

SURVEY SHOWING LOT 8, RIVER BEND RANCH  
RECORDED IN VOLUME 1, PAGE 189, PLAT  
RECORDS, BLANCO COUNTY, TEXAS.

GENERAL SURVEY NOTES

- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
- 2) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY WFG NATIONAL TITLE INSURANCE CO., G.F. NUMBER 2018034, EFFECTIVE DATE OF FEBRUARY 8, 2018, ISSUED DATE OF FEBRUARY 21, 2018, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES, ENCUMBRANCES, EASEMENTS, SETBACKS, RESTRICTIONS, COVENANTS, ZONING OR LAND USE REGULATIONS STIPULATED THEREIN (SEE SCHEDULE B). THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 3) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, PLAT RESTRICTIONS, DEED RESTRICTIONS AND ZONING ORDINANCES, IF ANY, SHOULD BE CONFIRMED BY THE HOME OWNERS ASSOCIATION, LANDOWNER AND/OR THE ARCHITECTURAL CONTROL COMMITTEE BEFORE ANY PLANNING OR CONSTRUCTION.
- 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.
- 5) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

TODD ROGERS & ERIN ROGERS  
CALLED 153.74 ACRES  
VOL. 488 PG. 692  
OFFICIAL PUBLIC RECORDS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND AND THAT THIS PLAT CORRECTLY  
REPRESENTS THE FACTS FOUND AT THE TIME OF  
THIS SURVEY.

  
02/22/2018  
CHRISTOPHER JURICA  
REGISTERED PROFESSIONAL LAND SURVEYOR #6344  
RPLS6344@GMAIL.COM 512-618-7672

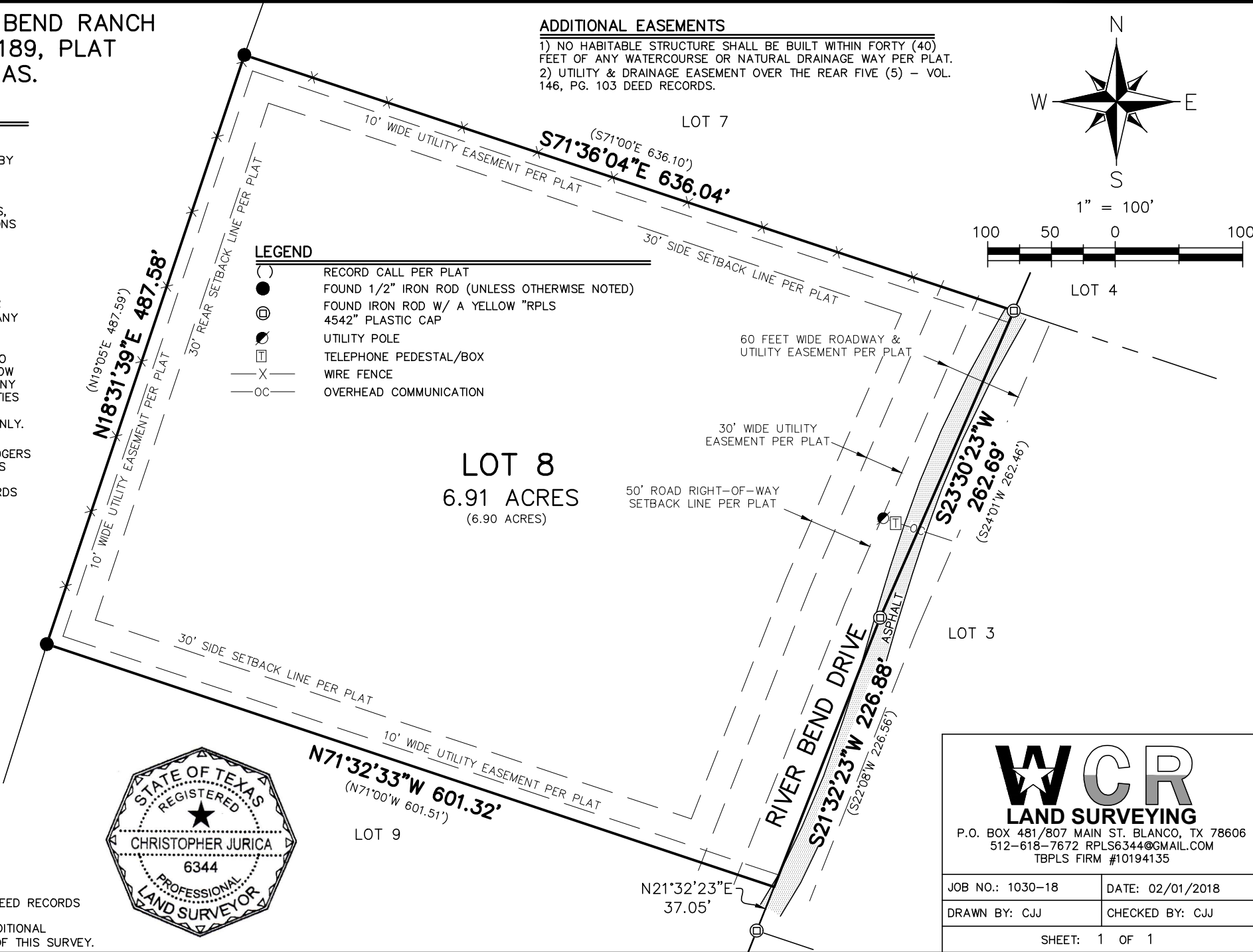
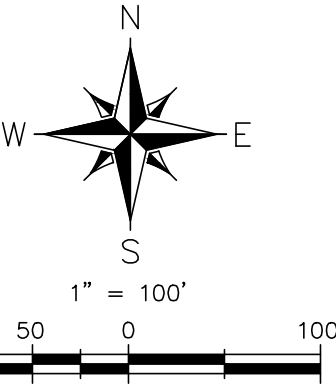
SCHEDULE B RECORDED EXCEPTION DOCUMENTS


