NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.

2. TITLE COMMITMENT PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO.: 1802737-WIM, EFFECTIVE DATE JANUARY 25, 2018, ISSUED DATE JANUARY 31, 2018.

LEGAL DESCRIPTION:

-BEING 9.71 ACRES OF LAND, MORE OR LESS, OUT OF THE HORACE EGGLESTON SURVEY NO. 24, ABSTRACT NO. 1, BLANCO COUNTY, TEXAS.

SCHEDULE B:

1. RESTRICTIVE COVENANTS: NONE LISTED

10.

a. VOLUME 59 PAGE 629 -RIGHT TO USE A ROADWAY IF AND WHEN CONSTRUCTED - DOES NOT APPLY

3. PORTIONS OF THE REFERENCED PROPERTY IS IN ZONE A, SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED, AND X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR-FLOOD-PLAIN, AS SCALED FROM FEMA FLOOD MAP 110 OF 250, COMMUNITY PANEL NO. 48031C0110 C, DATED FEBRUARY 6, 1991.

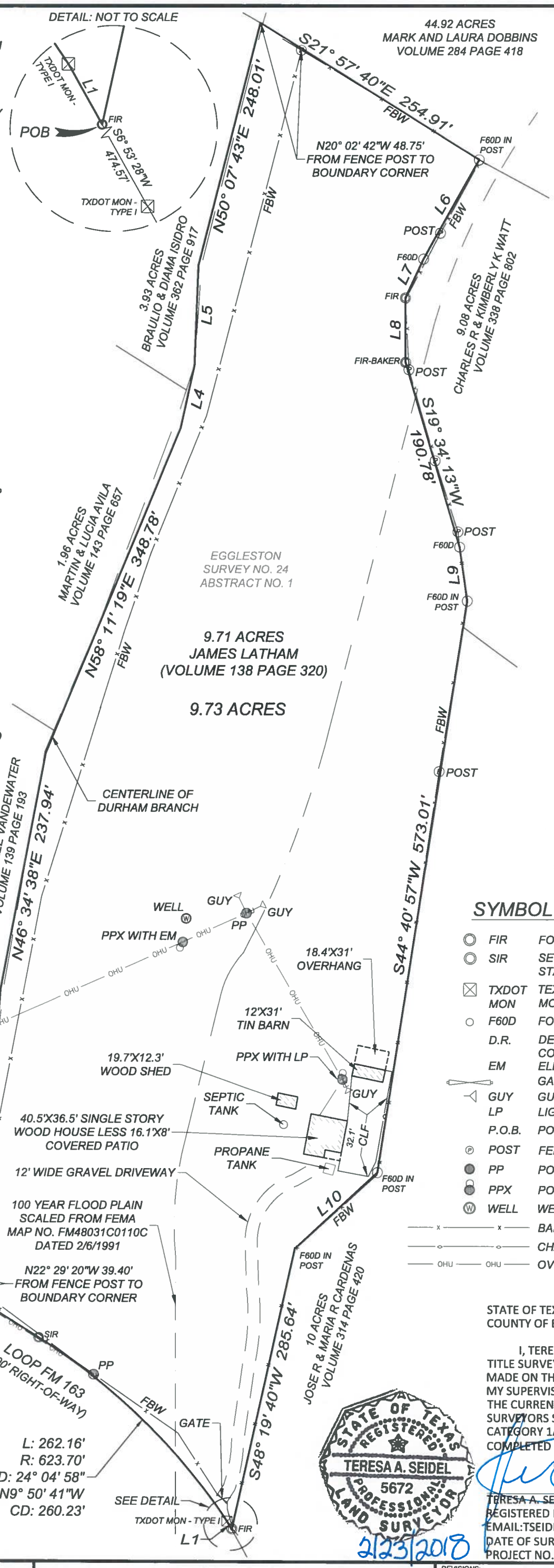
4. THE TRACT SHOWN HEREON IS SUBJECT TO BLANCO COUNTY ORDINANCES AND RESTRICTIONS.

