

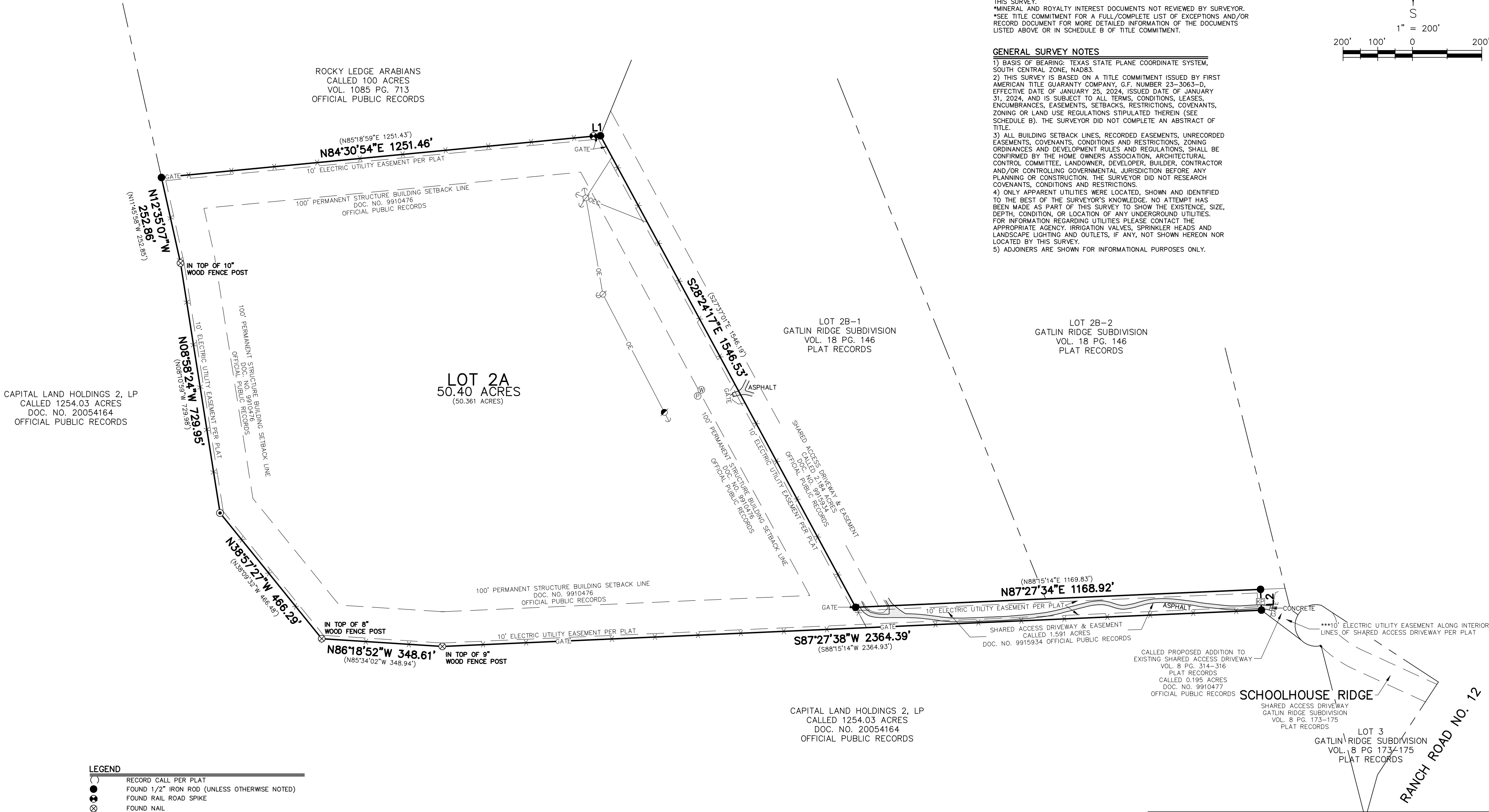
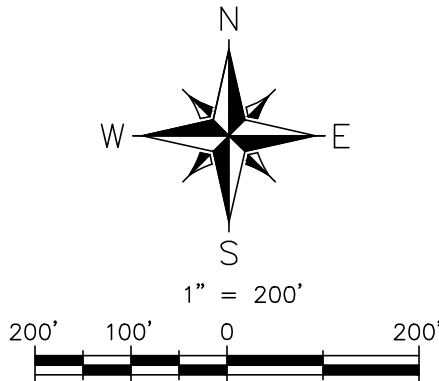
LAND TITLE SURVEY OF LOT 2A, GATLIN RIDGE SUBDIVISION RECORDED
IN VOLUME 8, PAGE 314-316, PLAT RECORDS, HAYS COUNTY, TEXAS

SCHEDULE B RECORDED EXCEPTION DOCUMENTS

X
*NWB = NOT WITHIN BOUNDS OF THE SUBJECT TRACT
*UNK = UNKNOWN IF WITHIN THE BOUNDS OF THE SUBJECT TRACT WITHOUT
ADDITIONAL RESEARCH AND/OR FIELDWORK WHICH IS OUTSIDE THE SCOPE OF
THIS SURVEY.
*MINERAL AND ROYALTY INTEREST DOCUMENTS NOT REVIEWED BY SURVEYOR.
*SEE TITLE COMMITMENT FOR A FULL/COMPLETE LIST OF EXCEPTIONS AND/OR
RECORD DOCUMENT FOR MORE DETAILED INFORMATION OF THE DOCUMENTS
LISTED ABOVE OR IN SCHEDULE B OF TITLE COMMITMENT.

GENERAL SURVEY NOTES

- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM,
SOUTH CENTRAL ZONE, NAD83.
- 2) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY FIRST
AMERICAN TITLE GUARANTY COMPANY, G.F. NUMBER 23-3063-D,
EFFECTIVE DATE OF JANUARY 25, 2024, ISSUED DATE OF JANUARY
31, 2024, 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) 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. THE SURVEYOR DID NOT RESEARCH
COVENANTS, CONDITIONS AND RESTRICTIONS.
- 4) 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, SPRINKLER HEADS AND
LANDSCAPE LIGHTING AND OUTLETS, IF ANY, NOT SHOWN HEREON NOR
LOCATED BY THIS SURVEY.
- 5) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.



LEGEND	
○	RECORD CALL PER PLAT
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
⊗	FOUND RAIL ROAD SPIKE
⊙	FOUND NAIL
⊗	FOUND 3" METAL FENCE POST
⊙	POWER POLE
⊗	GUY WIRE
⊙	METER POLE
⊗	WELL
⊙	KEY PAD
⊗	WELL PUMP
⊙	WIRE FENCE
⊗	IRON FENCE
⊙	OVERHEAD ELECTRIC
⊗	OVERHEAD ELECTRIC/COMMUNICATION

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N87°57'30"E	20.27' (N88°54'52"E 20.28')
L2	S02°31'47"E	59.93' (S01°44'46"E 60.00')

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT
TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF
PRACTICE REQUIREMENTS FOR CATEGORY 1A, CONDITION 3,
LAND TITLE SURVEY.

CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEYOR #6344
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TBP&LS FIRM #10194135

JOB NO.: 2323-24

DRAWN BY: EJF

CHECKED BY: CJJ

SHEET: 1 OF 1