



- * 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, CENTRAL ZONE, ADJUSTED TO HORIZONTAL. GROUND DISTANCES IN U.S. SURVEY FEET; SCALE = 1:000145344269
 2. THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
 3. THIS TRACT LIES WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA DESIGNATED AS "ZONE A" AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #4801580029B EFFECTIVE 03/03/2011. THIS IS AN AREA OF 1.0% CHANCE OF FLOOD HAZARD.
 4. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, I/E, "1680.61" (1680.00'). (COURSE VALUE PER DEED VOL. 943, PG. 452 O.P.R.C.C.T.)
 5. THIS SURVEY, PLAT, DRAWING, OR EXHIBIT DOES NOT REPRESENT NOR INTEND TO REPRESENT A COMPLETE SET OF ALL LOCAL, STATE, AND FEDERAL REGULATIONS. IT IS THE RESPONSIBILITY OF ANY INDIVIDUAL OR ENTITY THAT HAS AN INTEREST IN THIS PROPERTY OR TRACT(S), NOT THE SURVEYOR, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, AND REGULATIONS RELATING BUT NOT LIMITED TO BUILDING, CONSTRUCTION, DEVELOPMENT, IMPROVEMENT, ENVIRONMENTAL IMPACTS, OR ANY OTHER MODIFICATION UPON THE SUBJECT PROPERTY OR TRACT(S).
 6. THIS EXHIBIT IS THE COMPANION TO A WRITTEN COURSE DESCRIPTION.
- BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND FEBRUARY 10, 2024

- * LEGEND ***
- FOUND TYPED CONCRETE MONUMENT
 - FOUND I.R. W/ CAP STAMPED AS NOTED
 - FOUND 1/2" I.R.
 - FOUND FENCE CORNER AS NOTED
 - SET 5/8" I.R. W/ PLASTIC CAP STAMPED "YES 10194410"
 - SET 3/8" I.R. W/ ALUMINUM CAP STAMPED "YES 10194410"
 - UTILITY POLE
 - WATER WELL
 - PROPERTY LINE
 - - - EASEMENT LINE
 - - - APPROX. PATENT LINE
 - - - BARBED WIRE FENCE
 - - - OVERHEAD ELECTRIC LINE
 - EX-DHE
 - BUILDING
 - F.E.M.A. 100 YEAR FLOODPLAIN "ZONE A"

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED NOR BE USED OR VIEWED OR REPLIED UPON AS A FINAL SURVEY DOCUMENT

631 WATER STREET KERRVILLE TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.L.L.S.	
WELLBORN ENGINEERING & SURVEYING	PROJECT: WES: 24-185	SCALE: 1"=600'	CHECKED: J5/CM
LAST FIELD VISIT: 03.24.2025	LAST DRAFT REVISION: 04.02.2025	DRAFTING: EM	SHEET NO. 1 of 1