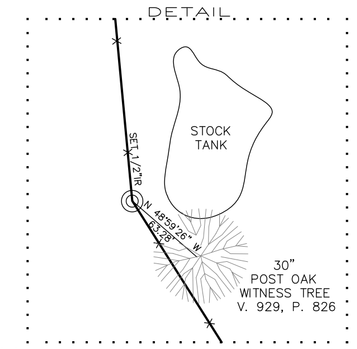
SCALE: 1" = 200'
RE: FIELD NOTE DESCRIPTION

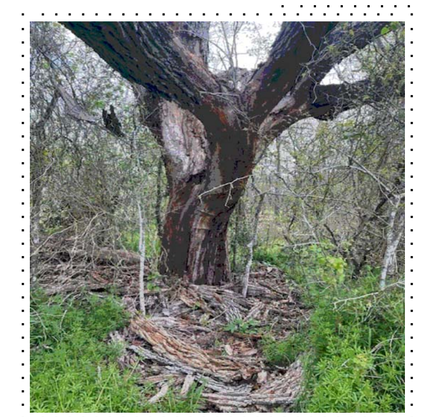
NOTE: SET 1/2" IRON PINS HAVE YELLOW PLASTIC CAP STAMPED "BASELINE CORP."

BEARING SOURCE TEXAS COORDINATE SYSTEM NAD 83 (2011) SOUTH CENTRAL ZONE

CURVE DATA "A"
A = 16°15'56"
L = 306.73'
R = 2804.92'
T = 153.52'
CH = N 55°06'57"E 306.58'

DETAIL




WITNESS TREE

WITNESS TREE

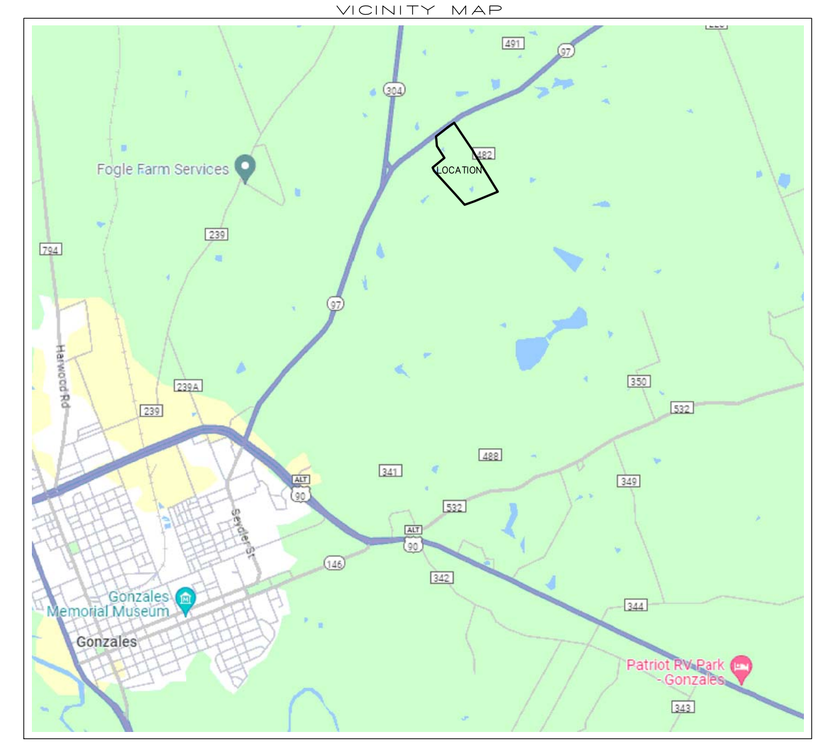
SURVEYORS NOTES:

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (EPOCH 2010.00) USING THE LEICA SMARTNET NETWORK. ALL DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00014. UNITS: U.S. SURVEY FEET.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION III LAND TITLE SURVEY.

VICINITY MAP



I, PAYTON C. JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND AND UNDER MY SUPERVISION.

03-19-2024

PAYTON C. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6961
BASELINE | DCCM
TxSURV F-10030200
PJOHNSON@BASELINESURVEYORS.NET
RACHEL YARABECK
JOB NO. 2400000094

REVISIONS

PLAT OF 6 TRACTS OF LAND CONTAINING A TOTAL OF 88.765 ACRES, BEING A PORTION OF THAT TRACT CALLED 90 ACRES, CONVEYED TO SHERI LYNN WATSON AND RACHEL NICOLE YARABECK, BY DEED RECORDED IN VOLUME 1272, PAGE 642, FURTHER DESCRIBED IN VOLUME 929, PAGE 826, SAID 90 ACRES BEING OUT OF THE ANDREW ZUMWALT 3/4 LEAGUE AND LABOR GONZALES COUNTY, TEXAS.

BASELINE
DCCM
Baseline Corporation | TxSurv F-10030200
114 North Austin Street, Seguin, TX 78155
830.372.1001 | BaselineSurveyors.net

J.L.G.
DRAWN BY:

H.A.K.
CHECKED BY:

H.A.K.
APPROVED BY:

MARCH 6, 2024
DATE:

SHEET: 1
OF: 1