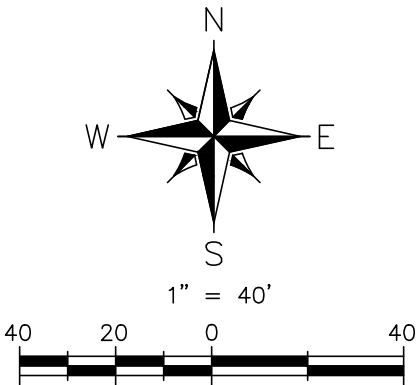


SURVEY SHOWING 0.90 ACRE TRACT OF LAND SITUATED IN THE HORACE EGGLESTON SURVEY NO. 24, ABSTRACT NO. 1, BLANCO COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND RECORDED IN DOC. NO. 182651, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS AND BEING DESCRIBED AS LOT 5 AND THE NORTH ONE-HALF (1/2) OF LOT 4, BLOCK 7, OLD TOWN OF PITTSBURG, CITY OF BLANCO, BLANCO COUNTY, TEXAS AND THAT PORTION OF DEMOCRAT STREET VACATED BY THE CITY OF BLANCO MAY 12, 1980, BY ORDINANCE RECORDED IN THE DEED RECORDS, BLANCO COUNTY, TEXAS. SAID PORTION BEING 45 FEET BY 125 FEET AS IT ADJOINS LOT 5 AND NORTH ONE-HALF OF LOT 4.



LOT 6A
PITTSBURG ADDITION
VOL. 1 PG. 274
PLAT RECORDS

FOUND 3/8"
IRON ROD

DEMOCRAT STREET
N22°02'48"W 124.57'

APARENT VACATED RIGHT-OF-WAY
BY THE CITY OF BLANCO
MAY 12, 1980

0.90 ACRES

LOT 5

LOT 4

LOT 3

ROGER L. EVANS
VOL. 275 PG. 744
OFFICIAL PUBLIC RECORDS

APPROXIMATE LOT LINE

APPROXIMATE LOT LINE

N68°00'54"E 289.48'

(N71°30'50"E 143.74' R1)
143.56'

(N71°41'41"E 145.76' R1)
145.92'

BLANCO RIVER
S42°39'56"E 134.52'

35.29'

301.57'
S68°14'01"W 336.86'

GENERAL SURVEY NOTES

- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
- 2) 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.
- 3) 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.
- 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. IRRIGATION VALVES AND SPRINKLER HEADS, IF ANY, NOT LOCATED BY THIS SURVEY OR SHOWN HEREON.
- 5) NO IMPROVEMENTS OR UTILITIES ARE SHOWN HEREON NOR WERE LOCATED ALONG OR WITHIN THE BOUNDS ON THIS SURVEY.
- 6) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 7) NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF THE 100 YEAR FLOOD PLAIN THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

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.

PRELIMINARY, NOT TO BE RECORDED FOR ANY PURPOSE.

08/31/2018

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

LEGEND

- R1 RECORD CALL PER VOLUME 1, PAGE 247 PLAT RECORDS
- SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)

WCR
LAND SURVEYING

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

JOB NO.: 1189-18 DATE: 08/31/2018

DRAWN BY: CJJ CHECKED BY: CJJ

SHEET: 1 OF 1