

CRESWELL COUNTRY HOMES, LLC  
180 OAKCREST DR.  
BLANCO, TEXAS



OAKCREST DRIVE (60' R.O.W. OAKCREST COURT)

# LEGEND

These standard symbols will  
be found in the drawing.

- 1/2" Iron Rod Found
- 1/2" Iron Rod Set
- Water Marker
- Edge of Asphalt
- Mailbox
- Fence

Lot 93  
Rust Ranches, Replat

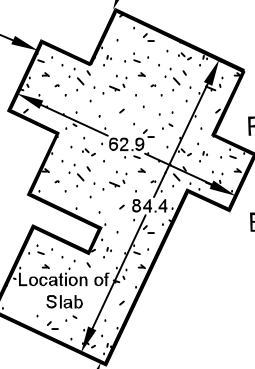
1/2" Iron Rod  
w/Cap Stamped  
"RICKMAN" Set

5' Utility Easement (Plat & CCRs)  
5' Building Setback (Plat)

S 67°34'06" E 254.74' (Plat 255.02')

1.00 Acres

Lot 94  
Rust Ranches, Replat  
Vol. 1, Pg. 164  
Plat Records  
Blanco County, Texas



Fence 5.2' into  
Lot 95

5' Utility Easement (Plat & CCRs)  
5' Building Setback (Plat)

N 67°08'03" W 246.37' (Plat 246.90')

Lot 95  
Rust Ranches, Replat

9.791 Acre Tract  
William S. Raby & Heidi Savory  
Document No. 183344  
Official Public Records  
Blanco County, Texas

SLAB SURVEY OF LOT 94, RE-PLAT OF RUST RANCH,  
PHASE 1, ACCORDING TO PLAT RECORDED IN VOLUME 1,  
PAGE 164, PLAT RECORDS, BLANCO COUNTY, TEXAS.

Flood Statement: According to the Flood Insurance Rate Map (FIRM) No.  
48031C0120C, dated February 06, 1991, this Panel Not Printed.

COMMITMENT FOR TITLE INSURANCE:  
ISSUED BY: STEWART TITLE GUARANTY CO. G.F. NO. 2020255  
EFFECTIVE DATE: June 25, 2020 ISSUE DATE: July 06, 2020

1. Restrictive Covenants of record in Volume 142, Page 413, Deed Records, Volume 1, Pages 158-161, and Volume 1, Page 164, Plat Records, Blanco County, Texas.
- 10b. 30 foot easement recorded in Volume 86, Page 827, Deed Records, Blanco County, Texas; DOES NOT AFFECT.
- 10c. Blanket Type Electric Utility Easement to Pedernales Electric Cooperative, Inc., Volume 118, Page 372, Deed Records, Blanco County, Texas; DOES NOT AFFECT.
- 10d. Electric Utility Easement of record in Volume 121, Page 401, Deed Records, Blanco County, Texas; MAY AFFECT.
- 10e. Blanket Type Utility Easement to Pedernales Electric Cooperative, Inc., Volume 128, Page 410, Deed Records, Blanco County, Texas; DOES AFFECT.
- 10h. Easements and Building Setbacks per Plat, Volume 1, Page 164, and Volume 1, Page 158 - 161, Plat Records, Blanco County, Texas; DOES AFFECT;
  - 25' Building Setback - along Front lot lines
  - 5' Building Setback - along Side & Rear lot lines
  - 5' Utility Easement - along All lot lines

- 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. Restrictions per Volume 142, Page 413, Deed Records, Blanco County, Texas;
    - 5' Utility Easement - along All lot lines

CERTIFICATION:  
THE UNDERSIGNED DOES HEREBY CERTIFY  
THAT THIS EXHIBIT REPRESENTS A SURVEY  
MADE ON THE GROUND ON OCTOBER 14,  
2020, OF THE PROPERTY SHOWN HEREON:

*Amil M. Baker Jr.*

Amil M. Baker, Jr.,  
Registered Professional Land Surveyor No. 1469  
Job Number: 20-083



TBPLS FIRM NO. 101919-00  
419 BIG BEND  
CANYON LAKE, TEXAS 78133  
PHONE (830) 935-2457  
WWW.RICKMANLANDSURVEYING.COM

Scale: 1" = 50'

