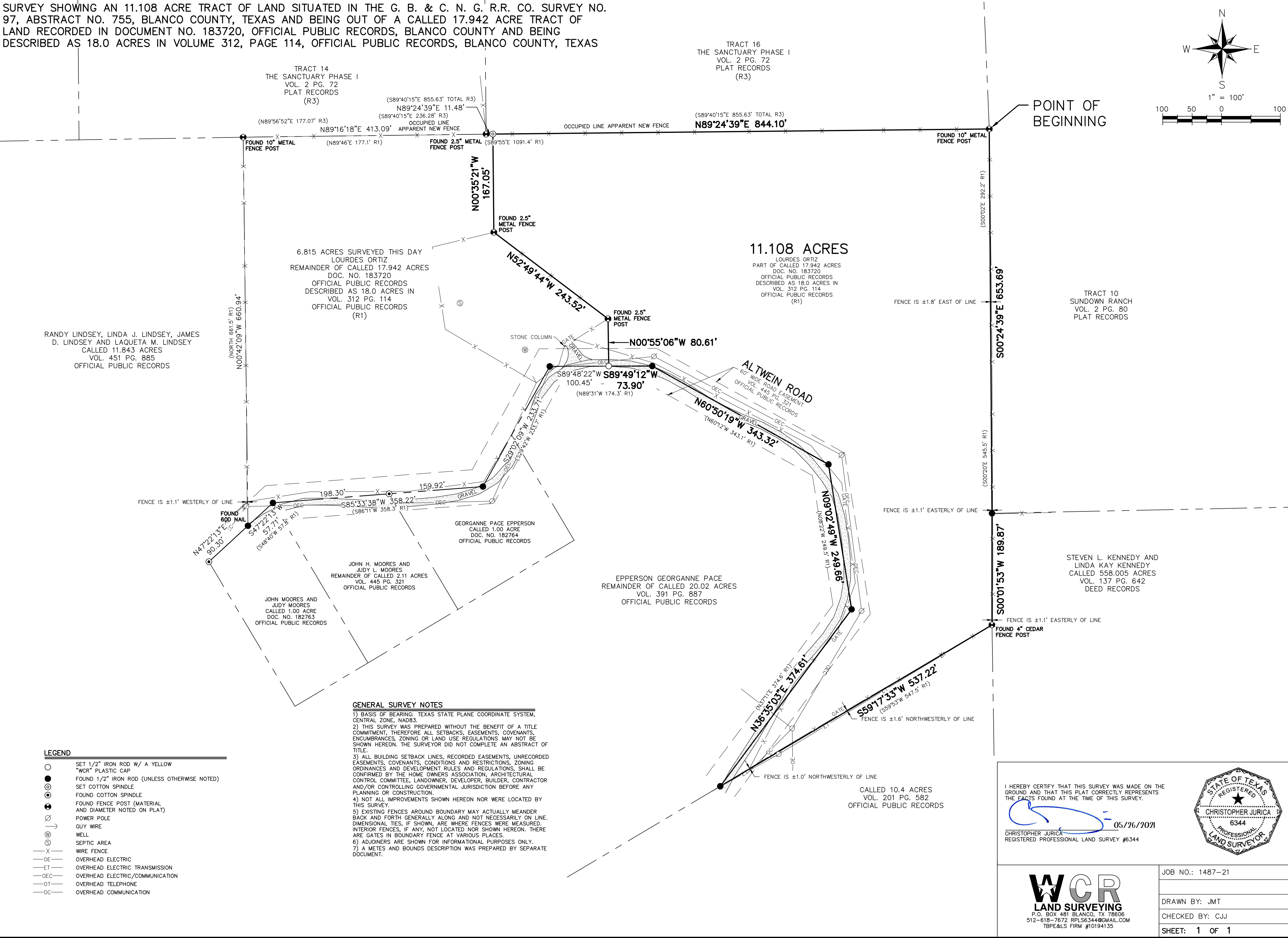


SURVEY SHOWING AN 11.108 ACRE TRACT OF LAND SITUATED IN THE G. B. & C. N. G. R.R. CO. SURVEY NO. 97, ABSTRACT NO. 755, BLANCO COUNTY, TEXAS AND BEING OUT OF A CALLED 17.942 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 183720, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY AND BEING DESCRIBED AS 18.0 ACRES IN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



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

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.

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.

05/26/2021

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