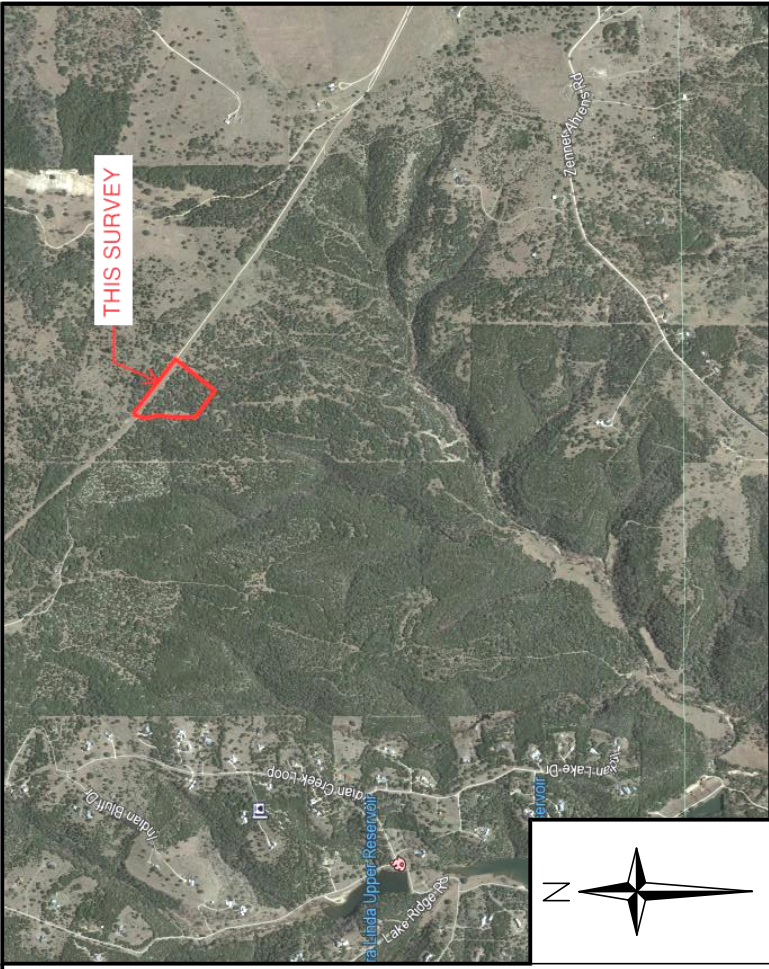




VICINITY MAP

NOT TO SCALE
SOURCE: GOOGLE EARTH

* NOTES *

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTK/GNSS OBSERVATIONS REFERENCED TO NAD 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" UNSHADED AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #48171C0400C EFFECTIVE 10/19/2001. 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 FREDERICKSBURG TITLES, INC. 203 W. AUSTIN ST. FREDERICKSBURG, TX 78624 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 2021025 EFFECTIVE 01/20/2021.

BUYER(S): MICHAEL & LAURINDA BOYD REVOCABLE TRUST
DANIEL & KATHLEEN WELLER

THIS PLAT CERTIFICATION EXPIRES MARCH 31, 2021
BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND
JAN. 27, 2021

LAND TITLE SURVEY

A 10.03 ACRE TRACT
BEING THAT PART OF THE C. SCHREINER
SURVEY No. 102, ABSTRACT No.1261
also known as TRACT No. 20
SCENIC OAKS SOUTH DEVELOPMENT
an un-recorded subdivision
THAT PART OF A 567.89 ACRE TRACT
ACCORDING TO DOC. No. 20154213
REAL PROPERTY RECORDS OF
GILLESPIE 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: FEB. 3, 2021

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



WELLBORN
ENGINEERING &
SURVEYING

PROJECT:	SCALE:	FIELD:	DRAFTING:	CHECKED:
WES-21-013	1" = 100'	BMCM	RSM	RSM
LAST FIELD VISIT: 01.27.2021				SHEET NO.
LAST DRAFT REVISION: 02.03.2021				1 of 1

