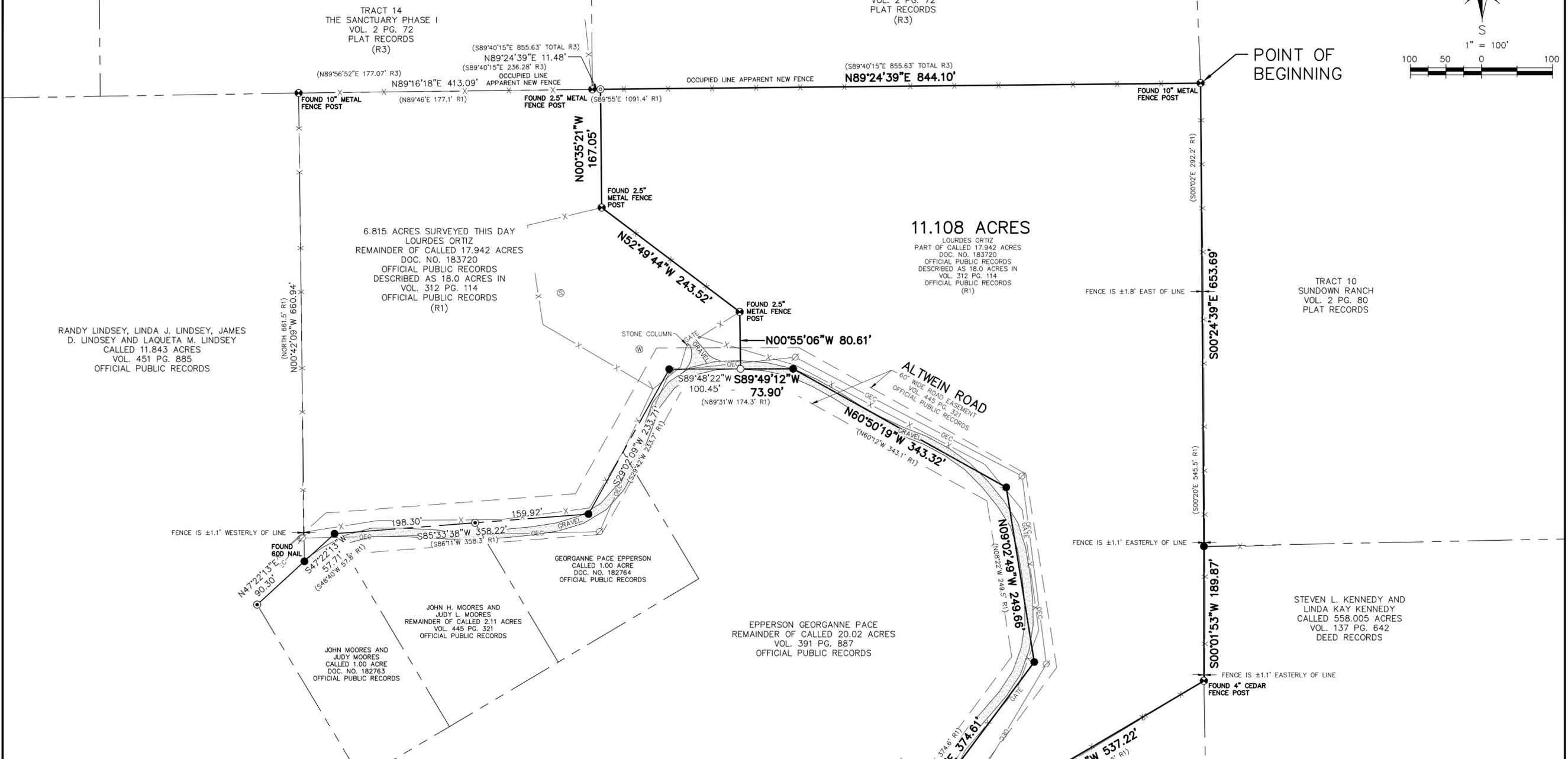
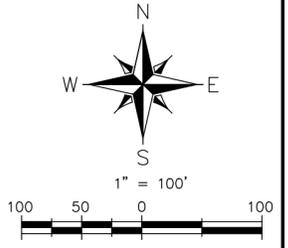


