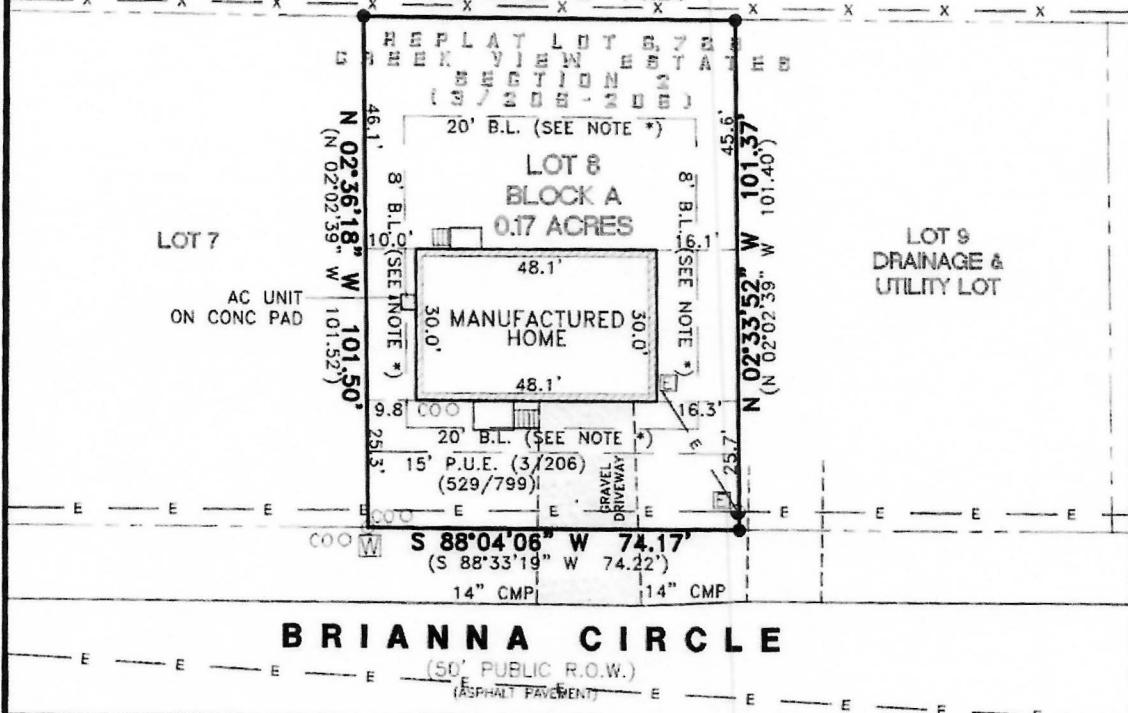


# RAINBOW TROUT FARMS

(222.652 ACRES)

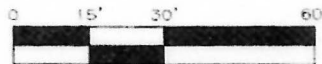
(210/701)

(N 88°38'40" E 74.22')  
N 88°09'55" E 74.24'



## LEGEND

- IRON ROD FOUND  
CAPPED "4 CUATRO"
- IRON ROD SET  
CAPPED "ASH 5687"
- W WATER METER
- POWER POLE
- WOOD FENCE
- X — WIRE FENCE
- E — OVERHEAD ELEC. LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE ESMT
- B.L. BUILDING LINE
- (BRG-DIST.) RECORD CALL
- COO CLEANOUT
- ELECTRIC METER



GRAPHIC SCALE: 1" = 30'

## PLAT NOTES:

1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48031C0135C, DATED FEBRUARY 6, 1991, THIS LOT IS LOCATED IN ZONE "X" (UNSHADED), WHICH IS AN AREA OUTSIDE THE FEMA DESIGNATED 100-YEAR FLOODPLAIN.

2) BEARING BASIS DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES & NAD83.

## TO:

PURCHASER: CLAUDIA MEZA  
LENDER: SOUTHWEST STAGE FUNDING LLC  
DBA CASCADE FINANCIAL  
TITLE CO: TITLE RESOURCES GUARANTY COMPANY  
GF NO: 1749730-SHSA  
ADDRESS: 147 BRIANNA CIRCLE

I, RICHARD H. TAYLOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING FEBRUARY 2018, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

RICHARD H. TAYLOR, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NUMBER 3986 STATE OF TEXAS  
(C)ASH & ASSOCIATES, L.L.C.

02/13/18  
DATE



## TITLE NOTES:

ACCORDING TO THE SCHEDULE B OF THE COMMITMENT FOR TITLE, OF # 1749730-SHSA, ISSUED 01/02/18 BY TITLE RESOURCES GUARANTY COMPANY, THE PROPERTY IS SUBJECT TO THE FOLLOWING:

1) THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED IN VOLUME 3, PAGE 205-206, MAP OR PLAT RECORDS, BLANCO COUNTY, TEXAS.

2) EASEMENT FROM ALLIE ALEXANDER TO PEDERNALES ELECTRIC RECORDED IN VOL. 104, PAGE 368, DEED RECORDS, BLANCO COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT PROPERTY)

3) 40' ROADWAY EASEMENT DESCRIBED IN VOL. 117, PAGE 708, DEED RECORDS OF BLANCO COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT PROPERTY)

4) 15' UTILITY EASEMENT DATED JUNE 13, 2016 FROM AFRITEXAS CONSTRUCTION, LLC TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED IN VOL. 529, PAGE 799, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS.

5) EASEMENTS, DRAINAGE EASEMENTS, AND SETBACK LINES AS SHOWN BY PLAT OF SAID CREEK VIEW ESTATES, RECORDED IN VOLUME 3, PAGE 205-206, BLANCO COUNTY MAP AND PLAT RECORDS. (ACCORDING TO THE PLAT OF RECORD, THE BUILDING SET BACK LINES SHALL CONFORM TO THE ZONING DISTRICT REQUIREMENTS OF JOHNSON CITY, TEXAS.)

\*(VARIANCE TO PLATTED BUILDING SETBACKS WERE GRANTED TO ALL THE LOTS IN SECTION TWO BY THE CITY OF JOHNSON CITY, TEXAS, DECEMBER 6, 2016)

**BOUNDARY AND IMPROVEMENT SURVEY OF:**  
LOT 8, BLOCK A, REPLAT OF LOTS 6, 7, 8, BLOCK A OF CREEK VIEW ESTATES, SECTION 2, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 205-206, MAP AND PLAT RECORDS OF BLANCO COUNTY, TEXAS.

**ASH & ASSOCIATES**

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Engineering: F-13483  
Architecture: TX20240  
"SERVING THE COMMUNITY OF TEXAS"

JOB NO: 18-6800 DRAWN BY: GMH FB:194/57