

TBD BROCK HOLLOW DRIVE
JOHNSON CITY, TEXAS

18.97 Acres, called Tract 8 Pedernales
Bend (an Unrecorded Subdivision)
Jeremiah J Petersma & Candi Petersma
Vol. 538, Pg. 277, Official Public Records
Blanco County, Texas

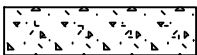
24.934 Acres, called Tract 6 Pedernales
Bend (an Unrecorded Subdivision)
Peter Kuiken
Vol. 213, Pg. 733, Official Public Records
Blanco County, Texas

24.934 Acres, called
Tract 6 Pedernales
Bend (an Unrecorded
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Peter Kuiken
Vol. 213, Pg. 733,
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LEGEND

These standard symbols will
be found in the drawing.

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- Cotton Spindle Set
- Tractor Axle Found
- Gate
- Down Guy
- Utility Pole
- Overhead Utilities
- Fence
- Edge of Asphalt



Gravel

5.7 Acre Tract, called Tract 18
Pedernales Bend (an Unrecorded
Subdivision)
Maurilio Licea & Jane Licea
Vol. 356, Pg. 85
Official Public Records
Blanco County, Texas



Survey Notes:

- Bearings Based on NAD83 Texas Central Zone 4203.
 - Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.
- Restrictive Covenants per Volume 101, Page 17, and Volume 114, Page 166, Deed Records, Blanco County, Texas;
-200' Building Setback for Barns, Sheds or Other Buildings, but excluding House, Garage and Well Covers

8.754 Acre Tract, called Tract
20 Pedernales Bend (an
Unrecorded Subdivision)
Dan McGowan
Vol. 212, Pg. 233
Official Public Records
Blanco County, Texas

12.71 Acre Tract
Merle G Scarce
Prop ID per Blanco
County CAD: 10116
called Tract 21 & 22
Pedernales Bend (an
Unrecorded Subdivision)

5.51 Acres

5.000 Acre Tract, called Tract 19 Pedernales
Bend (an Unrecorded Subdivision)
Jeffery David Ranard
Vol. 245, Pg. 561
Official Public Records
Blanco County, Texas

13.14 Acre Tract, called
Tract 39 Pedernales Bend
(an Unrecorded Subdivision)
Matthew & Angila Chapmond
Vol. 379, Pg. 355
Official Public Records,
Blanco County, Texas

SURVEY OF A 5.51 ACRE TRACT OUT OF LAND OUT
OF THE PETER JACKSON LEAGUE AND LABOR
SURVEY NO. 177, ABSTRACT NO. 323, BLANCO
COUNTY, TEXAS, AND BEING THAT SAME 5.506
ACRE TRACT, CALLED TRACT 20 OF PEDERENALES
BEND (AN UNRECORDED SUBDIVISION), DESCRIBED
IN DEED TO BLUMENTHAL SHEET METAL PROFIT
SHARING PLAN, OF RECORD IN VOLUME 316, PAGE
390, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY,
TEXAS.

Flood Statement: According to the Flood Insurance Rate Map (FIRM) No.
48031C0145C, dated February 06, 1991 this Panel not Printed.

COMMITMENT FOR TITLE INSURANCE

ISSUED BY: TITLE RESOURCES GUARANTY COMPANY G.F. NO. 2071136-ROL
ISSUED: December 10, 2020 EFFECTIVE: December 03, 2020

1. Restrictive Covenants of record in Volume 101, Page 17, Volume 114, Page
166, Deed Records, Volume 304, Page 951, Official Public Records, Blanco County,
Texas.

10e. Sewage Facility Regulations and orders governing residential subdivisions,
private sewage facilities, waste disposal and the drilling and use of water wells as
passed by the Commissioners Court of Blanco County, Texas and the Texas Natural
Resource Conservation Commission; DOES AFFECT.

10f. Subject to the Ingress/Egress Easement per Vol. 316, Page 390, Official Public
Records, Comal County, Texas; DOES AFFECT.

10g. 55' Ingress Egress and Regress Easement to G.H. Lester, per Volume 61,
Page 144, Deed Records, Blanco County, Texas; MAY AFFECT.

10i. Blanket Type Electric Utility Easement to Pedernales Electric Cooperative, Inc.,
per Volume 107, Page 410, Deed Records, Comal County, Texas; DOES AFFECT.

10j. Easement and Right-of-Way to Pedernales Electric Cooperative, Inc., per
Volume 64, Page 122, Deed Records, Blanco County, Texas; DOES AFFECT.

10k. Easement and Right-of-Way to Pedernales Electric Cooperative, Inc., per
Volume 68, Page 421, Deed Records, Blanco County, Texas; MAY AFFECT.

10l. Easement and Right-of-Way to Pedernales Electric Cooperative, Inc., per
Volume 68, Page 424, Deed Records, Blanco County, Texas; MAY AFFECT.

10m. Easement Agreement per Volume 113, Page 678, Deed Records, Blanco
County, Texas; DOES AFFECT.

10o. Easement to State of Texas per Volume 72, Page 134, Deed Records, Blanco
County, Texas; DOES NOT AFFECT.

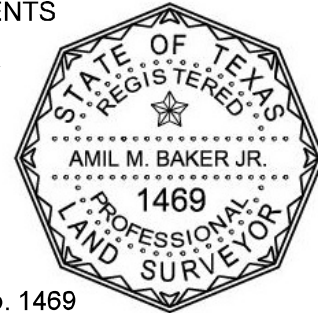
10p. Easement for Ingress and Egress per Volume 145, Page 249, Deed Records,
Blanco County, Texas; DOES AFFECT.

CERTIFICATION:

THE UNDERSIGNED DOES HEREBY
CERTIFY THAT THIS EXHIBIT REPRESENTS
A SURVEY MADE ON THE GROUND ON
JANUARY 18, 2021, OF THE PROPERTY
SHOWN HEREON:

Amil M. Baker Jr.

Amil M. Baker, Jr.,
Registered Professional Land Surveyor No. 1469
Job Number: 20-195



TBPLS Firm No. 101919-00
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Texas 78133
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