

GREG & STEPHANIE SCHAEFER
724 MCKINNEY CREEK DRIVE
BLANCO, TEXAS

LEGEND

These standard symbols will be found in the drawing.

- ⊙ 1/2" Iron Rod Set w/cap "RICKMAN RPLS 5826"
- 1/2" Iron Rod Found
- Fence Post Found
- Edge of Asphalt
- Fence
- ⊗ T-Post
- · · · Overhead Utilities
- ⊙ Utility Pole
- ⊙ Service Pole



A 53.016 ACRE TRACT
TRACT III
VOLUME 392, PAGE 501
OFFICIAL PUBLIC RECORDS
BLANCO COUNTY, TEXAS

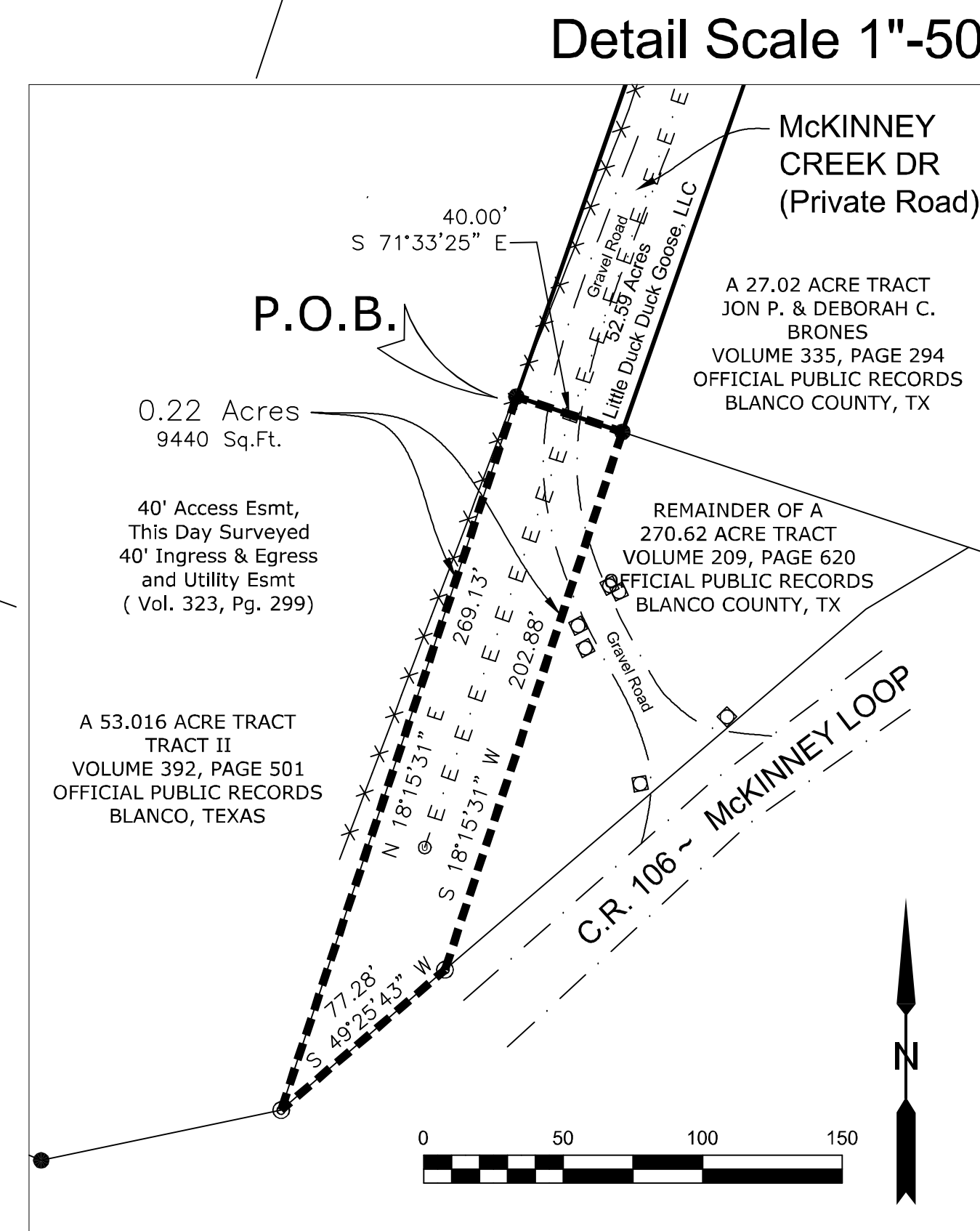
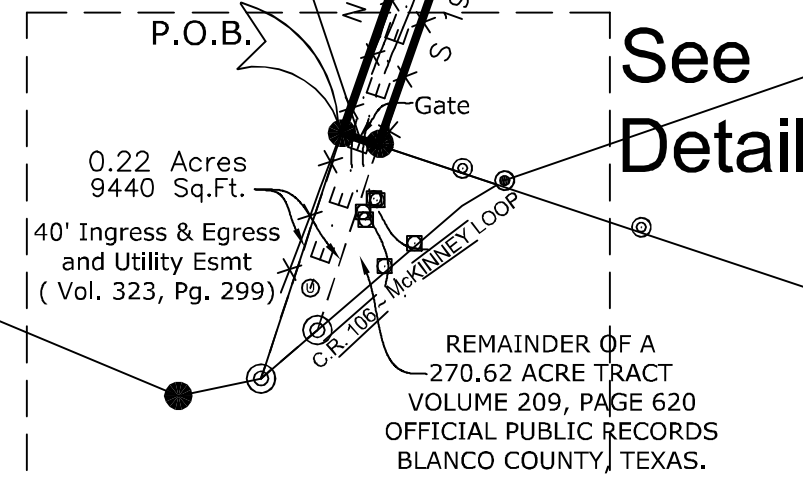
A 53.016 ACRE TRACT
TRACT II
VOLUME 392, PAGE 501
OFFICIAL PUBLIC RECORDS
BLANCO COUNTY, TEXAS

