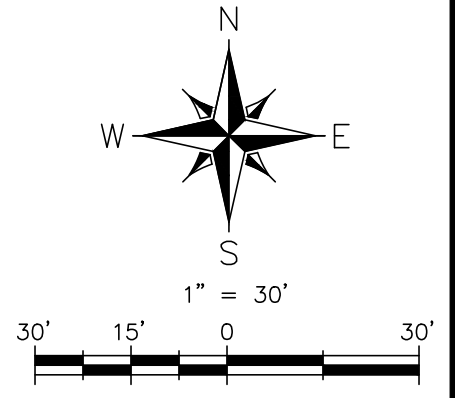


SURVEY SHOWING LOT 4, C.P. LESTER SUBDIVISION RECORDED IN VOLUME 1, PAGE 3, PLAT RECORDS, BLANCO COUNTY, TEXAS



TOPOGRAPHIC & TREE SURVEY NOTES

- 1) VERTICAL DATUM - NAVD88 (GEOID18) AS ESTABLISHED USING GPS RTK METHODS AND THE RTK COOPERATIVE NETWORK.
- 2) TREE DIAMETER AND CANOPY/D RIP LINE DIMENSIONS ARE APPROXIMATE. TREE SPECIES ARE IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE.

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. 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.

REFERENCES

- SUBJECT TO BOUNDARY LINE AGREEMENT RECORDED IN VOLUME 3107, PAGE 446, OFFICIAL PUBLIC RECORDS
- SUBJECT TO UNDERGROUND UTILITY EASEMENT RECORDED IN DOC. NO. 191544, OFFICIAL PUBLIC RECORDS

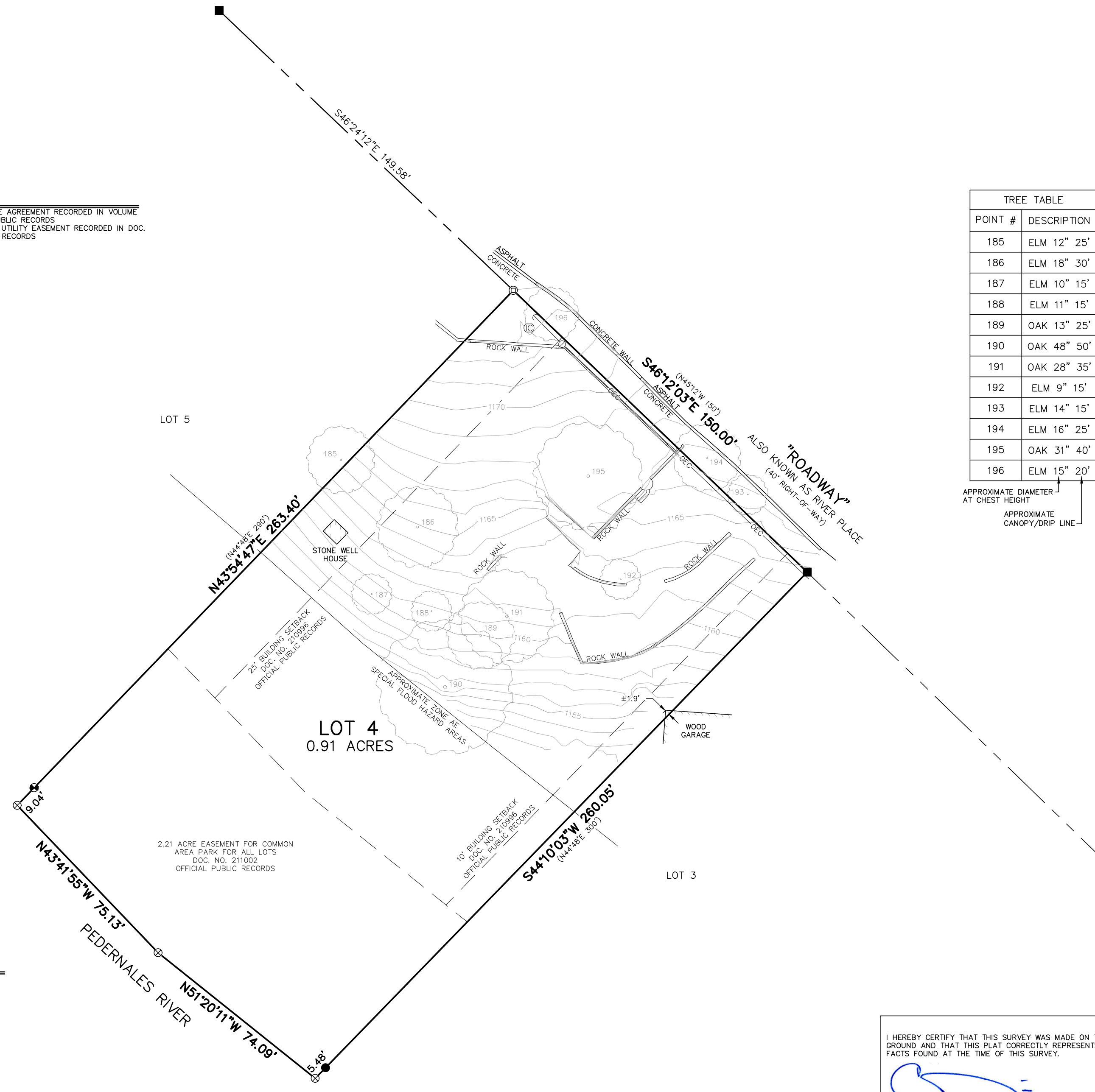
FLOOD PLAIN NOTE

*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 48031C0135 C, MAP EFFECTIVE/REVISED DATE OF FEBRUARY 6, 1991). FLOOD PLAINS SHOWN HEREON WERE SCALED, ARE APPROXIMATE AND WERE NOT LOCATED ON THE GROUND.

TREE TABLE	
POINT #	DESCRIPTION
185	ELM 12" 25'
186	ELM 18" 30'
187	ELM 10" 15'
188	ELM 11" 15'
189	OAK 13" 25'
190	OAK 48" 50'
191	OAK 28" 35'
192	ELM 9" 15'
193	ELM 14" 15'
194	ELM 16" 25'
195	OAK 31" 40'
196	ELM 15" 20'

↑ APPROXIMATE DIAMETER AT CHEST HEIGHT
 ↓ APPROXIMATE CANOPY/D RIP LINE



LEGEND

()	RECORD CALL PER PLAT
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
⊙	FOUND 60D NAIL
⊗	POINT
⊕	FOUND IRON ROD W/ A YELLOW PLASTIC CAP
■	FOUND SQUARE CONCRETE MONUMENT
⊗	POWER POLE
→	GUY WIRE
⊙	IRRIGATION CONTROL VALVE
—OEC—	OVERHEAD ELECTRIC/COMMUNICATION

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.

[Signature]
 07/20/2023

CHRISTOPHER JURICA
 REGISTERED PROFESSIONAL LAND SURVEYOR #6344
 CHRIS@WCRLANDSURVEYING.COM 830-833-3010



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JOB NO.: 2157-23
DRAWN BY: EJF
CHECKED BY: CJJ
SHEET: 1 OF 1