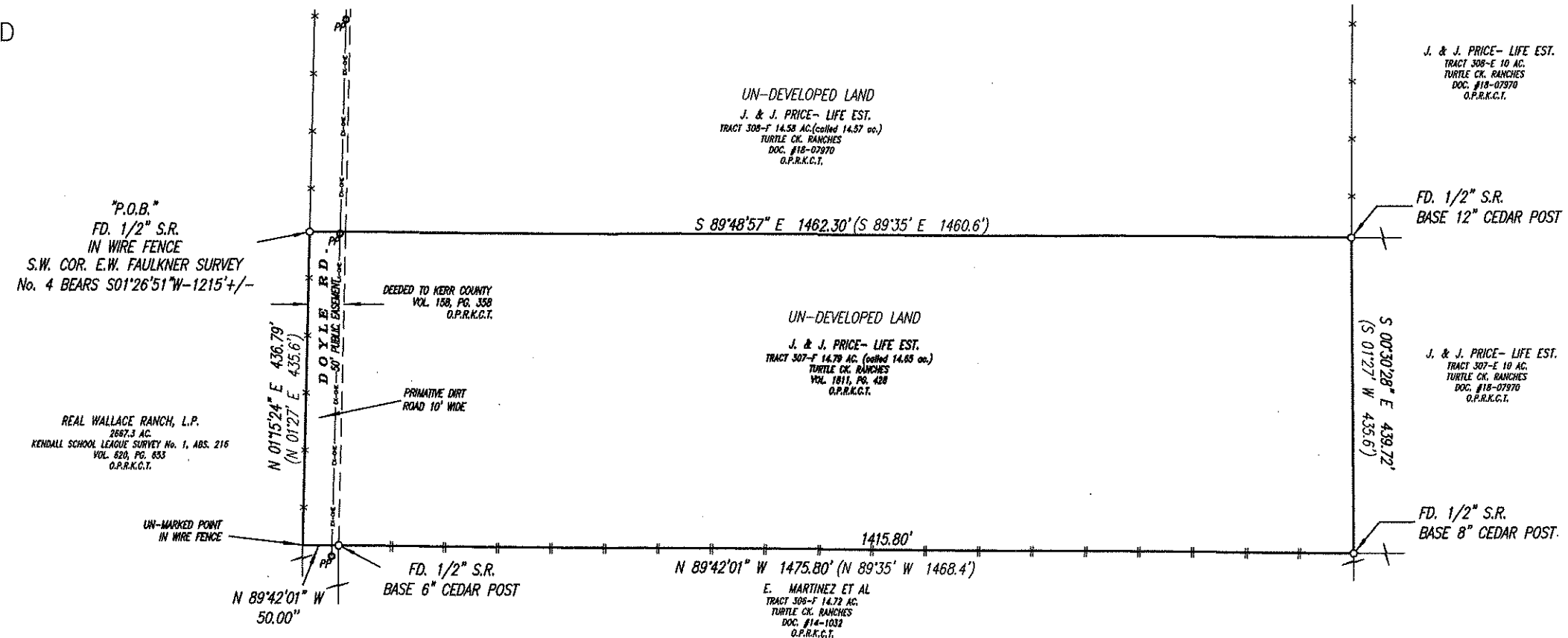


VICINITY MAP  
Not to Scale  
SOURCE: KERRVILLE GIS



SCALE: 1"=200'

\* LEGEND \*

- PROPERTY CORNERS ARE AS SHOWN HEREON
- PP ○ UTILITY POLE
- (COURSE VALUE PER RECORD DEED CALLS O.P.R.K.C.T.)
- PROPERTY LINE \_\_\_\_\_
- EASEMENT LINE - - - - -
- BARBED WIRE FENCE - X - X - X -
- OVERHEAD ELECTRIC LINE - - - - -
- GAME FENCE || - - - - ||

LAND TITLE SURVEY

TRACT 307-F  
"TURTLE CREEK RANCHES"  
AN UN-RECORDED RURAL SUBDIVISION  
within KERR COUNTY, TEXAS

\* SURVEYOR'S CERTIFICATION \*

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF TEXAS, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND RELATIVE BEARINGS ARE CORRECT AS SHOWN, ALL EASEMENTS AND RIGHTS OF WAY OF RECORD ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS, EXCEPT AS NOTED HEREON.

DATED: MAY 11, 2021

*[Signature]*

R.Scott McClintock, Sr., R.P.L.S.  
Registration No. 5907



\* 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, SOUTH CENTRAL ZONE. CORRECTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
2. THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
3. ALL DISTANCES TO STRUCTURES ARE TAKEN PERPENDICULAR FROM LOT LINES.
4. THIS TRACT LIES WITHIN THE BOUNDARIES OF A FLOOD HAZARD AREA DESIGNATED AS "ZONE X UNSHADED" AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #48265C0450F EFFECTIVE 03/03/2011. THIS IS AN AREA OF MINIMAL FLOOD HAZARD.
5. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, 1/E, 1680.61' (1680.00').
6. THIS SURVEY WAS PREPARED FOR KERR COUNTY ABSTRACT AND TITLE COMPANY 712 EARL GARRETT, KERRVILLE, TX 78028 AND SHOULD ONLY BE USED FOR A SINGLE PROPERTY TRANSACTION. THIS SURVEY WAS PERFORMED FOR A SINGLE CONVEYANCE OF THE SUBJECT PROPERTY FOR THE EXCLUSIVE USE OF THE PARTIES OF THE SAID TRANSACTION AND IS NOT INTENDED FOR USE BY OTHER PARTIES IN THE FUTURE. USE OF THIS PRODUCT BY OTHERS WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR IS A VIOLATION OF U.S. COPYRIGHT LAW.

THIS SURVEY WAS CONDUCTED ACCORDING TO INFORMATION PROVIDED IN COMMITMENT FOR TITLE INSURANCE FILE NUMBER GF #44763 EFFECTIVE 05/06/2021. BUYER(S): HAI DUONG & MARIA GUADALUPE DUONG  
THIS PLAT CERTIFICATION EXPIRES JUNE 31, 2021 BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND MAY 4, 2021 THIS DRAWING IS THE COMPANION TO WRITTEN FIELD NOTES.

**WELLBORN**  
ENGINEERING &  
SURVEYING

631 WATER STREET  
KERRVILLE, TX 78028  
830-217-7100  
wellbornengineering.com  
FIRM# 10194410  
T.B.P.E.L.S.

PROJECT: WES: 21-080	SCALE: 1" = 200'	FIELD: RSM	DRAFTING: RSM	CHECKED: RSM
LAST FIELD VISIT: 05.04.2021			SHEET NO. 1 of 1	
LAST DRAFT REVISION: 05.11.2021				