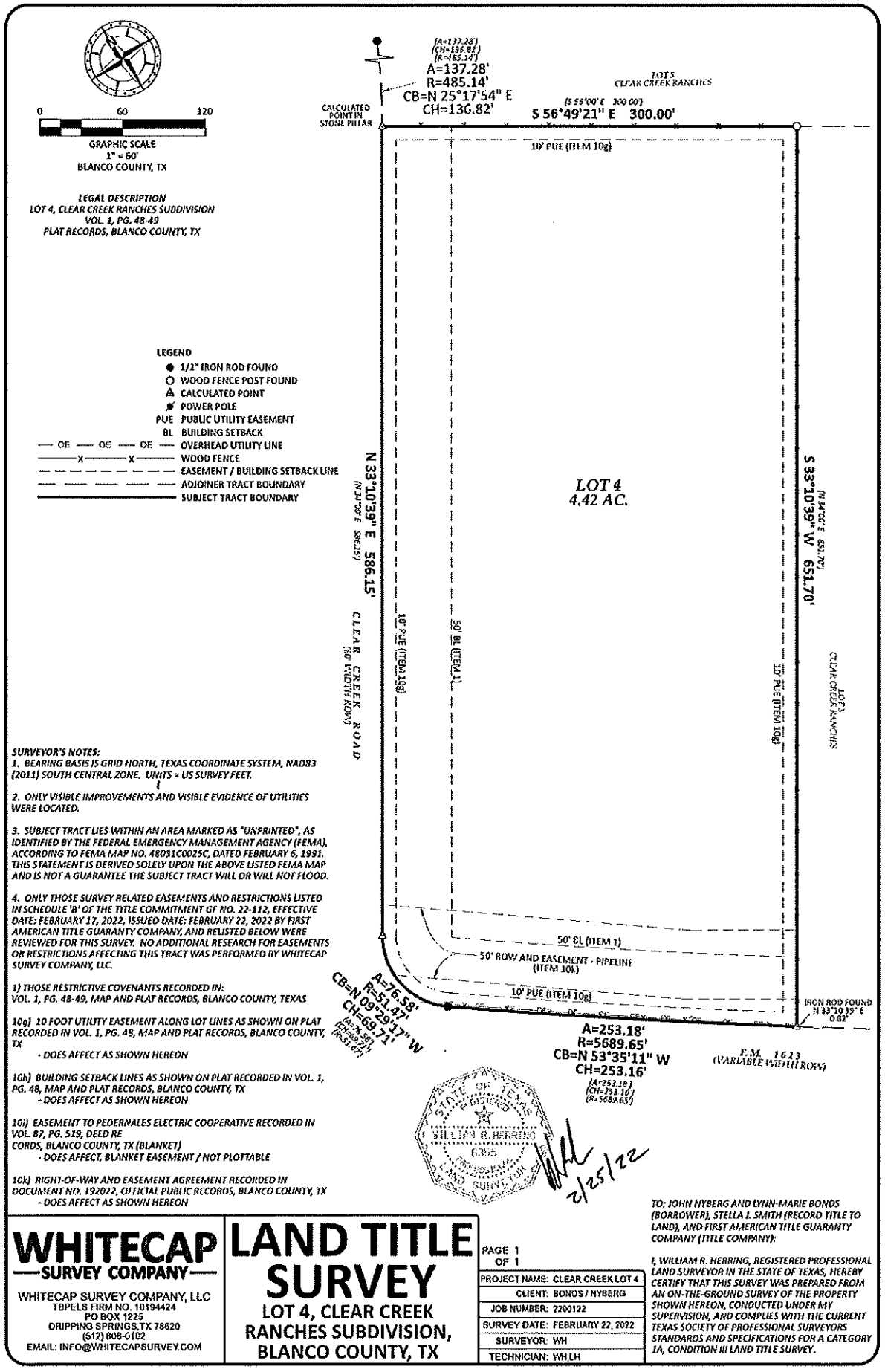

SURVEYOR'S NOTES:

1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) SOUTH CENTRAL ZONE. UNITS = US SURVEY FEET.

2. ONLY VISIBLE IMPROVEMENTS AND VISIBLE EVIDENCE OF UTILITIES WERE LOCATED.

3. SUBJECT TRACT LIES WITHIN AN AREA MARKED AS "UNPRINTED", AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ACCORDING TO FEMA MAP NO. 48031C0025C, DATED FEBRUARY 6, 1991. THIS STATEMENT IS DERIVED SOLELY UPON THE ABOVE LISTED FEMA MAP AND IS NOT A GUARANTEE THE SUBJECT TRACT WILL OR WILL NOT FLOOD.

4. ONLY THOSE SURVEY RELATED EASEMENTS AND RESTRICTIONS LISTED IN SCHEDULE 'B' OF THE TITLE COMMITMENT GF NO. 22-112, EFFECTIVE DATE: FEBRUARY 17, 2022, ISSUED DATE: FEBRUARY 22, 2022 BY FIRST AMERICAN TITLE GUARANTY COMPANY, AND RELISTED BELOW WERE REVIEWED FOR THIS SURVEY. NO ADDITIONAL RESEARCH FOR EASEMENTS OR RESTRICTIONS AFFECTING THIS TRACT WAS PERFORMED BY WHITECAP SURVEY COMPANY, LLC.

1) THOSE RESTRICTIVE COVENANTS RECORDED IN:
VOL. 1, PG. 48-49, MAP AND PLAT RECORDS, BLANCO COUNTY, TEXAS

10g) 10 FOOT UTILITY EASEMENT ALONG LOT LINES AS SHOWN ON PLAT RECORDED IN VOL. 1, PG. 48, MAP AND PLAT RECORDS, BLANCO COUNTY, TX
- DOES AFFECT AS SHOWN HEREON

10h) BUILDING SETBACK LINES AS SHOWN ON PLAT RECORDED IN VOL. 1, PG. 48, MAP AND PLAT RECORDS, BLANCO COUNTY, TX
- DOES AFFECT AS SHOWN HEREON

10i) EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE RECORDED IN VOL. 87, PG. 519, DEED RECORDS, BLANCO COUNTY, TX (BLANKET)
- DOES AFFECT, BLANKET EASEMENT / NOT PLOTTABLE

10k) RIGHT-OF-WAY AND EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 192022, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TX
- DOES AFFECT AS SHOWN HEREON

WHITECAP SURVEY COMPANY
WHITECAP SURVEY COMPANY, LLC
TBPELS FIRM NO. 10194424
PO BOX 1225
DRIPPING SPRINGS, TX 78620
(512) 808-0102
EMAIL: INFO@WHITECAPSURVEY.COM

LAND TITLE SURVEY

LOT 4, CLEAR CREEK RANCHES SUBDIVISION, BLANCO COUNTY, TX

PAGE 1 OF 1

PROJECT NAME:	CLEAR CREEK LOT 4
CLIENT:	BONDS / NYBERG
JOB NUMBER:	2200122
SURVEY DATE:	FEBRUARY 22, 2022
SURVEYOR:	WH
TECHNICIAN:	WH,LH

TO: JOHN NYBERG AND LYNN-MARIE BONDS (BORROWER), STELLA I. SMITH (RECORD TITLE TO LAND), AND FIRST AMERICAN TITLE GUARANTY COMPANY (TITLE COMPANY):

I, WILLIAM R. HERRING, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON-THE-GROUND SURVEY OF THE PROPERTY SHOWN HEREON, CONDUCTED UNDER MY SUPERVISION, AND COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III LAND TITLE SURVEY.