 FOOT INGRESS AND EGRESS EASEMENT CALLED GIBSON RD (30 FOOT RIGHT-OF-WAY) DESCRIBED IN VOLUME 153, PAGE 349, AND IN VOLUME 194, PAGE 34, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS, BEARS N 47°38'48" W, A DISTANCE OF 247.87 FEET;

THENCE, WITH A WEST LINE OF SAID 253.36 ACRES, S 01°24'16" E, A DISTANCE OF 1083.12 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "ATWELL 4724" SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, THROUGH SAID 436.40 ACRE TRACT THE FOLLWING TWO (2) COURSES AND DISTANCES:

1. S 88°35'44" W, A DISTANCE OF 1220.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "ATWELL 4724" SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. N 01°24'16" W, A DISTANCE OF 1302.73 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "ATWELL 4724" SET IN THE SOUTH LINE OF SAID 30 FOOT INGRESS AND EGRESS EASEMENT CALLED GIBSON RD, AND FOR THE NORTHWEST CORNER OF THE THIS TRACT;

THENCE, CONTINUING THROUGH SAID 436.40 ACRE TRACT AND WITH THE SOUTH LINE OF SAID 30 FOOT INGRESS AND EGRESS EASEMENT CALLED GIBSON RD THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 83°15'05" E, A DISTANCE OF 405.69 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "ATWELL 4724" SET FOR A NORTH ANGLE CORNER OF THIS TRACT;
2. N 86°22'56" E, A DISTANCE OF 598.26 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "ATWELL 4724" SET FOR A NORTH ANGLE CORNER OF THIS TRACT;
3. S 73°06'46" E, A DISTANCE OF 43.79 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "ATWELL 4724" SET FOR A NORTH ANGLE CORNER OF THIS TRACT;

THENCE, WITH A SOUTHWEST LINE OF SAID 253.36 ACRES, S 47°38'48" E, A DISTANCE OF 247.87 FEET TO THE POINT OF BEGINNING, CONTAINING 35.00 ACRES, MORE OR LESS, IN BLANCO COUNTY, TEXAS.

These field notes were prepared from an on the ground survey performed in January 06, 2022.

For reference and further information see survey plat prepared this same date.

*jerry wilkie*

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Jerry D. Wilkie, Jr.  
Registered Professional Land Surveyor  
Registration No. 4724  
210-861-0733 cell

