SURVEY SHOWING LOT 73, REPLAT OF RANCHES OF BRUSHY TOP RECORDED IN VOLUME 2, PAGES 59-67, PLAT RECORDS, BLANCO COUNTY, TEXAS GENERAL SURVEY NOTES GENERAL SURVEY NOTES 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NADB3. 2) THIS SURVEY WAS DONE 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 DRAINAGE EASEMENT NOTE 30' WIDE PUBLIC DRAINAGE EASEMENT CENTERED ON ALL NATURAL RUNOFF CHANNELS, CREEKS, OR SWALES UNLESS OTHERWISE NOTED ON THIS PLAT. = 100' 100 ASSOCIATION, ARCHITECTURAL CONTROL COMMITTEE, LANDOWNER, DEVELOPER, BUILDER, CONTRACTOR AND/OR CONTROLLING GOVERNMENTAL JURISDICTION BEFORE ANY PLANNING OR CONSTRUCTION. THIS LOT IS SUBJECT TO COVENANTS CONDITIONS AND RESTRICTIONS RECORDED AND ON FILE AT THE BLANCO COUNTY CLERK'S OFFICE. 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 AND SPINKLER HEADS, IF ANY, NOT LOCATED BY THIS SURVEY OR SHOWN HEREON. 50 0 100 5) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. BLUFF RIDGE (60' RIGHT-OF-WAY) (\$76°35'30″E 153.40') COMMON S76'36'56"E 153.40 RESERVE "Н" SET COTTON SPINDLE AT PREVIOUS LOCATION OF A 1/2" IRON ROD FOUND (53°-11' ري. • ري ASPHALT ·AJIE SET COTTON SPINDLE L=533.68' (533.74') **R=470.04'** (470.04') 7. Δ=065°03'11" (65°03'36") CB=N70°53'35"E(N70°52'42"E) / No LAST MILL **CD=505.47'**(505.53') ORANA CE Ano Charles 2 JEL STUTT. LIVE OAK 8" DIAMTER 15' CANOPY ò 0°0, - 60' BUILDING SETBACK DOC. NO. 171598 OFFICIAL PUBLIC RECORDS OAK 9" DIAMTER 18' CANOPY CONCRETE LIVE OAK 8" DIAMTER 15' CANOPY LOT 73 IC EMBANKMEN (JBACKSLOPE E LIVE OAK 11" DIAMTER 20' CANOPY 10.01 ACRES (10.01 ACRES) LIVE OAK 11" DIAMTER 20' CANOPY eo. BULLINKO SKIBBROK DOC. NO. 111598 OKTORE PUBLIC RECORDS L=830.68' (830.63') R=3760.19' (3760.19') **△=012°39'27"** (12°39'24") **CB=S20*55'02"W** (S20*54'56"W) CD=828.99' (828.95') 287 U.S. HIGHWAY NO. 15' PUBLIC UTILITY, PI LOT 74

	LEGEND	
\mathbf{X}	$\overline{()}$	RECORD CALL PER PLAT
	0	SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
\mathbf{N}	•	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
\mathbf{N} \mathbf{V} \mathbf{A}	\bigtriangleup	FOUND TXDOT CONCRETE RIGHT-OF-WAY MARKER
$\mathbf{X} \setminus \mathcal{F}$	Ø	POWER POLE
	\rightarrow	GUY WIRE
	X	TELEPHONE PEDESTAL/BOX
$\lambda \setminus \beta I$	 OF	WIRE FENCE OVERHEAD ELECTRIC
	OEC	OVERHEAD ELECTRIC/COMMUNICATION
	OC	OVERHEAD COMMUNICATION
	TR	ELECTRIC TRANSFORMER
	¢	ELECTRIC METER
		REVISION 1: 12/01/2020 - ADDED TREES
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. CHRISTOPHER JURICA 6344		LAND SURVEYING P.O. BOX 481 BLANCO, TX 78606 512-618-7672 RPLS6344@GMAIL.COM TBPE&LS FIRM #10194135
-07/15/2020		JOB NO.: 1233-19
CHRISTOPHER JURICA REGISTERED PROFESSIONAL LAND SURVEYOR #6344		DRAWN BY: CJJ CHECKED BY: CJJ
RPLS6344@GMAIL.COM 512-618-7672		SHEET: 1 OF 1