A 56.39 ACRE TRACT
SHERI JEAN HEFLEY
VOLUME 365, PAGE 623
OFFICIAL PUBLIC RECORDS
BLANCO COUNTY, TEXAS

A 35.00 ACRE TRACT
JANE MONTS & DENNIS CHALLMAN
VOLUME 278, PAGE 780
OFFICIAL PUBLIC RECORDS
BLANCO COUNTY, TEXAS

REMAINDER OF A 270.62 ACRE TRACT
VOLUME 209, PAGE 620
OFFICIAL PUBLIC RECORDS
BLANCO COUNTY, TEXAS.

REMAINDER OF A 181.91 ACRE TRACT
HILMAR & CORA BINDSEIL
VOLUME 85, PAGE 823
DEED RECORDS
BLANCO COUNTY, TEXAS.



SURVEY OF A 52.59 ACRE (2,290,998 SQUARE FEET MORE OR LESS) TRACT OF LAND SITUATED IN BLANCO COUNTY, TEXAS OUT OF THE ELIJAH TATE SURVEY NO. 147, ABSTRACT NO. 590 AND BEING ALL OF A 52.59 ACRE TRACT CONVEYED TO LITTLE DUCK DUCK GOOSE, LLC OF RECORD IN VOLUME 511, PAGE 704, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS.

AND

SURVEY OF A 40 FOOT WIDE, 0.22 ACRE (9,440 SQUARE FEET MORE OR LESS) ACCESS EASEMENT SITUATED IN BLANCO COUNTY, TEXAS OUT OF THE ELIJAH TATE SURVEY NO. 147, ABSTRACT NO. 590 AND BEING A PORTION OF A 270.62 ACRE TRACT AS CONVEYED GORDON O. AND KRISTI DOWNEY OF RECORD IN VOLUME 209, PAGE 620, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS.

AND

SURVEY OF A 40 FOOT WIDE, 3.48 ACRE (151,699 SQUARE FEET MORE OR LESS) ACCESS EASEMENT SITUATED IN BLANCO COUNTY, TEXAS OUT OF THE ELIJAH TATE SURVEY NO. 147, ABSTRACT NO. 590 AND BEING A PORTION OF A 52.59 ACRE TRACT AS CONVEYED LITTLE DUCK DUCK GOOSE, LLC OF RECORD IN VOLUME 511, PAGE 704, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS.

Flood Statement: According to the Flood Insurance Rate Map (FIRM) No. 48031C0025C, PANEL NOT PRINTED.

COMMITMENT FOR TITLE INSURANCE

ISSUED BY: COUNTYWIDE TITLE AND FIRST AMERICAN TITLE INSURANCE COMPANY GF NO. 17-112
ISSUED: MARCH 23, 2017 EFFECTIVE: MARCH 16, 2017

1. Restrictive Covenants of record in Volume 278, Page 774, Official Public Records, Blanco County, Texas.

- 10e. Easement to The Texas Pipe Line Company recorded in Volume 45, Page 275, Deed Records, Blanco County, Texas. MAY APPLY
- 10f. Subject to the rights of others in and to 40' wide ingress and egress and utility easement reserved in deed recorded in Volume 112, Page 706, Deed Records, Blanco County, Texas. DOES APPLY
- 10h. Easement to Intratex Gas Company recorded in Volume 78, Page 358, Deed Records, Blanco County, Texas. MAY APPLY
- 10i. Easements to Pedernales Electric Cooperative recorded in Volume 416, Page 238, Official Public Records, Blanco County, Texas. DOES APPLY

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.

CERTIFICATION:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND ON MARCH 29, 2017, OF THE PROPERTY SHOWN HEREON:

J. Derrick Rickman

J. Derrick Rickman, RPLS No. 5826



Rickman Land Surveying

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