

SURVEYOR'S NOTE: BEARINGS ARE BASED ON THE SUBDIVISION PLAT OF ESTATES OF QUAIL RUN.

NOTE: THIS PLAT SHOWS THE LOCATION OF EASEMENTS, RESTRICTIONS, AND BUILDING SETBACK LINES AS SET FORTH IN SCHEDULE "B" OF TITLE COMMITMENT G.F. NO. 0281985TC AS FURNISHED BY SEGUIN TITLE COMPANY.



SCALE: 1" = 60'

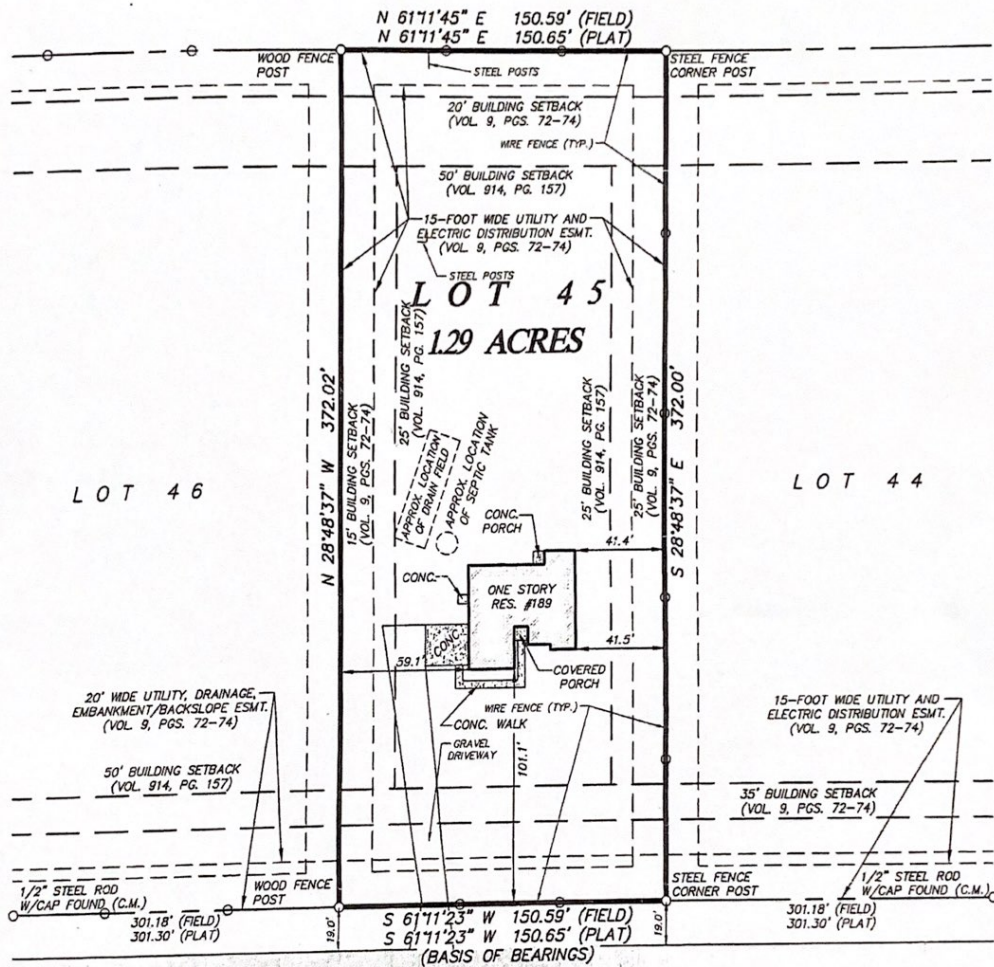
DEDICATION OF ROADS:
VOLUME 975, PAGE 546,
OFFICIAL PUBLIC RECORDS OF
WILSON COUNTY, TEXAS.

RESTRICTIVE COVENANTS:
VOLUME 914, PAGE 157,
VOLUME 957, PAGE 9,
OFFICIAL PUBLIC RECORDS OF
WILSON COUNTY, TEXAS.
VOLUME 8, PAGES 13-16,
VOLUME 9, PAGES 72-74,
MAP AND PLAT RECORDS
OF WILSON COUNTY, TEXAS.

EASEMENTS:
30' WIDE DRAINAGE EASEMENT CENTERED ON ALL NATURAL RUNOFF CHANNELS, CREEKS, OR SWALES UNLESS OTHERWISE NOTED AND A FLOATING 20' X 40' GUY WIRE EASEMENT AS REQUIRED BY THE ELECTRIC UTILITY, BOTH AS NOTED ON THE PLAT RECORDED IN VOLUME 9, PAGES 72-74, MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

HICKORY HILL SUBDIVISION
VOLUME 4, PAGES 9-11

LEGEND:
C.M. - CONTROLLING MONUMENT



SURVEY PREPARED FOR:
BUYER: DWAYNE A. HERRERA

PLAT SHOWING:
LOT 45, ESTATES OF QUAIL
RUN SUBDIVISION, WILSON
COUNTY, TEXAS.
189 CHAMPIONS BLVD.

Reference:
VOLUME 9, PAGES 72-74,
MAP AND PLAT RECORDS OF
WILSON COUNTY, TEXAS.



PREPARED BY:
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STATE OF TEXAS
COUNTY OF WILSON

I HEREBY STATE THAT THE ABOVE PLAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

This 13TH day of NOVEMBER, 2014 A.D.

Jeffrey B. Berger
JEFFREY B. BERGER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5558
FILE NAME: BLS14261_FINAL.DWG Job No. BLS14261