1. RESTRICTIVE COVENANTS
- VOL. 1, PG. 189-190 PLAT RECORDS
- VOL. 145, PG. 395 DEED RECORDS
- VOL. 146, PG. 103 DEED RECORDS
- 10.a. VOL. 66, PG. 595 DEED RECORDS (UNK)
- 10.b. VOL. 66, PG. 595 DEED RECORDS (UNK)
- 10.c. VOL. 72, PG. 567 DEED RECORDS (UNK)
- 10.d. VOL. 147, PG. 732 DEED RECORDS
- 10.e. VOL. 147, PG. 798 DEED RECORDS
- 10.f. VOL. 149, PG. 52 OFFICIAL PUBLIC RECORDS
- 10.g. VOL. 204, PG. 184 OFFICIAL PUBLIC RECORDS
- 10.h. VOL. 1, PG. 189-190 PLAT RECORDS
- VOL. 10.i. 145, PG. 395 DEED RECORDS & VOL. 146, PG. 103 DEED RECORDS
- \*DNA - DOES NOT APPLY TO SUBJECT TRACT
- \*UNK - UNKNOWN IF APPLIES TO SUBJECT TRACT WITHOUT ADDITIONAL RESEARCH AND/OR FIELDWORK WHICH IS OUTSIDE THE SCOPE OF THIS SURVEY.



ADDITIONAL EASEMENTS

- 1) NO HABITABLE STRUCTURE SHALL BE BUILT WITHIN FORTY (40) FEET OF ANY WATERCOURSE OR NATURAL DRAINAGE WAY PER PLAT.
- 2) UTILITY & DRAINAGE EASEMENT OVER THE REAR FIVE (5) - VOL. 146, PG. 103 DEED RECORDS.





**WCR**  
LAND SURVEYING

P.O. BOX 481/807 MAIN ST. BLANCO, TX 78606  
512-618-7672 RPLS6344@GMAIL.COM  
TBPLS FIRM #10194135

JOB NO.: 1030-18	DATE: 02/01/2018
DRAWN BY: CJJ	CHECKED BY: CJJ
SHEET: 1 OF 1	