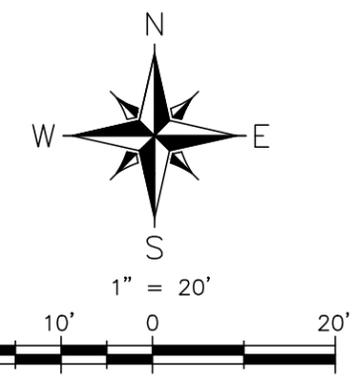


SURVEY SHOWING A 0.17 ACRE TRACT OF LAND SITUATED IN THE HORACE EGGLESTON SURVEY NO. 24, ABSTRACT NO. 1, BLANCO COUNTY, TEXAS, BEING PART OF BLOCK 17 AS SHOWN ON THE OFFICIAL MAP OF BLANCO, TEXAS RECORDED IN VOLUME 1, PAGE 16, PLAT RECORDS, BLANCO COUNTY, TEXAS AND BEING ALL OF A CALLED 0.173 ACRE TRACT OF LAND RECORDED IN VOLUME 441, PAGE 581, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS



**SCHEDULE B RECORDED EXCEPTION DOCUMENTS**

\*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, CENTRAL ZONE, NAD83.
- 2) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, G.F. NUMBER 224-364, EFFECTIVE DATE OF MARCH 28, 2024, ISSUED DATE OF APRIL 5, 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) 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.
- 4) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 5) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.
- 6) THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANG STRUCTURE FEATURES WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENTS OR BUILDING SETBACK LINES.

KRISTINE THOMAS & JOSHUA THOMAS  
 0.27 ACRES  
 DOC. NO. 230958  
 OFFICIAL PUBLIC RECORDS

EUGENE H. COLLINS & DEANNA L. COLLINS  
 CALLED 0.30 ACRES  
 VOL. 150 PG. 337  
 OFFICIAL PUBLIC RECORDS

BOUNDARY LINE AGREEMENT  
 VOL. 183 PG. 779  
 OFFICIAL PUBLIC RECORDS  
**S19°01'29"W 7.47'**

**BLOCK 18**  
 PHILIPPI LEWIS STONE  
 CALLED 0.81 ACRES  
 VOL. 506 PG. 695  
 OFFICIAL PUBLIC RECORDS  
 (R2)

**BLOCK 17**  
**0.17 ACRES**  
 STAN BARRON AND CONNIE BARRON  
 CALLED 0.173 ACRES  
 VOL. 441 PG. 581  
 OFFICIAL PUBLIC RECORDS  
 (R1)  
 ZONE X  
 SPECIAL FLOOD HAZARD AREAS

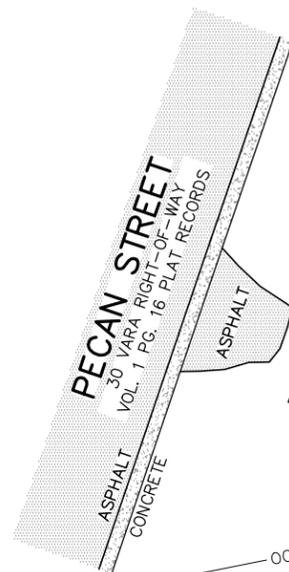
**BLOCK 16**

**FLOOD PLAIN NOTE**

\*ANY DEPICTION OR NOTE ON THIS SURVEY OR ANY STATEMENT CONTAINED ON THIS SURVEY CONCERNING SPECIAL FLOOD HAZARD AREAS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE SURVEYOR THAT THE PROPERTY AND/OR STRUCTURES LOCATED ABOVE SPECIAL FLOOD HAZARD AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGE OR THAT FLOODING DOES NOT OCCUR ABOVE SPECIAL FLOOD HAZARD AREAS. SPECIAL FLOOD HAZARD AREAS ARE SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) IS FOR USE IN ADMINISTERING THE NFIP; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (MAP NUMBER 48031C0110 C, MAP EFFECTIVE/REVISED DATE OF FEBRUARY 6, 1991). FLOOD PLAINS SHOWN HEREON WERE SCALED, ARE APPROXIMATE AND WERE NOT LOCATED ON THE GROUND.

CHARLES JONATHAN LLEWELLYN  
 CALLED 0.22 ACRES  
 VOL. 494 PG. 205  
 OFFICIAL PUBLIC RECORDS



POINT OF BEGINNING

**N18°48'34"E 54.30'**  
 (N20°00'00"E 54.26' R1)

**S71°14'02"E 138.78'**  
 (S70°02'42"E 139.24' R1)

**N71°08'39"W 138.56'**  
 (N70°09'20"W 139.46' R1)

**S19°03'16"W 47.05'**  
 (S19°45'56"W 53.99' R1)  
 (N19°35'55"E 47.09' R2)

**LEGEND**

- ( ) RECORD CALL PER PLAT
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ⊗ CHAIN LINK FENCE POST
- ⊙ POINT
- ⊗ POWER POLE
- ⊙ UTILITY POLE
- ⊙ WATER METER
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ CLEAN OUT
- ⊙ A/C PAD
- /// WOOD FENCE
- ◊ CHAIN-LINK FENCE
- OEC— OVERHEAD ELECTRIC/COMMUNICATION
- OC— OVERHEAD COMMUNICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF IMPROVEMENTS EXCEPT AS SHOWN HEREON.

 **04/04/2024**  
 CHRISTOPHER JURICA  
 REGISTERED PROFESSIONAL LAND SURVEYOR #6344  
 CHRISJ@WCRLANDSURVEYING.COM 830-833-3010





**WCR**  
**LAND SURVEYING**  
 P.O. BOX 481 BLANCO, TX 78606  
 830-833-3010 INFO@WCRLANDSURVEYING.COM  
 TBPE&LS FIRM #10194135

JOB NO.: 2352-24	
DRAWN BY: E.JF	CHECKED BY: C.JJ
SHEET: 1 OF 1	