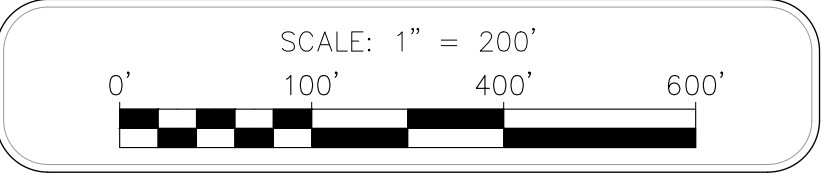


OBSERVED			RECORD		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 88°59'21" E	261.89	L1	N 88°57'35" E	261.48
L2	N 87°09'36" E	138.00	L2	N 87°56'47" E	137.99
L3	N 73°49'59" E	225.42	L3	N 74°45'51" E	225.42
L4	N 65°29'39" E	154.51	L4	N 66°28'36" E	154.51
L5	N 13°53'40" W	110.69	L5	N 13°06'04" W	111.64
L6	N 14°15'35" W	161.41	L6	N 13°21'45" W	162.06

**F. GRIMES SURVEY  
NO. 47  
ABSTRACT NO. 243**



**LEGEND**

- ⊙ TxDOT TYPE 1 CONCRETE MARKER
- ⊙ 1/2" IRON ROD FOUND
- ⊙ 4" WOOD FENCE POST
- ⊙ METAL FENCE POST FOUND
- ⊙ SET 1/2" IRON ROD CAPPED "MOS"
- ⊙ TxDOT BRASS DISK FOUND
- ⊙ SEPTIC
- △ ELECTRICAL OUTLET
- ⊙ FIRE HYDRANT
- ⊙ TELEPHONE PEDESTAL

DH DOG HOUSE  
CT CONCRETE TROUGH  
LPG LIQUID PROPANE GAS  
WT WATER TANK  
CF CLERK'S FILE  
CG COVERED  
COV COVERED  
D.R. DEED RECORDS OF KERR COUNTY  
GH GUEST HOUSE  
MH MAIN HOUSE  
NO NUMBER  
OB OFFICE BUILDING  
O.P.R. OFFICIAL PUBLIC RECORDS OF KERR COUNTY  
PC PACE  
SB STORAGE BUILDING  
VOL VOLUME  
WH WELL HOUSE

ASPHALT  
CONCRETE  
GRAVEL

ADJOINER LINE  
BOUNDARY LINE  
OVERHEAD POWER  
PIPE FENCE  
WIRE FENCE

**T. J. HIGGINBOTHAM SURVEY  
NO. 52  
ABSTRACT NO. 265**

**J. N. HOLCOMB SURVEY  
NO. 442  
ABSTRACT NO. 887**

**R. H. TOBIN SURVEY  
ABSTRACT NO. 594**

**258.880  
ACRES**

**B. A. TOBIN SURVEY  
NO. 320  
ABSTRACT NO. 1397**

**G. NICHOLS SURVEY  
NO. 56  
ABSTRACT NO. 445**

- GENERAL NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
  - DISTANCES SHOWN HEREON ARE GRID VALUES.
  - FIELD SURVEY COMPLETED 8-24-2022.
  - VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
  - DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

**PLAT SHOWING:** a 258.880 acre tract of land out of the T. J. Higginbotham Survey No. 52, Abstract No. 265, and the J. N. Holcomb Survey No. 442, Abstract No. 887, and the B. A. Tobin Survey No. 320, Abstract No. 1397, Blanco County, Texas, being all of a called 258.00 acre tract conveyed to Ronald Young and Darlene Young by Warranty Deed with Vendor's Lien, recorded in Volume 150, Page 265, Official Public Records of Blanco County, Texas.

**BOUNDARY SURVEY  
OF  
258.880 ACRES  
OUT OF THE  
T. J. HIGGINBOTHAM S-52, A-265  
AND THE  
J. N. HOLCOMB S-442, A-887  
AND THE  
B. A. TOBIN S-320, A-1397  
BLANCO COUNTY, TEXAS  
AUGUST 2022**

**MDS LAND SURVEYING COMPANY, INC.**  
ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION No. 10018600  
874 HARPER ROAD, SUITE 104 • KERRVILLE, TX 78628 • 830-418-1818  
JOB No. 22-402-01 SURVEYORS: JB/JX SHEET 1 OF 1

STATE OF TEXAS §  
COUNTY OF KERR §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 24th DAY OF AUGUST, 2022, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

*Jeff Boerner*  
JEFF BOERNER, RPLS  
# 4939  
TEXAS REGISTRATION NO.

