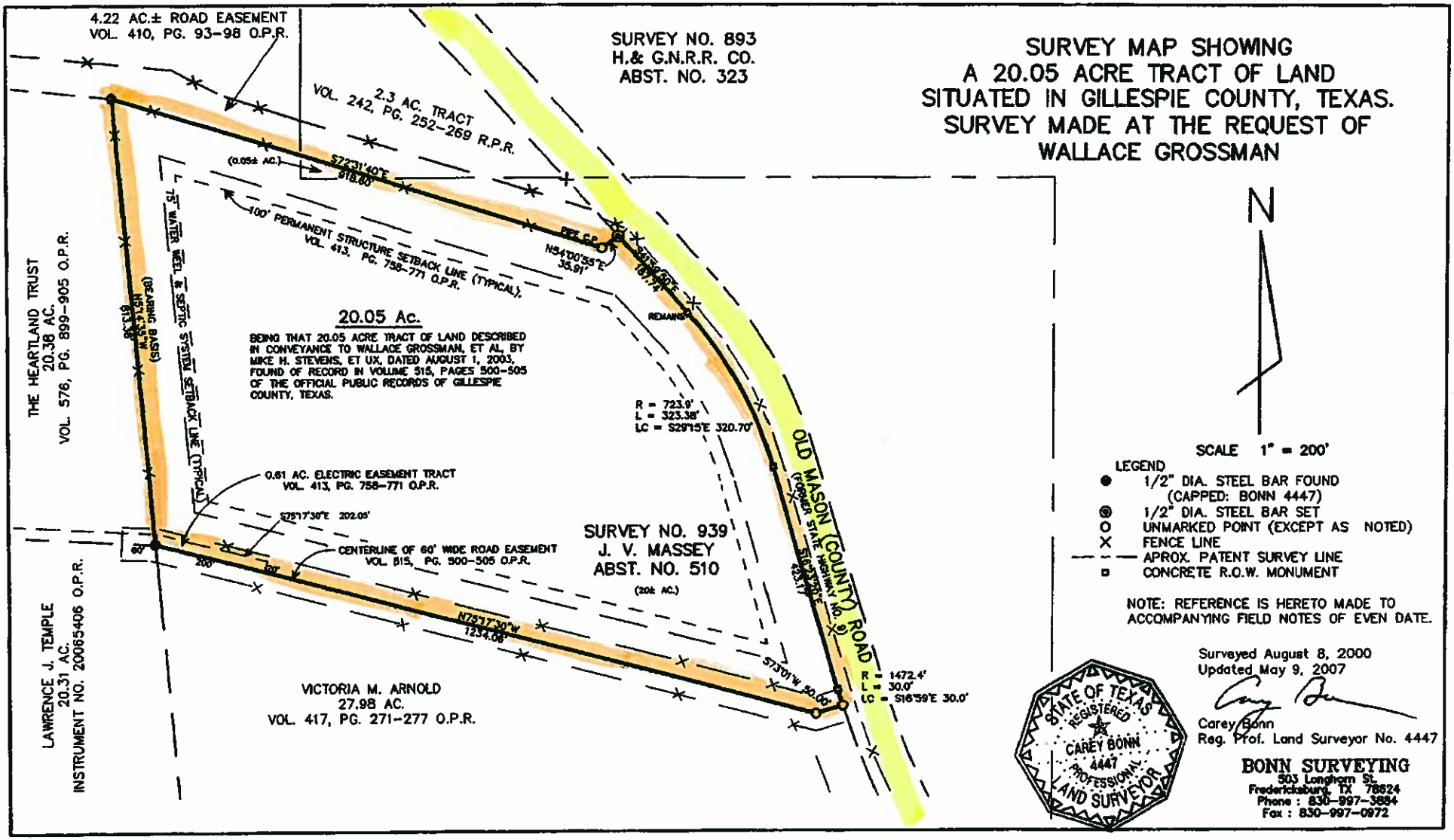
SURVEY MAP SHOWING
A 20.05 ACRE TRACT OF LAND
SITUATED IN GILLESPIE COUNTY, TEXAS.
SURVEY MADE AT THE REQUEST OF
WALLACE GROSSMAN
N
SCALE 1" = 200'
LEGEND
1/2" DIA. STEEL BAR FOUND (CAPPED: BONN 4447)
1/2" DIA. STEEL BAR SET
UNMARKED POINT (EXCEPT AS NOTED)
FENCE LINE
APROX. PATENT SURVEY LINE
CONCRETE R.O.W. MONUMENT
NOTE: REFERENCE IS HERETO MADE TO ACCOMPANYING FIELD NOTES OF EVEN DATE.
Surveyed August 8, 2000
Updated May 9, 2007
Carey Bonn
Reg. Prof. Land Surveyor No. 4447
BONN SURVEYING
503 Longhorn St.
Fredericksburg, TX 78624
Phone : 830-997-3884
Fax : 830-997-0972
STATE OF TEXAS
REGISTERED
CAREY BONN
4447
PROFESSIONAL
LAND SURVEYOR
4.22 AC.± ROAD EASEMENT
VOL. 410, PG. 93-98 O.P.R.
SURVEY NO. 893
H.& G.N.R.R. CO.
ABST. NO. 323
2.3 AC. TRACT
VOL. 242, PG. 252-269 R.P.R.
(0.05± AC.)
S72°31'40"E
918.60'
100' PERMANENT STRUCTURE SETBACK LINE (TYPICAL),
VOL. 413, PG. 758-771 O.P.R.
PIPE C.P.
N54°00'55"E
35.91'
REMAINS
20.05 Ac.
BEING THAT 20.05 ACRE TRACT OF LAND DESCRIBED IN CONVEYANCE TO WALLACE GROSSMAN, ET AL, BY MIKE H. STEVENS, ET UX, DATED AUGUST 1, 2003, FOUND OF RECORD IN VOLUME 515, PAGES 500-505 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.
THE HEARTLAND TRUST
20.38 AC.
VOL. 576, PG. 899-905 O.P.R.
75' WATER WELL & SEPTIC SYSTEM SETBACK LINE (TYPICAL)
(BEARING BASIS)
N51°14'35"W
813.38'
R = 723.9'
L = 323.38'
LC = S29°15'E 320.70'
OLD MASON (COUNTY) ROAD
(FORMER STATE HIGHWAY NO. 9)
0.61 AC. ELECTRIC EASEMENT TRACT
VOL. 413, PG. 758-771 O.P.R.
S75°17'30"E 202.05'
CENTERLINE OF 60' WIDE ROAD EASEMENT
VOL. 515, PG. 500-505 O.P.R.
SURVEY NO. 939
J. V. MASSEY
ABST. NO. 510
(20± AC.)
N75°17'30"W
1234.06'
S73°01'W 50.00'
R = 1472.4'
L = 30.0'
LC = S16°59'E 30.0'
VICTORIA M. ARNOLD
27.98 AC.
VOL. 417, PG. 271-277 O.P.R.
LAWRENCE J. TEMPLE
20.31 AC.
INSTRUMENT NO. 20065406 O.P.R.