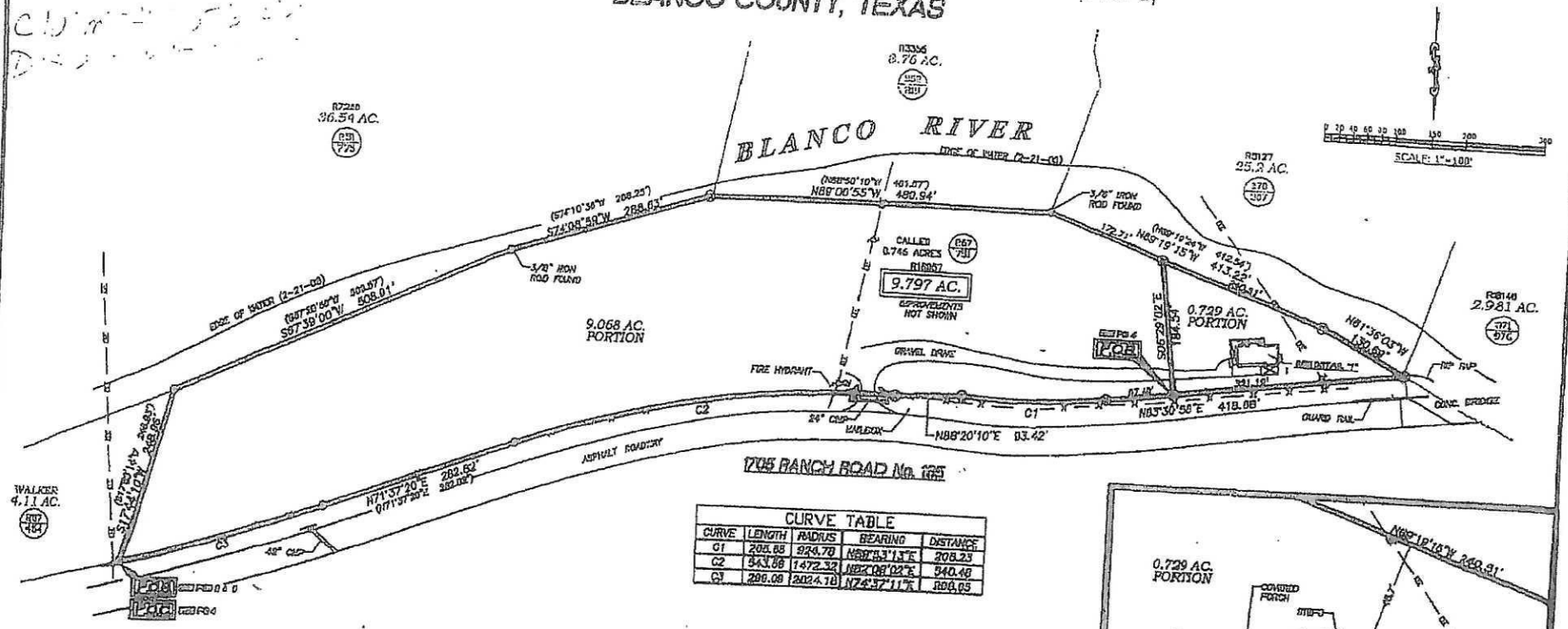
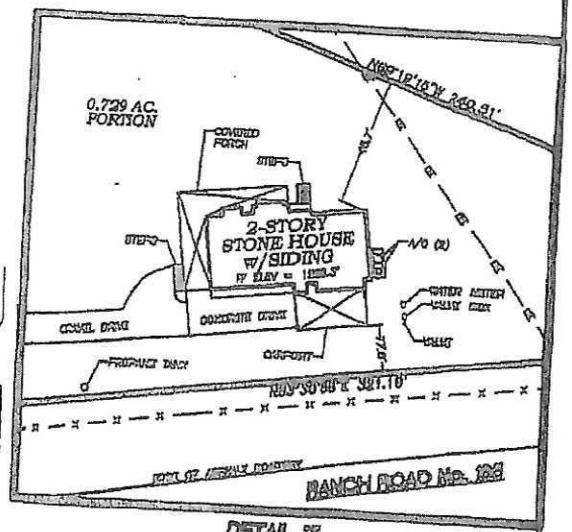
9.797 ACRES OF LAND
OUT OF THE NOEL MIXON SURVEY No. 23, ABSTRACT No. 3, BLANCO COUNTY, TEXAS



CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	DISTANCE
C1	208.88	924.79	N89°53'13"E	208.23
C2	543.86	1472.32	N82°08'02"E	540.46
C3	299.09	2024.78	N74°57'11"E	298.85



DETAIL "1"

SCALE: 1"=30'

SCALE: 1"=100'

DS CP

DS JWT

LEGEND

- ⊙—1/2"IRON ROD FOUND-UNLESS NOTED
- ⊙—1/2"IRON ROD WITH "DRIFTWOOD SURVEYING" CAP SET
- ⊙—CONCRETE OR UTILITY POLES
- —OE— OVERHEAD UTILITIES
- ---------- EASEMENT
- —x—x—x— FENCE
- BLANCO COUNTY PLAT RECORDS
- BLANCO COUNTY OFFICIAL PUBLIC RECORDS
- BLANCO COUNTY DEED RECORDS

THIS SURVEY PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT No. 1903625, DATED 05/15/2020, PROVIDED BY GUARDIAN TITLE COMPANY.

RESTRICTIVE COVENANTS AFFECT PROPERTY AS RECORDED IN VOLUME 297, PAGE 701, O.P.R.B.C., TEXAS.

A PORTION OF 9.797 ACRES IS IN ZONE X 100 YEAR FLOODPLAIN ACCORDING TO F.I.R.M. PANEL #48031C 0110 D, DATED 09/29/01. FLOOD AREAS SHOWN ARE ONLY AS SCALED BY LOCATION CONTINUAL.

BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE (4203).

ALL CALLED AND RECORD DESCRIPTIONS ACCOMPANY THIS SURVEY MAP (SEE PAGES 3-6).

THIS SURVEY WAS PERFORMED FOR BOUNDARY AND CONFIRMATION PURPOSES ONLY. ALL IMPROVEMENTS ARE NOT SHOWN.

FENCING FENCES SHOWN HEREON APPROXIMATELY FOLLOW PROPERTY LINES, BUT MAY DEVIATE FROM TRUE PROPERTY LINES.

A BLANKET UTILITY EASEMENT EXISTS FOR PROPANE UNDERGROUND SERVICE LINES AS RECORDED IN VOL. 64, PG. 91, D.R.B.C., TEXAS.

THE CENTERLINE PORTION OF THE ROADWAY WAS PERFORMED FOR LOAN PURPOSES ONLY AND DOES NOT REPRESENT TRUE AND ACTUAL BOUNDARY LINE AND ACREAGE FOR ROADWAY.

SURVEYOR'S CERTIFICATION

This survey is certified to Gustavo Perez. I hereby certify to the aforesaid party that I made a careful survey of the property described hereon, and that the plat hereon is a correct representation of said survey. I further certify that there are no encroachments, conflicts or protrusions apparent on the ground except as shown hereon. I also certify that this survey meets the minimum standards for a Land Title Survey.

STATE OF TEXAS — REGISTERED PROFESSIONAL LAND SURVEYOR

Driftwood Surveying
Professional Land Surveyors - Driftwood, Texas (512) 858-7560
P.O. Box 970
Wimberley, TX 78676
PH. (512) 847-7560 FAX (512) 847-7570

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CLIENT: PEREZ

PAGE 1 of 6

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