

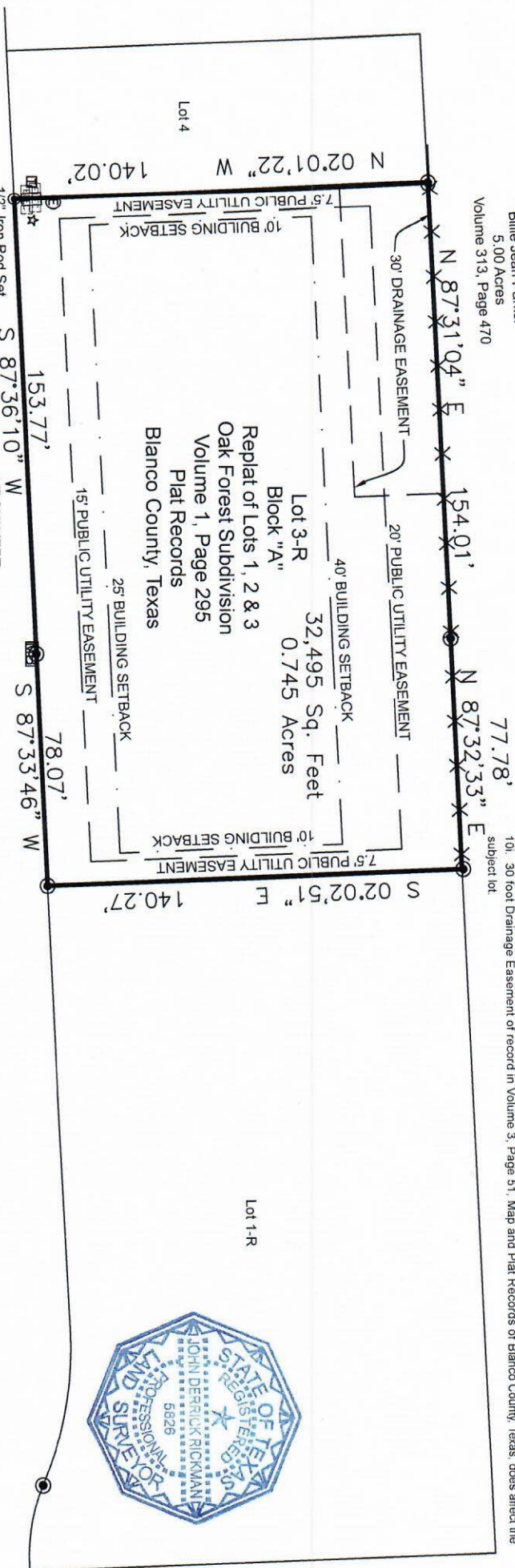
SURVEY OF LOT 3-R, CITY OF JOHNSON CITY, TEXAS, REPLAT OF LOTS 1, 2 & 3, OAK FOREST SUBDIVISION RECORDED IN VOLUME 3, PAGE 51, MAP AND PLAT RECORDS, BLANCO COUNTY, TEXAS, AND CONVEYED TO CHERICE ELLEN WARNER IN DEED RECORDED IN VOLUME 467, PAGE 370, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS.

COMMITMENT FOR TITLE INSURANCE/FIRST AMERICAN TITLE INSURANCE COMPANY  
GF NO. 15-029 ISSUE DATE: FEBRUARY 05, 2015 EFFECTIVE DATE: JANUARY 29, 2015

1. Property is subject to CCR's recorded in Volume 1, Page 295 and Volume 3, Page 51, Map and Plat Records and Volume 241, Page 563, Official Public Records of Blanco County, Texas.

10f. Sewer Line Easement of record in Volume 96, Page 632 and Volume 96, Page 635, Deed Records of Blanco County, Texas, may affect the subject lot.  
10g. 20 foot wide Public Utility Easement of record in Volume 3, Page 51, Map and Plat Records of Blanco County, Texas, does affect the subject lot.  
10h. Building Setback lines of record in Volume 3, Page 51, Map and Plat Records of Blanco County, Texas, does affect the subject lot.  
10i. 30 foot Drainage Easement of record in Volume 3, Page 51, Map and Plat Records of Blanco County, Texas, does affect the subject lot.

Billie Jean Parker  
5.00 Acres  
Volume 313, Page 470



Lot 1-R



## LEGEND

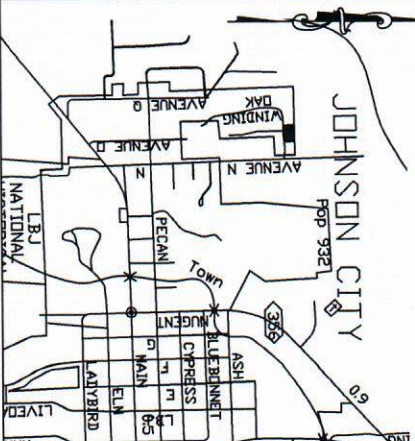
These standard symbols will be found in the drawing.

- 1/2" IRON PIN FOUND W/4542 CAP
- ✕ FENCE
- ★ PVC PIPE
- ⊕ TRANSFORMER
- ⊖ ELECTRIC BOX
- WATER METER

- SURVEY NOTES:
- Bearing based on State Plane Coordinates NAD83, Texas Central Zone 4203.
  - Surveyor has not investigated existence of Design Guidelines or other unrecorded document as may be promulgated by an Architectural Control Committee.



### LOCATION MAP



**BAKER**  
SURVEYING, INC.

PH. (830) 833-2250  
FAX. (830) 833-2257  
2250 US 281 N.  
BLANCO, TX. 78606

**RICKMAN LAND**  
SURVEYING

TRBL'S FIRM NO. 10719-00  
419 BIG BEND, CANYON LAKE, TEXAS 78133  
PHONE (830) 935-2457  
WWW.RICKMANLANDSURVEYING.COM

SIGNATURE/SEAL  
CERTIFICATION:  
THE UNDERSIGNED DOES HEREBY CERTIFY THAT  
THIS PLAT CORRECTLY REPRESENTS A SURVEY  
MADE ON THE GROUND ON FEBRUARY 11, 2015, OF  
THE PROPERTY SHOWN THEREON  
*John Derrick Rickman*

J. Derrick Rickman, RPLS No. 5826

### PROJECT DESCRIPTION

JACOB CROSBY  
102 WINDING OAK DRIVE  
JOHNSON CITY, TEXAS

DATE	02/16/2015	JOB NO.	
SCALE	1"=50'	DRG NO	
DRAWN BY	JS		
CHECKED BY			