

REF.: 420.02 ACRES; NICK H. SHANNON, ET AL. TO LARRY D. SMITH, JR., ET AL; GENERAL WARRANTY DEED; DECEMBER 7, 1993; VOLUME 724 PAGE 512, REAL PROPERTY RECORDS

REF.: 52.00 ACRES; TERRY W. SEIDEL TO ROBIN M. HANSEN JACKSON, ET AL; WARRANTY DEED WITH VENDOR'S LIEN; JULY 30, 1993; VOLUME 704 PAGE 627, REAL PROPERTY RECORDS

POINT OF BEGINNING BEARS, APPROXIMATELY, 9195 FT. S45°14'42"W FROM THE EAST CORNER OF SURVEY NO. 138

TELEPHONE EASEMENT; TERRY W. SEIDEL TO THE KERRVILLE TELEPHONE COMPANY; MAY 29, 1996; VOLUME 857 PAGE 793, REAL PROPERTY RECORDS

INCLUDING 1.64 ACRES WITHIN FENCED RIGHT-OF-WAY OF BEAR CREEK ROAD

APPROXIMATE LOCATION OF CITY OF KERRVILLE EXTRA TERRITORIAL JURISDICTION BOUNDARY

APPROXIMATE LOCATION OF 100-YEAR FLOOD BOUNDARY

L. W. LONG
SURVEY NO. 138
ABSTRACT NO. 226

SCALE: 1" = 200'

- FENCEPOST
- FOUND POINT AS NOTED
- ⊙ SET 1/2" IRON STAKE
- X- FENCE LINE
- U- OVERHEAD UTILITY LINES
- P- PATENT SURVEY LINE
- FOUND COTTON SPINDLE IN PAVEMENT
- B- BUILDING SET-BACK LINES
- E- UTILITY EASEMENT LINES

RECORD CALLS SHOWN IN PARENTHESES

NOTE: BUILDING SET-BACKS ARE FIFTY (50) FT. FROM ALL PROPERTY LINES, EXCEPT ALONG BEAR CREEK ROAD AND THE NORTHEAST AND NORTHWEST LINES OF THE 189.00 ACRES, AS SHOWN HEREON, WHERE BUILDING SET-BACKS ARE ONE HUNDRED (100) FT.

NOTE: TWENTY (20) FT. WIDE UTILITY EASEMENTS ARE RESERVED ALONG ALL PROPERTY LINES, EXCEPT ALONG BEAR CREEK ROAD WHERE THERE IS AN EXISTING FIFTEEN (15) FT. WIDE UTILITY EASEMENT OF RECORD, AS SHOWN HEREON

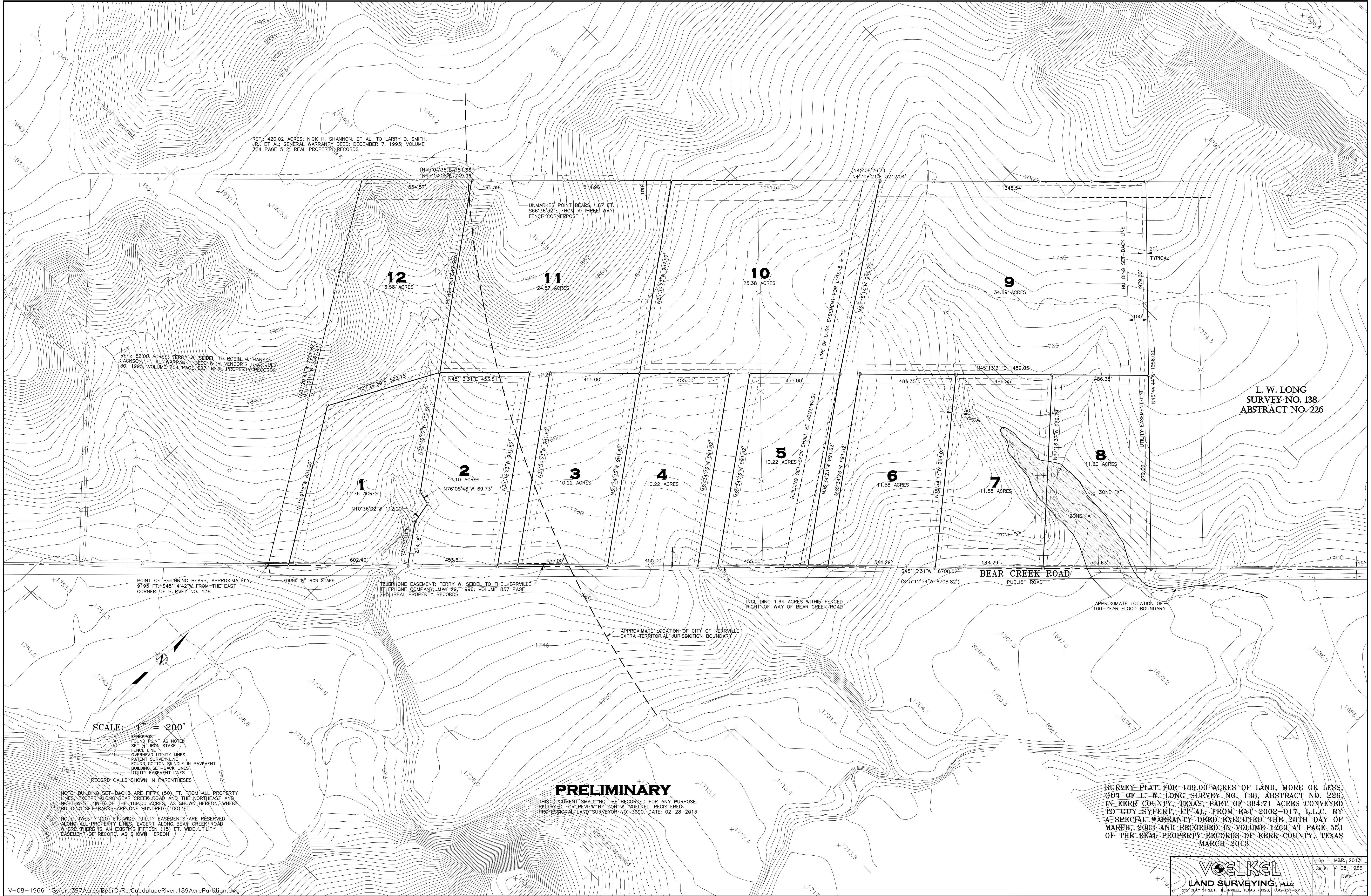
PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. RELEASED FOR REVIEW BY DON W. VOELKEL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3990, DATE: 02-28-2013

SURVEY PLAT FOR 189.00 ACRES OF LAND, MORE OR LESS, OUT OF L. W. LONG SURVEY NO. 138, ABSTRACT NO. 226, IN KERR COUNTY, TEXAS; PART OF 384.71 ACRES CONVEYED TO GUY SYFERT, ET AL, FROM EAT 2002-017, L.L.C. BY A SPECIAL WARRANTY DEED EXECUTED THE 28TH DAY OF MARCH, 2003 AND RECORDED IN VOLUME 1260 AT PAGE 551 OF THE REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS
MARCH 2013

VOELKEL
LAND SURVEYING, PLLC
212 CLAY STREET, KERRVILLE, TEXAS 78028, 830-257-3313

DATE: MAR. 2013
JOB NO: V-08-1966
BY: DWV
SHEET 01



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SHEET	67