

A 0.230 ACRE TRACT OF LAND SITUATED IN THE HORACE EGGLESTON SURVEY NO. 24, ABSTRACT NO. 1, BLANCO COUNTY, TEXAS, BEING OUT OF BLOCK NO. 21, HARRISON HEIRS ADDITION TO THE CITY OF BLANCO AND BEING ALL OF A CALLED 0.230 ACRE TRACT OF LAND RECORDED IN VOLUME 100, PAGE 222, DEED RECORDS, BLANCO COUNTY, TEXAS.

SCHEDULE B RECORDED EXCEPTION DOCUMENTS
10.B. EASEMENT – DOC. NO. 181715 OFFICIAL PUBLIC RECORDS
*SEE TITLE COMMITMENT FOR A FULL LIST OF EXCEPTIONS AND/OR RECORD DOCUMENT FOR MORE DETAILED INFORMATION OF THE DOCUMENTS LISTED ABOVE.

- LEGEND
- () RECORD CALL PER VOL. 100 PG. 222 DEED RECORDS
 - SET IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - ⊗ SET MAG NAIL
 - ⊙ SET COTTON SPINDLE
 - ⊕ ELECTRIC METER
 - ⊖ POWER POLE
 - ⊗ WATER METER
 - ⊕ A/C PAD
 - ⊙ PROPANE TANK
 - ⊕ UNIDENTIFIED UTILITY FEATURE
 - OE— OVERHEAD ELECTRIC
 - OEC— OVERHEAD ELECTRIC/COMMUNICATION
 - OC— OVERHEAD COMMUNICATION
 - ⊙ LIGHT POST
 - //— WOOD FENCE
 - /— PIPE RAIL

JERRY & DEAN MYANE
CALLED 0.210 ACRES
VOL. 115 PG. 595
DEED RECORDS

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.

05/25/2018

CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEYOR #6344
RPLS6344@GMAIL.COM 512-618-7672



N71°27'08"W 72.00'
(N70°00'00"W 72.00')
8TH STREET
ASPHALT

0.230 ACRES
(0.230 ACRES)

ASPHALT

0.15 ACRES
VOL. 123 PG. 203
DEED RECORDS
SURVEYED AS 0.15 ACRES BY WCR LAND SURVEYING
01/15/2018

ALUMINUM & CINDER BLOCK BUILDING
S71°21'38"E 71.90'
(S70°00'00"E 72.00')

PORTABLE BUILDING
CONCRETE (TYP.)

ALUMINUM/WOOD/
STUCCO/STONE
BUILDING

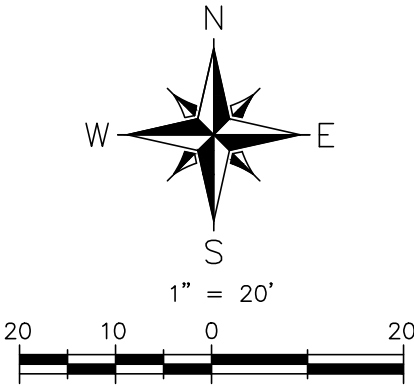
CONCRETE (TYP.)
COVERED CONCRETE
STONE WALK
CONCRETE
PLANTER/SIGN

S18°34'06"W 138.93'
(S20°00'00"W 138.89')

MAIN STREET/U.S. HIGHWAY NO. 281

FOUND 3/4" IRON ROD IN
CONCRETE FOR SOUTHEAST
CORNER BLOCK NO. 22
BEARS S18°34'06"W 333.29'

FOUND 3/4" IRON ROD IN
CONCRETE FOR SOUTHEAST
CORNER OF BLOCK NO. 18



- GENERAL SURVEY NOTES
- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
 - 2) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY NATIONAL INVESTORS TITLE INSURANCE, G.F. NUMBER 2018172, EFFECTIVE DATE OF JUNE 14, 2018, ISSUED DATE OF JUNE 19, 2018, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES, ENCUMBRANCES, EASEMENTS, SETBACKS, RESTRICTIONS, COVENANTS, ZONING OR LAND USE REGULATIONS STIPULATED THEREIN (SEE SCHEDULE B). THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
 - 3) ONLY APPARENT UTILITIES WERE LOCATED, SHOWN AND IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITIES. FOR INFORMATION REGARDING UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY. IRRIGATION VALVES AND SPRINKLER HEADS, IF ANY, NOT LOCATED BY THIS SURVEY OR SHOWN HEREON.
 - 4) PLANTERS AND/OR LANDSCAPING, IF ANY, NOT LOCATED OR SHOWN HEREON.
 - 5) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
 - 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.
 - 7) THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS, TRIM OR OTHER OVERHANG STRUCTURE FEATURES WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENTS OR BUILDING SETBACK LINES.

WCR
LAND SURVEYING
P.O. BOX 481 BLANCO, TX 78606
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TBPLS FIRM #10194135

JOB NO.: 1111-18	DATE: 05/16/2018
DRAWN BY: CJJ	CHECKED BY: CJJ
SHEET: 1 OF 1	