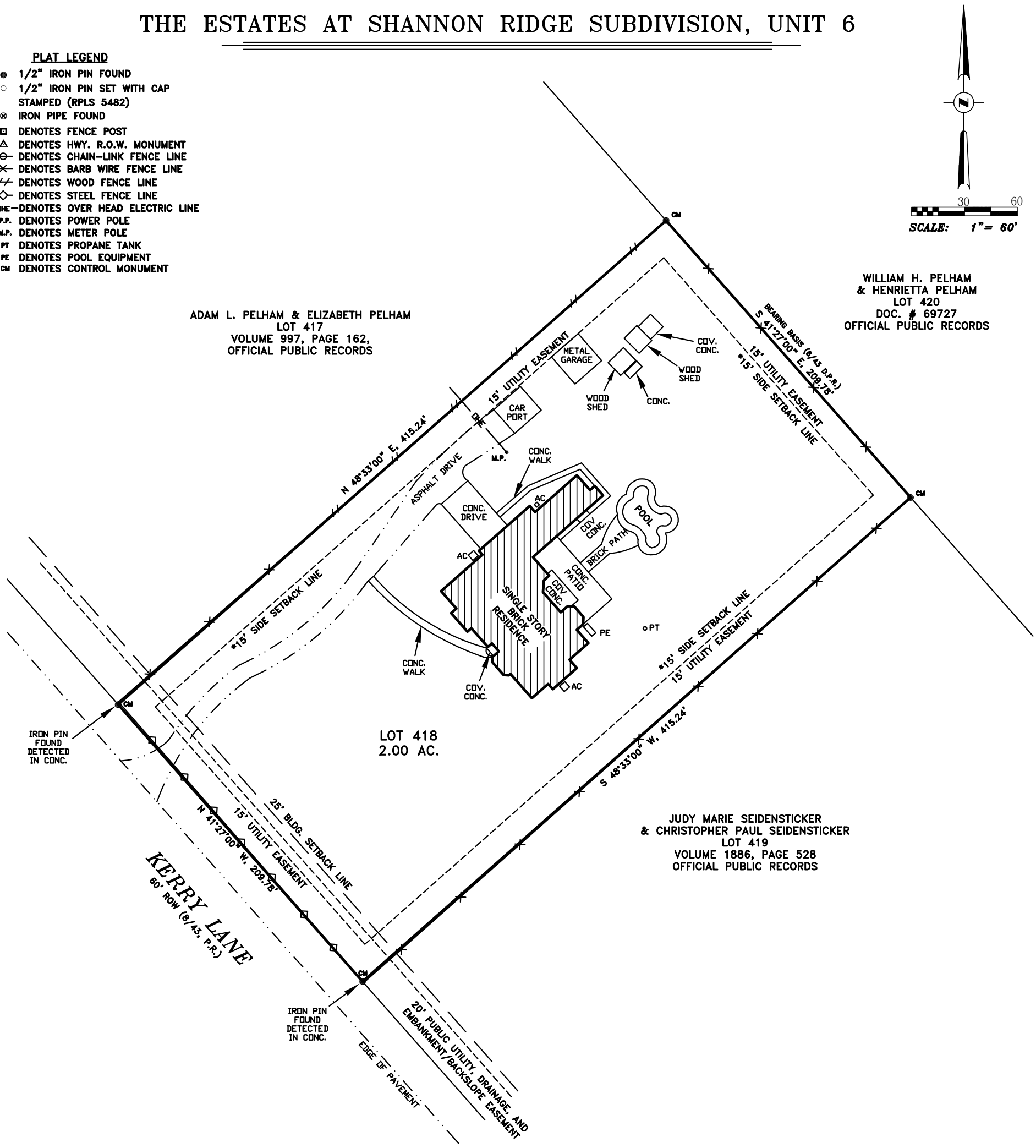
THE ESTATES AT SHANNON RIDGE SUBDIVISION, UNIT 6

PLAT LEGEND

- ● 1/2" IRON PIN FOUND
- ○ 1/2" IRON PIN SET WITH CAP STAMPED (RPLS 5482)
- ⊗ IRON PIPE FOUND
- ⊡ DENOTES FENCE POST
- △ DENOTES HWY. R.O.W. MONUMENT
- —o— DENOTES CHAIN–LINK FENCE LINE
- —x— DENOTES BARB WIRE FENCE LINE
- —//— DENOTES WOOD FENCE LINE
- —◇— DENOTES STEEL FENCE LINE
- —OHE— DENOTES OVER HEAD ELECTRIC LINE
- P.P. DENOTES POWER POLE
- M.P. DENOTES METER POLE
- PT DENOTES PROPANE TANK
- PE DENOTES POOL EQUIPMENT
- CM DENOTES CONTROL MONUMENT



BUYER: CHRISTOPHER HAMLIN AND ORALIA HAMLIN

LOT 418

SUBDIVISION THE ESTATES AT SHANNON RIDGE SUBDIVISION, UNIT 6

VOLUME 8 PAGE 43 DEED AND PLAT RECORDS

ADDRESS: 306 KERRY LANE

WILSON COUNTY, TEXAS.

SURVEY FOR TITLE EXPRESS . (G.F.) REFERENCE: W–2024–05–0258

*RESTRICTIONS: VOLUME 992, PAGE 870, OFFICIAL RECORDS

NOTES:

EASEMENT TO COMAL POWER COMPANY,
VOLUME 143, PAGE 185, DEED RECORDS.

EASEMENT TO COMAL POWER COMPANY,
VOLUME 144, PAGE 126, DEED RECORDS.

RIGHT–OF–WAY TO MAGNOLIA GAS COMPANY,
VOLUME 156, PAGE 377, DEED RECORDS.

RIGHT–OF–WAY TO MAGNOLIA GAS COMPANY,
VOLUME 156, PAGE 378, DEED RECORDS.

RIGHT–OF–WAY TO MAGNOLIA PETROLEUM COMPANY,
VOLUME 195, PAGE 363, DEED RECORDS.

RIGHT–OF–WAY TO OAK HILLS WATER SUPPLY CORP.,
VOLUME 505, PAGE 464, DEED RECORDS.

RIGHT–OF–WAY TO OAK HILLS WATER SUPPLY CORP.,
VOLUME 505, PAGE 466, DEED RECORDS

ALL BEARING AND DISTANCES CORRESPOND TO RECORDED PLAT BEARING AND DISTANCES OF THE ESTATES AT SHANNON RIDGE SUBDIVISION, UNIT 6

30' DRAINAGE EASEMENT CENTERED ON ALL NATURAL RUNOFF CHANNELS, CREEKS. OR SWALES AS NOTED ON RECORDED SUBDIVISION PLAT.

40' X 20' FLOATING GUY WIRE EASEMENT AS NOTED ON RECORDED SUBDIVISION PLAT.

MARTINEZ
SURVEYING & MAPPING CO
FIRM # 101822–00
P.O. BOX 17971
SAN ANTONIO, TX, 78217
(210) 829–4244

STATE OF TEXAS
COUNTY OF WILSON

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible easements or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all pins have been located as indicated above on the date on this plat.

STATE OF TEXAS REGISTERED REYNALDO MARTINEZ JR. 5482 PROFESSIONAL LAND SURVEYOR

This 23RD day of MAY, 20 24 A.D.

REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482

JOB No. 24–5–29