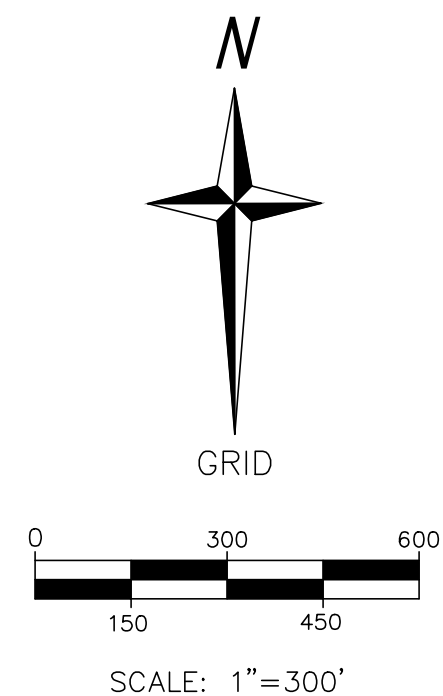


1"=2000'
SOURCE: KERRVILLE GIS



* LEGEND *

- ☐ FOUND 1/2" S.R. OR AS OTHERWISE NOTED
☐ FOUND TxDOT CONCRETE HIGHWAY MONUMENT
☒ SET 5/8" S.R. W/CAP "WES 10194410"

(COURSE VALUE PER DEED VOL. 1395, PG. 542 O.P.R.K.C.T.)

PROPERTY LINE

ADJOINER LINE

EDGE OF PAW

GAME FENCE

BARBED WIRE FENCE

BARBED WIRE FENCE
E F M A FIRM ZONE A

F.E.M.A. FIRM ZONE A
F.E.M.A. FIRM ZONE AE
APPROXIMATE 500 YEAR FLOOD ZONE

* *NOTES* *

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTK/GNSS OBSERVATIONS. REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, CORRECTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
2. THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
3. PORTIONS OF THIS TRACT LIE WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA DESIGNATED AS "ZONE A" AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #48265C0675F AND #48265C0700F BOTH EFFECTIVE 03/03/2011.
4. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESES, I/E, 1680.61' (1680.00').

THIS SURVEY WAS PREPARED WITH THE TITLE INFORMATION PROVIDED BY KERRVILLE TITLE COMPANY 290 THOMPSON DRIVE KERRVILLE, TX 78028 FILE NUMBER GF 45667 EFFECTIVE 09/10/2021.

BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND AUGUST 14, 2022


LAND TITLE SURVEY

OF A 7.02 ACRE PARCEL
WITHIN THE F. ARTHUR SURVEY NO. 35, ABSTRACT NO. 1
ACCORDING TO THE CONVEYANCE RECORDED IN VOLUME 1395,
PAGE 542 OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS

* SURVEYOR'S CERTIFICATION *

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF TEXAS, AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND RELATIVE BEARINGS ARE CORRECT AS SHOWN, ALL EASEMENTS AND RIGHTS OF WAY OF RECORD ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS, EXCEPT AS NOTED HEREON.

DATED: JANUARY 19, 2023


GARY MAX BRANDENBURG, R.P.L.S.
REGISTRATION NO. 5164



631 WATER STREET
KERRVILLE, TX 78028
830-217-7100

wellbornengineering.com
FIRM# 10194410
TBPFLS

WELLBORN
ENGINEERING &
SURVEYING

PROJECT:

WES: 21-149

LAST FIE

LAST DRAFT REVISION: 01.19.2023

FIELD:	DRAFTING:	CHECKED:
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DESIGNED BY:	DRAWN BY:	CHECKED BY:
JS/CM	BM	RSM

4.2022	SHEET NO.
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1 of 1