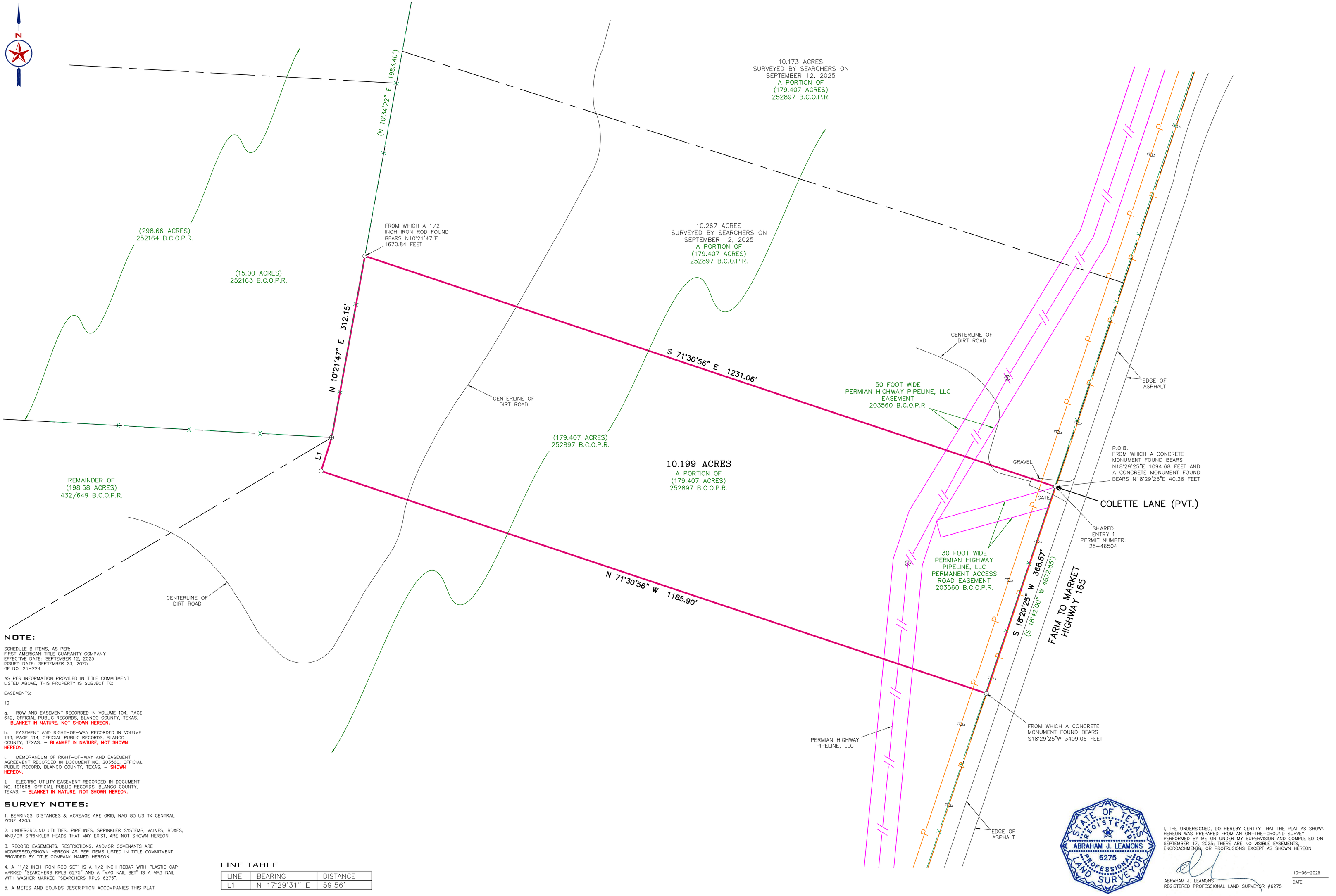

NOTE:

SCHEDULE B ITEMS, AS PER:
FIRST AMERICAN TITLE GUARANTY COMPANY
EFFECTIVE DATE: SEPTEMBER 12, 2025
ISSUED DATE: SEPTEMBER 23, 2025
OF NO. 25-224

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:

EASEMENTS:

10.

g. ROW AND EASEMENT RECORDED IN VOLUME 104, PAGE 642, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

h. EASEMENT AND RIGHT-OF-WAY RECORDED IN VOLUME 143, PAGE 514, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

i. MEMORANDUM OF RIGHT-OF-WAY AND EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 203560, OFFICIAL PUBLIC RECORD, BLANCO COUNTY, TEXAS. – **SHOWN HEREON.**

j. ELECTRIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 191608, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.

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

3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.

4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275" AND A "MAG NAIL SET" IS A MAG NAIL WITH WASHER MARKED "SEARCHERS RPLS 6275".

5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 17°29'31" E	59.56'

LEGEND:

BOUNDARY LINE
ADJOINER LINE
SURVEY LINE
BURIED UTILITY LINE
OVERHEAD UTILITY LINE
FENCE
PIPE FENCE CORNER POST FOUND
WOOD FENCE CORNER POST FOUND
POINT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
3/8" IRON ROD FOUND
IRON PIPE FOUND
120D NAIL FOUND
MAG NAIL SET
CONCRETE MONUMENT FOUND
BENCH MARK
PEDESTAL
UTILITY POLE
GUY
ELECTRIC METER
BURIED CABLE SIGN
GAS METER
AIR CONDITIONER
AS MARKED
MAILBOX
SEWER MANHOLE
SEWER CLEANOUT
SEPTIC
WATER WELL
WATER METER
FIRE HYDRANT
AS MARKED

U.E. – UTILITY EASEMENT
B.L. – BUILDING SETBACK LINE
(BRG.–DIST.) – RECORD CALL
P.O.B. – POINT OF BEGINNING
B.C.D.R. – BLANCO COUNTY DEED RECORDS
B.C.R.P.R. – BLANCO COUNTY REAL PROPERTY RECORDS
B.C.O.P.R. – BLANCO COUNTY OFFICIAL PUBLIC RECORDS

0' 100' 200' 300'
SCALE: 1" = 100'

STATE OF TEXAS REGISTERED ABRAHAM J. LEAMONS 6275 PROFESSIONAL LAND SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON SEPTEMBER 17, 2025; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

10-06-2025
DATE

SEARCHERS
SURVEYORS | CONSULTANTS
MASON | FREDERICKSBURG
4585 Old Pontotoc Road, Mason, Texas 76856
720 Mustang Street, Fredericksburg, Texas 78624
830-383-1211 | F-10193966 | searchers.net

TITLE SURVEY

10.199 ACRES OF LAND OUT OF THE HENRY MANTON SURVEY NO. 17, ABSTRACT NO. 387 IN BLANCO COUNTY, TEXAS.

REFERENCE: COLETTE COLLECTIVE, LLC
JOB NO. 25-7656
DRAWN BY: JTL