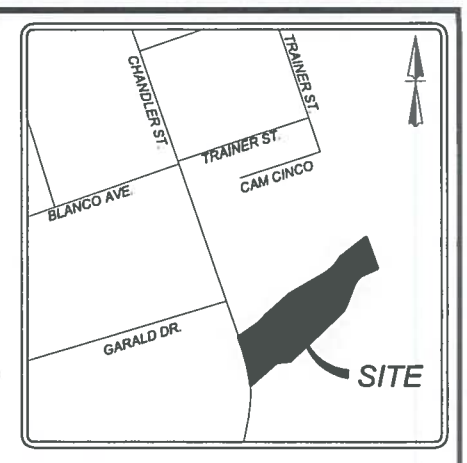
5. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.

6. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".

7. ADJOINERS SHOWN HEREON ARE PER CURRENT BLANCO COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.

8. FENCE LINES MEANDER ALONG BOUNDARY LINES.





LOCATION MAP
NOT-TO-SCALE

ADDRESS: 1137 LOOP 163

SCALE: 1" = 100'

0' 100'

Line Table		
LINE #	LENGTH	DIRECTION
L1	9.38'	N06°53'28"E
L2	124.61'	N21°56'40"W
L3	92.12'	N40°08'06"E
L4	63.97'	N48°08'00"E
L5	99.69'	N38°01'55"E
L6	112.72'	S65°00'53"W
L7	42.71'	S60°22'38"W
L8	63.91'	S35°42'03"W
L9	53.74'	S27°34'51"W
L10	110.90'	S82°58'59"W

SYMBOL LEGEND

FIR	FOUND 1/2" IRON ROD OR AS NOTED
SIR	SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
TXDOT MON	TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR TYPE II AS NOTED
F60D	FOUND 60D
D.R.	DEED RECORDS OF BLANCO COUNTY,TEXAS
EM	ELECTRIC METER
	GATE
GUY	GUY
LP	LIGHT POLE
P.O.B.	POINT OF BEGINNING
POST	FENCE POST
PP	POWER POLE
PPX	POWER POLE WITH TRANSFORMER
WELL	WELL
	BARBED WIRE FENCE (FBW)
	CHAINLINK FENCE (CLF)
OHU	OVERHEAD UTILITY LINE

STATE OF TEXAS:
COUNTY OF BEXAR:

I, TERESA A. SEIDEL, DO HEREBY CERTIFY THAT THIS TITLE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A LAND TITLE SURVEY. THE FIELDWORK WAS COMPLETED ON 02/20/2017.

STATE OF TEXAS REGISTERED TERESA A. SEIDEL 5672 PROFESSIONAL LAND SURVEYOR

2/23/2018

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
EMAIL:TSEIDEL@KFWENGINEERS.COM
DATE OF SURVEY: 02/22/2018
PROJECT NO.: GJJ

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
12100 PARK 35 CIRCLE BLDG. A, SUITE 156
MC-230 AUSTIN, TX 78753
PHONE: 512-239-5263 ; FAX: 512-239-5253

KFW SURVEYING
3421 Paesanos Pkwy, Suite 101, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPLS Firm #: 10122300

TITLE SURVEY OF

A 9.73 ACRE TRACT OF LAND OUT OF THE HORACE EGGELSTON LEAGUE NO. 24, BLANCO COUNTY, TEXAS AND BEING ALL OF A 9.71 ACRE TRACT OF LAND CONVEYED TO JAMES H. AND MARJORIE F. LATHAM OF RECORD IN VOLUME 138 PAGE 320 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS AND LATER TRANSFERRED 100% OWNERSHIP TO JAMES HICKS LATHAM, BY AFFIDAVIT OF FACTS CONCERNING IDENTITY OF HEIRS DOCUMENT OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.

REVISIONS:	ISSUE DATE:
JOB NO. GJJ	
DATE: 02/22/2018	DESIGNER: TAS
DRAWN: MBO	CHECKED: TAS

SHEET: 1 of 1

Date: Feb 23, 2018, 11:08am User ID: maliveira
File: S:\Draw 2018\GARY JONES - JM TRACT\JM TRACT - GJ.dwg