

JAKE GAUTREAU
(TO BE DETERMINED) AXIS COVE
BLANCO, TEXAS

SURVEY OF LOT 118D, A REPLAT OF LOT NOS. COMMON RESERVE "E-1" AND 118C RANCHES OF BRUSHY TOP, ACCORDING TO PLAT RECORDED IN VOLUME 3, PAGES 116 - 118, PLAT RECORDS, BLANCO COUNTY, TEXAS.

Flood Statement: According to the Flood Insurance Rate Map (FIRM) No. 448031C0130C dated FEBRUARY 06, 1991, Panel Not Printed.

COMMITMENT FOR TITLE INSURANCE:
ISSUED BY: STEWART TITLE GUARANTY COMPANY
G.F. NO. 2018322
EFFECTIVE DATE: NOVEMBER 15, 2018
ISSUE DATE: NOVEMBER 28, 2018

1. Restrictive Covenants of record in Document No. 181999, Document No. 172714, Document No. 171598, Volume 511, Page 860, Official Public Records, Blanco County, Volume 3, 116 - 118, Volume 2, Pages 73 - 79, Plat Records, Blanco County, Texas.

10j. An easement and right of way for an electric transmission and/or distribution line, Volume 51, Page 461, Deed Records, Blanco County, Texas; DOES NOT AFFECT.

10i. 60' Perpetual access easement for ingress/egress, Volume 340, Page 371, Official Public Records, Blanco County, Texas; DOES AFFECT.

10m. An Easement over existing ranch roads to provide ingress/egress, Volume 340, Page 371, Official Public Records, Blanco County, Texas; Official Public Records, Blanco County, Texas; DOES AFFECT, NOT SHOWN.

10n. 30' Public Drainage Easement centered on all natural run off channels, creeks, or swales, unless otherwise noted, Volume 3, Pages 116 - 118, Plat Records, Blanco County, Texas; DOES AFFECT.

10o.15' Public Utility , Drainage, and Embankment/Backslope Easement adjacent to all street lot lines, Volume 3, Pages 116 - 118, Plat Records, Blanco County, Texas; DOES AFFECT.

10p. 10' Public Utility, Drainage Easement adjacent to all non-street lot lines, Volume 3, Pages 116 - 118, Plat Records, Blanco County, Texas; DOES AFFECT.

10q. Building Setbacks per Volume 3, Pages 116 - 118, Plat Records, Blanco County, Texas: DOES AFFECT:

-50' Building Setback - along Right-of-Way lot lines
-15' Building Setback - along Rear lot lines
-10' Building Setback - along Side lot lines

-Setbacks per Document No. 171598, Official Public Records, Blanco County, Texas; DOES NOT AFFECT.

10t. Blanket Utility Easement to Pedernales Electric Cooperative, Inc.,
Volume 403, Page 744, Official Public Records, Blanco County, Texas;
DOES AFFECT.

DOES AFFECT; 10x. 20' Telephone Facilities Easement to Guadalupe Valley Telephone Cooperative, Inc. centered on Facilities Easement, Volume 491, Page 134, Official Public Records, Blanco County, Texas; DOES AFFECT; NOT SHOWN.

10aa. Right of Way Easement between Ranches of Brushy Top Partners, LP and Frederick S. Haire and Anna C. Haire, Volume 503, Page 831, Official Public Records, Blanco County, Texas; DOES AFFECT.

10ab. Utility Easement to Pedernales Electric Cooperative, Inc., Volume 509, Page 975, Official Public Records, Blanco County, Texas; DOES NOT AFFECT.

Survey Notes:

1. Bearings Based on NAD83, Texas Central Zone (4203).
2. Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.
3. 20' Ingress/Egress Easement per Exclusive Ingress and Egress Easement Agreement, Volume 525, Pages 65 - 74, Official Public Records, Blanco County, Texas.
4. Per Volume 515, Page 636, Official Public Records, Blanco County, Texas;

- 100' Building Setback - along Street Right-of-Way lines
- 60 Building Setback - along Side and Rear lot lines

CERTIFICATION:
THE UNDERSIGNED DOES HEREBY CERTIFY
THAT THIS PLAT REPRESENTS A SURVEY
MADE ON THE GROUND ON NOVEMBER 28,
2018, OF THE PROPERTY SHOWN HEREON:

Amil M. Baker Jr.
Amil M. Baker, Jr.,
Registered Professional Land Surveyor No. 1469
Job Number: 18-292

Rickman Land Surveying

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