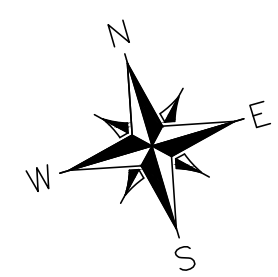


SURVEY SHOWING A 51.73 ACRE TRACT OF LAND SITUATED IN THE PETER WOODS SURVEY NO. 274, ABSTRACT NO. 1291 AND A. DECHERT SURVEY NO. 274, ABSTRACT NO. 1287, KENDALL COUNTY, TEXAS AND BEING OUT OF A CALLED 63.3 ACRE TRACT OF LAND RECORDED IN VOLUME 336, PAGE 577, DEED RECORDS, KENDALL COUNTY, TEXAS



**LEGEND**

( )	RECORD CALL PER PLAT
○	SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
⊙	SET 3/4" IRON ROD W/ A YELLOW "WCR" PLASTIC WASHER
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
⊙	FOUND 5/8" IRON ROD
⊙	FOUND 3" METAL FENCE POST
⊙	FOUND IRON ROD W/ A PURPLE "RICHMAN CORNER" PLASTIC CAP
⊙	FOUND FENCE POST (MATERIAL AND DIAMETER NOTED ON PLAT)
⊙	POWER POLE
⊙	GUY WIRE
⊙	PROpane TANK
⊙	KEY PAD
⊙	A/C PAD
⊙	WIRE FENCE
⊙	OVERHEAD ELECTRIC
⊙	OVERHEAD ELECTRIC/COMMUNICATION

1" = 100'

GOODE-DAVISON REVOCABLE TRUST DATED SEPTEMBER 5, 2017 CALLED 1,318 ACRES VOL. 1603 PG. 234 OFFICIAL RECORDS

GOODE-DAVISON REVOCABLE TRUST DATED SEPTEMBER 5, 2017 CALLED 51.9 ACRES VOL. 1603 PG. 234 OFFICIAL RECORDS

(SURVEYED AS 12.00 ACRES THIS DAY) THAD AND GWEN RISINGER PART OF CALLED 63.3 ACRES VOL. 336 PG. 577 DEED RECORDS

PATRICIA RYAN CALLED 71.83 ACRES VOL. 996 PG. 1020 OFFICIAL PUBLIC RECORDS

PETER WOODS SURVEY NO. 274 ABSTRACT NO. 1291

A. DECHERT SURVEY NO. 274 ABSTRACT NO. 1287

51.73 ACRES THAD AND GWEN RISINGER PART OF CALLED 63.3 ACRES VOL. 336 PG. 577 DEED RECORDS

PATRICIA RYAN CALLED 71.83 ACRES VOL. 996 PG. 1020 OFFICIAL PUBLIC RECORDS

CHRIS A. HALE CALLED 332.5 ACRES VOL. 346 PG. 542 DEED RECORDS

LAZY B HOLDINGS, LLC CALLED 1,446.923 ACRES VOL. 1241 PG. 757 OFFICIAL PUBLIC RECORDS

MICHAEL C. DORRIS CALLED 110.4 ACRES VOL. 1302 PG. 509 OFFICIAL RECORDS

- GENERAL SURVEY NOTES**
- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
  - 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, COVENANTS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
  - 3) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, ZONING ORDINANCES AND DEVELOPMENT RULES AND REGULATIONS, SHALL BE CONFIRMED BY THE HOME OWNERS ASSOCIATION, ARCHITECTURAL CONTROL COMMITTEE, LANDOWNER, DEVELOPER, BUILDER, CONTRACTOR AND/OR CONTROLLING GOVERNMENTAL JURISDICTION BEFORE ANY PLANNING OR CONSTRUCTION. THE SURVEYOR DID NOT RESEARCH COVENANTS, CONDITIONS AND RESTRICTIONS.
  - 4) ONLY APPARENT UTILITIES WERE LOCATED, SHOWN AND IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITIES. FOR INFORMATION REGARDING UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY. IRRIGATION VALVES, SPRINKLER HEADS AND LANDSCAPE LIGHTING AND OUTLETS, IF ANY, NOT SHOWN HEREON NOR LOCATED BY THIS SURVEY.
  - 5) EXISTING FENCES AROUND BOUNDARY MAY ACTUALLY MEANDER BACK AND FORTH GENERALLY ALONG AND NOT NECESSARILY ON LINE. DIMENSIONAL TIES, IF SHOWN, ARE WHERE FENCES WERE MEASURED. INTERIOR FENCES, IF ANY, NOT LOCATED NOR SHOWN HEREON. THERE ARE GATES IN BOUNDARY FENCE AT VARIOUS PLACES.
  - 6) LOCATIONS AND CONFIGURATIONS OF ANY ORIGINAL PATENTS SHOWN ON OR ADJOINING THIS TRACT AND ADJACENTS CONTAINED WITHIN ARE APPROXIMATE. ORIGINAL PATENTS WERE NOT RESEARCHED OR LOCATED ON THE GROUND. PATENT PROBLEMS AND/OR CONFLICTS MAY EXIST.
  - 7) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
  - 8) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF IMPROVEMENTS EXCEPT AS SHOWN HEREON.

10/01/2023

CHRISTOPHER JURICA  
REGISTERED PROFESSIONAL LAND SURVEYOR #6344  
CHRIS@WCRLANDSURVEYING.COM 830-833-3010

**WCR LAND SURVEYING**  
P.O. BOX 481 BLANCO, TX 78606  
830-833-3010 OR @WCRLANDSURVEYING.COM  
TIFEX&LS FIRM #10194135

JOB NO.: 2206-23  
DRAWN BY: CJJ  
CHECKED BY: CJJ  
SHEET: 1 OF 1

