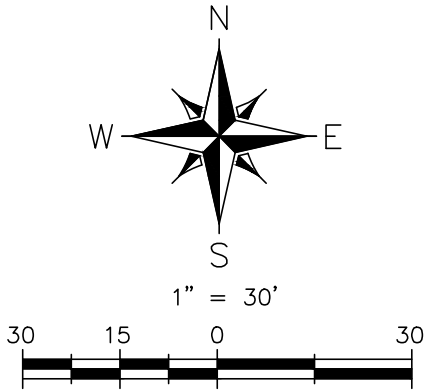


SURVEY SHOWING A 0.42 ACRE TRACT OF LAND SITUATED IN THE HORACE EGGLESTON SURVEY NO. 24, ABSTRACT NO. 1, BLANCO COUNTY, TEXAS AND BEING OUT OF A CALLED 0.86 ACRE TRACT OF LAND RECORDED IN VOLUME 157, PAGE 4, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS

JAMES BARBE AND JULIE MANN
CALLED 1.02 ACRES
DOC. NO. 190367
OFFICIAL PUBLIC RECORDS

LEGEND	
()	RECORD CALL PER VOLUME 157, PAGE 4 OFFICIAL PUBLIC RECORDS
○	SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
⊗	FOUND CHAIN-LINK FENCE POST
⊘	POWER POLE
→	GUY WIRE
⊙	WELL
⊙	WATER METER
⊙	A/C PAD
—X—	WIRE FENCE
—◇—	CHAIN-LINK FENCE
—OE—	OVERHEAD ELECTRIC
—OEC—	OVERHEAD ELECTRIC/COMMUNICATION
—OC—	OVERHEAD COMMUNICATION



LOT 11
WEBER SUBDIVISION
VOL. 1 PG. 220
PLAT RECORDS

DORIS J. PHIPPS AND ROY H. PHIPPS
REMAINDER OF CALLED 0.86 ACRES
VOL. 157 PG. 4
OFFICIAL PUBLIC RECORDS

FOUND 4" WOOD FENCE
POST CUT AT GROUND

SHED

S70°43'15"E 147.49'

ROY H. AND DORRIS J. PHIPPS
CALLED 30,585 SQ. FT.
VOL. 90 PG. 639
DEED RECORDS

0.42 ACRES

N19°03'18"E 130.05'

S70°39'52"E 140.46'

METER POLE

SHED

SHED

CARPORT

GRAVEL

STEPS

WOOD DECK & STEPS

MOBILE HOME

BRICK PAVEMENT WALK

WOOD DECK & STEPS

FOUND 6" WOOD FENCE POST

POINT OF BEGINNING

GENERAL SURVEY NOTES

- 1) THIS SURVEY WAS PREPARED AT THE REQUEST OF BRAD PHIPPS AND WAS NOT PRESENTED TO ANY GOVERNMENTAL AGENCY OR STAFF FOR THEIR REVIEW REGARDING CONFORMANCE TO THE CITY OF BLANCO RULES AND REGULATIONS REGARDING PROPERTY DIVISION. THIS SURVEY IS SUBJECT TO THE CITY OF BLANCO SUBDIVISION RULES AND REGULATIONS.
- 2) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
- 3) THIS SURVEY WAS DONE 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.
- 4) 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.
- 5) 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 AND SPRINKLER HEADS, IF ANY, NOT LOCATED BY THIS SURVEY OR SHOWN HEREON.
- 6) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 7) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.

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.



05/25/2019

CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEYOR #6344
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WCR
LAND SURVEYING
P.O. BOX 481 BLANCO, TX 78606
512-618-7672 RPLS6344@GMAIL.COM
TBPLS FIRM #10194135

JOB NO.: 1140-19 DATE: 05/08/2019

DRAWN BY: CJJ CHECKED BY: CJJ

SHEET: 1 OF 1