



Scale: 1" = 100'



#### SYMBOL LEGEND

- /// EDGE OF ASPHALT
- x- WIRE FENCE
- FOUND SURVEY MONUMENT

COUNTY ROAD 124  
(60' R.O.W.)

FND  $\frac{1}{2}$ " I.R.  
W/TPS CAP

20' D.E. & EMBANKMENT  
BACKSLOPE EASEMENT

L1

2.5'  
30' U.E.  
15' B.L.  
VARIABLE WIDTH  
DRAINAGE  
EASEMENT (D.E.)

LOT 22

S 59°29'27" E 988.93'  
15' B.L./U.E.

LOT 23  
(3.40 ACRES)

N 59°29'27" W 988.67'  
15' B.L./U.E.

LOT 24

#### BOUNDARY SURVEY

PER TITLE COMMITMENT DATED JUNE 30, 2023

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
FIRST AMERICAN TITLE INSURANCE COMPANY  
G.F. NO.: TA-23-3711E  
EFFECTIVE DATE: JUNE 30, 2023

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE  
FOLLOWING ITEM(S) LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

10c) EASEMENT TO PICOSA WATER SUPPLY CORPORATION PER VOL. 935,  
PG. 474, D.R.W.C.T. (BLANKET)

FLORESVILLE GREEN ACRES  
BLOCK 1, PHASE TWO  
VOL. C, PGS. 321-325  
P.R.W.C.T.

ANNABEL D. GARCIA, ET AL  
CALLED 64.89 ACRES  
VOL. 2057, PG. 443  
O.R.W.C.T.

FND  $\frac{1}{2}$ " I.R.  
W/TPS CAP

L2

FND  $\frac{1}{2}$ " I.R.  
W/TPS CAP

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE  
GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF  
SURVEY.

#### GENERAL NOTES:

1. SUBJECT TRACT IS NOT LOCATED WITHIN ANY CITY LIMITS OR  
EXTRA-TERRITORIAL JURISDICTIONS.

PROJECT	33081_LOT 23
FIELD DATE	05-23-2024
DRAWN BY	CSP
CHECKED BY	TNK
FIELD CREW	JN/JL
REV 1	—
REV 2	—
REV 3	—
REV 4	—

PURCHASER: .....  
ADDRESS: ..... COUNTY ROAD 124, FLORESVILLE, TX, 78114  
SURVEY: ..... FRANCISCO FLORES, A - 10  
SUBJECT: ..... LOT 23, BLOCK 1  
SUBDIVISION: ..... FLORESVILLE GREEN ACRES, PHASE TWO  
RECORDING: ..... VOLUME C, PAGES 321-325, PLAT RECORDS  
COUNTY: ..... WILSON

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100  
YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL  
NO. 48493C0275D, HAVING AN EFFECTIVE DATE OF 07-19-2023.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE  
GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO  
THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE  
COORDINATE SYSTEM, SOUTH CENTRAL ZONE, U.S. SURVEY FEET.

Carey A. Johnson  
Registered Professional Land Surveyor No. 6524

