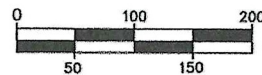




* LEGEND *

- * PROPERTY CORNER AS NOTED
 PO UTILITY POLE
 (COURSE VALUE PER PLAT V.5, PG. 237 P.R.K.C.T.)
 PROPERTY LINE
 EASEMENT LINE
 EDGE OF PAVEMENT
 OVERHEAD ELECTRIC
 WIRE FENCE LINE



SCALE: 1"=100'

* 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. ALL DISTANCES TO STRUCTURES ARE TAKEN PERPENDICULAR FROM LOT LINES.
4. THIS TRACT LIES WITHIN THE BOUNDARIES OF A FLOOD HAZARD DESIGNATED AS "ZONE X NON-SHADED" AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #48265C0225F EFFECTIVE 3/3/2011. THIS IS AN AREA OF MINIMAL CHANCE OF FLOOD HAZARD.
5. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, 1/E, 1680.61' (1680.00').
6. THIS SURVEY WAS PREPARED FOR KERR COUNTY ABSTRACT & TITLE COMPANY 712 EARL GARRETT STREET KERRVILLE, TX 78028 AND SHOULD ONLY BE USED FOR A SINGLE PROPERTY TRANSACTION. THIS SURVEY WAS PERFORMED FOR A SINGLE CONVEYANCE OF THE SUBJECT PROPERTY FOR THE EXCLUSIVE USE OF THE PARTIES OF THE SAID TRANSACTION AND IS NOT INTENDED FOR USE BY OTHER PARTIES IN THE FUTURE. USE OF THIS PRODUCT BY OTHERS WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR IS A VIOLATION OF U.S. COPYRIGHT LAW.

THIS SURVEY WAS CONDUCTED ACCORDING TO
INFORMATION PROVIDED IN COMMITMENT FOR TITLE
INSURANCE FILE NUMBER GF 43444 EFFECTIVE
08/10/2020.

BUYER(S): MARSHALL & JESSICA BURFORD
MARK & EVELYN MEEK

THIS PLAT CERTIFICATION EXPIRES
OCTOBER 1, 2020

BASED ON A FIELD SURVEY CONDUCTED ON THE
GROUND AUGUST 20, 2020

LAND TITLE SURVEY

LOTS 18 BLOCK B
KERR VISTA RANCH SECTION 4
RECORDED IN VOLUME 5 PAGE 237 WITHIN
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 PLAT 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: AUGUST 26, 2020


R. Scott McClintock, Sr., R.P.L.S.
Registration No. 5907



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

wellbornengineering.com
FIRM# 10194410
T.B.P.L.S.

PROJECT: WES: 20-099	SCALE: 1" = 100'	FIELD: KK	DRAFTING: JSM	CHECKED: RSM
LAST FIELD VISIT: 08.21.2020 LAST DRAFT REVISION: 08.26.2020			SHEET NO. 1 of 1	

WELLBORN
ENGINEERING &
SURVEYING

K

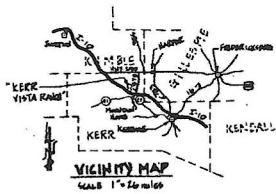
A SUBDIVISION OF 6480 ACRES OF LAND, MORE OR LESS OUT OF THE CHAS SCHREINER SUR. NO 6 ABSTRACT 1670; BUNK NELSON SUR NO 4 ABSTRACT 1411, ALSO REFERRED AS THE AUSTIN SMITH SUR; AND THE G.C. & S.F. R.R. CO SUR No. 1064 ABSTRACT 564, IN KEER COUNTY, TEXAS.

A PERSONAL ELEMENT OF THE INTUITION & MAINTENANCE OF UTILITIES AND ALL NECESSARY APPLIANCES, THERE IS REQUIRED, WHERE INSTALLED IN THE NE, WHEN THE SURFACE OF THE ROAD, NAME AND WITHIN THE FEET (W) OF THE ROAD, FRONT AND REAR, OF ALL LOTS AND TRACTS AND IN THE STREET, ALONG, BOUNDARIES, LINES, AND ROADS OF THE ADJACENT, AND THE FEET (W) SHALL BE THE WHOLE BOUNDARIES OF ALL STREETS, BOULEVARDS, LINES, ROADS & RAILS, WHERE PROPERTY LINE OF INDIVIDUAL LOTS AND TRACTS ARE REFERRED TO THE CENTER LINE OF SAID ALLEYS AND STREETS (20') ALONG THE ENTIRE PERIMETER (BOUNDARY) OF SAID SUBDIVISION WITH THE AUTHORITY TO PLACE, CONTRACT, ELECTRIC MAINTAIN, REPAIR, & REFUSE THEREON AN OVERHEAD DISTRIBUTION LINE OF SYSTEM.

INDIVIDUAL SITE PLANS FOR EACH LOT, INCLUDING LOCATION OF BUILDING, DRIVEWAY, EASEMENTS AND APPROVED WASTE DISPOSAL AREA, SHALL BE SUBMITTED TO THE UPPER AQUADUFE RIVER AUTHORITY FOR APPROVAL PRIOR TO THE START OF ANY CONSTRUCTION.



- IRON ROD FOUND
- IRON ROD SET
- △ NAIL IN FENCE CORNER POST



SHEET NO. 3 OF 6

CURVE DATA - MEET 3										
STATION	①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩
1	90.00	28.45	28.45	2.00	2.00	48.00	30.00	30.00	4.15	4.15
2	100.00	80.00	47.37	1.00	1.00	75.00	80.70	80.00	9.21	9.16
3	20.00	140.00	240.00	236.23	210.23	208.00	248.00	248.00	17.75	17.70
4	25.00	300.00	194.20	47.62	216.20	140.75	162.34	152.60	21.00	19.94
5	31.82	150.00	145.00	90.85	115.20	143.75	171.33	156.90	17.00	16.01
6	116.15	100.00	750.00	53.33	149.33	1192.37	1000.00	1000.00	50.72	50.72