SURVEY SHOWING AN 11.108 ACRE TRACT OF LAND SITUATED IN THE G. B. & C. N. G. R.R. CO. SURVEY NO. 97, ABSTRACT NO. 755, BLANCO COUNTY, TEXAS AND BEING OUT OF A CALLED 17.942 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 183720, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY AND BEING DESCRIBED AS 18.0 ACRES IN VOLUME 312, PAGE 114, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS



RANDY LINDSEY, LINDA J. LINDSEY, JAMES D. LINDSEY AND LAQUETA M. LINDSEY CALLED 11.843 ACRES VOL. 451 PG. 885 OFFICIAL PUBLIC RECORDS

6.815 ACRES SURVEYED THIS DAY LOURDES ORTIZ REMAINDER OF CALLED 17.942 ACRES DOC. NO. 183720 OFFICIAL PUBLIC RECORDS DESCRIBED AS 18.0 ACRES IN VOL. 312 PG. 114 OFFICIAL PUBLIC RECORDS (R1)

11.108 ACRES LOURDES ORTIZ PART OF CALLED 17.942 ACRES DOC. NO. 183720 OFFICIAL PUBLIC RECORDS DESCRIBED AS 18.0 ACRES IN VOL. 312 PG. 114 OFFICIAL PUBLIC RECORDS (R1)

GEORGANNE PACE EPPERSON CALLED 1.00 ACRE DOC. NO. 182764 OFFICIAL PUBLIC RECORDS

JOHN H. MOORES AND JUDY MOORES CALLED 1.00 ACRE DOC. NO. 182763 OFFICIAL PUBLIC RECORDS

JOHN H. MOORES AND JUDY MOORES REMAINDER OF CALLED 2.11 ACRES VOL. 445 PG. 321 OFFICIAL PUBLIC RECORDS

EPPERSON GEORGANNE PACE REMAINDER OF CALLED 20.02 ACRES VOL. 391 PG. 887 OFFICIAL PUBLIC RECORDS

STEVEN L. KENNEDY AND LINDA KAY KENNEDY CALLED 558.005 ACRES VOL. 137 PG. 642 DEED RECORDS

CALLED 10.4 ACRES VOL. 201 PG. 582 OFFICIAL PUBLIC RECORDS

**GENERAL SURVEY NOTES**

- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
- 2) THIS SURVEY WAS PREPARED 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) NOT ALL IMPROVEMENTS SHOWN HEREON NOR WERE LOCATED BY THIS SURVEY.
- 5) EXISTING FENCES AROUND BOUNDARY MAY ACTUALLY MEANDER BACK AND FORTH GENERALLY ALONG AND NOT NECESSARILY ON LINE. DIMENSIONAL TIES, IF SHOWN, ARE WHERE FENCES WERE MEASURED. INTERIOR FENCES, IF ANY, NOT LOCATED NOR SHOWN HEREON. THERE ARE GATES IN BOUNDARY FENCE AT VARIOUS PLACES.
- 6) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 7) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.

**LEGEND**

- SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ⊙ SET COTTON SPINDLE
- ⊙ FOUND COTTON SPINDLE
- ⊙ FOUND FENCE POST (MATERIAL AND DIAMETER NOTED ON PLAT)
- ⊙ POWER POLE
- GUY WIRE
- ⊙ WELL
- ⊙ SEPTIC AREA
- X- WIRE FENCE
- OE- OVERHEAD ELECTRIC
- ET- OVERHEAD ELECTRIC TRANSMISSION
- OEC- OVERHEAD ELECTRIC/COMMUNICATION
- OT- OVERHEAD TELEPHONE
- OC- OVERHEAD COMMUNICATION

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.

*Christopher Jurica* 05/26/2021

CHRISTOPHER JURICA  
REGISTERED PROFESSIONAL LAND SURVEY #6344

**WCR**  
LAND SURVEYING  
P.O. BOX 481 BLANCO, TX 78606  
512-618-7672 RPLS6344@GMAIL.COM  
TBP&LS FIRM #10194135

JOB NO.: 1487-21

DRAWN BY: JMT

CHECKED BY: CJJ

SHEET: 1 OF 1