



(8.0 ACRES)  
#181175 B.C.O.P.R.

(N88°06'23"E 311.51')  
N 88°47'12" E 311.61'

1/2" IRON ROD FOUND FROM WHICH A 1/2" IRON ROD FOUND BEARS S88°45'52"W 349.14' & A PIPE FENCE CORNER POST FOUND BEARS S67°07'18"E 2.30'

1/2" IRON ROD FOUND NORTHEAST SIDE OF FENCE CORNER FOUND

5.002 ACRES  
LOT 87  
(5.000 ACRES)

LOT 88

LOT 86

PARTIAL FENCE - LINE OF TPOST ONLY

GRAVEL ROADWAY

PARTIAL FENCE - LINE OF TPOST ONLY

LOT 40

LOT 39

EDGE OF ASPHALT ROADWAY

10F. 60' WIDE ACCESS EASEMENT - RIVER VIEW DRIVE 1/77 B.C.P.R. 10I. 97/225 B.C.D.R.

**SURVEY NOTES:**

1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)-HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.

2. FLOOD MAP SUBJECT TO SCALE UNCERTAINTY AND THEREFOR IS APPROXIMATE.

3. UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.

4. INFORMATION OF EASEMENTS, SERVITUDES OR COVENANTS IF ANY SHOWN HEREON ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT REFERENCED HEREON AND NO OTHER RESEARCH WAS PREFORMED OR REQUESTED BY CLIENT.

5. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLS"

**NOTE:**

AS PER INFORMATION PROVIDED IN GF# 19-0129-D DATED JANUARY 17, 2019 BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: 1/77 B.C.P.R., 97/225, 197/991 B.C.D.R.

**EASEMENTS:**

10F. 60' EASEMENT - 1/77 B.C.P.R. - DOES AFFECT AND AS SHOWN HEREON.

10I. EASEMENT - 97/225 B.C.D.R. - DOES AFFECT AND AS SHOWN HEREON.

10J. BUILDING SETBACKS - 97/225 B.C.D.R. - DOES AFFECT AND AS SHOWN HEREON.

10K. EASEMENT - 63/546 B.C.D.R. - DOES NOT AFFECT

10L. EASEMENT - 75/143 B.C.D.R. - DOES NOT AFFECT.

10M. EASEMENT - 85/264 B.C.D.R. - LOCATION COULD NOT BE DETERMINED BY THE INFORMATION PROVIDED.

10N. EASEMENT - 103/683 B.C.D.R. - LOCATION COULD NOT BE DETERMINED BY THE INFORMATION PROVIDED.

10O. EASEMENT - 515/757 B.C.D.R. - DOES AFFECT BUT UNPLOTTABLE.

10P. 68/282 B.C.D.R. - DOES NOT AFFECT.



**LEGEND:**

	● POINT		△ BENCH MARK
	⊙ MONUMENT FOUND		☆ FLAG POLE
	○ MONUMENT SET		⊕ SIGN
	⊞ A/C UNIT		⊕ DRAINAGE STRUCTURE
	⊙ UTILITY POLE/RISER		
	⊙ WATER WELL/METER		
	⊙ MAILBOX		
	⊙ CLEAN OUT		
		B.C.P.R. - BLANCO COUNTY PLAT RECORDS	
		B.C.D.R. - BLANCO COUNTY DEED RECORDS	

FILE: S:\TEXAS\19-0129-D

3419 CALDERA BLVD. - MIDLAND, Texas 79705  
512-965-2878

I, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, VISIBLE ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS VISIBLE ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

1-24-2018  
DATE  
MARK R. WATSON RPLS#5740



REFERENCE: BRYAN GILLENWATER
ADDRESS: 784 RIVER VIEW DRIVE
LEGAL DESCRIPTION: LOT 87, PEDERNALES SUBDIVISION IN BLANCO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 1, PAGE 77 OF THE MAP OR PLAT RECORDS OF BLANCO COUNTY, TEXAS.
JOB NO. 19-50018 REV. 0
DRAWN BY: MRW FIELD BOOK: -----