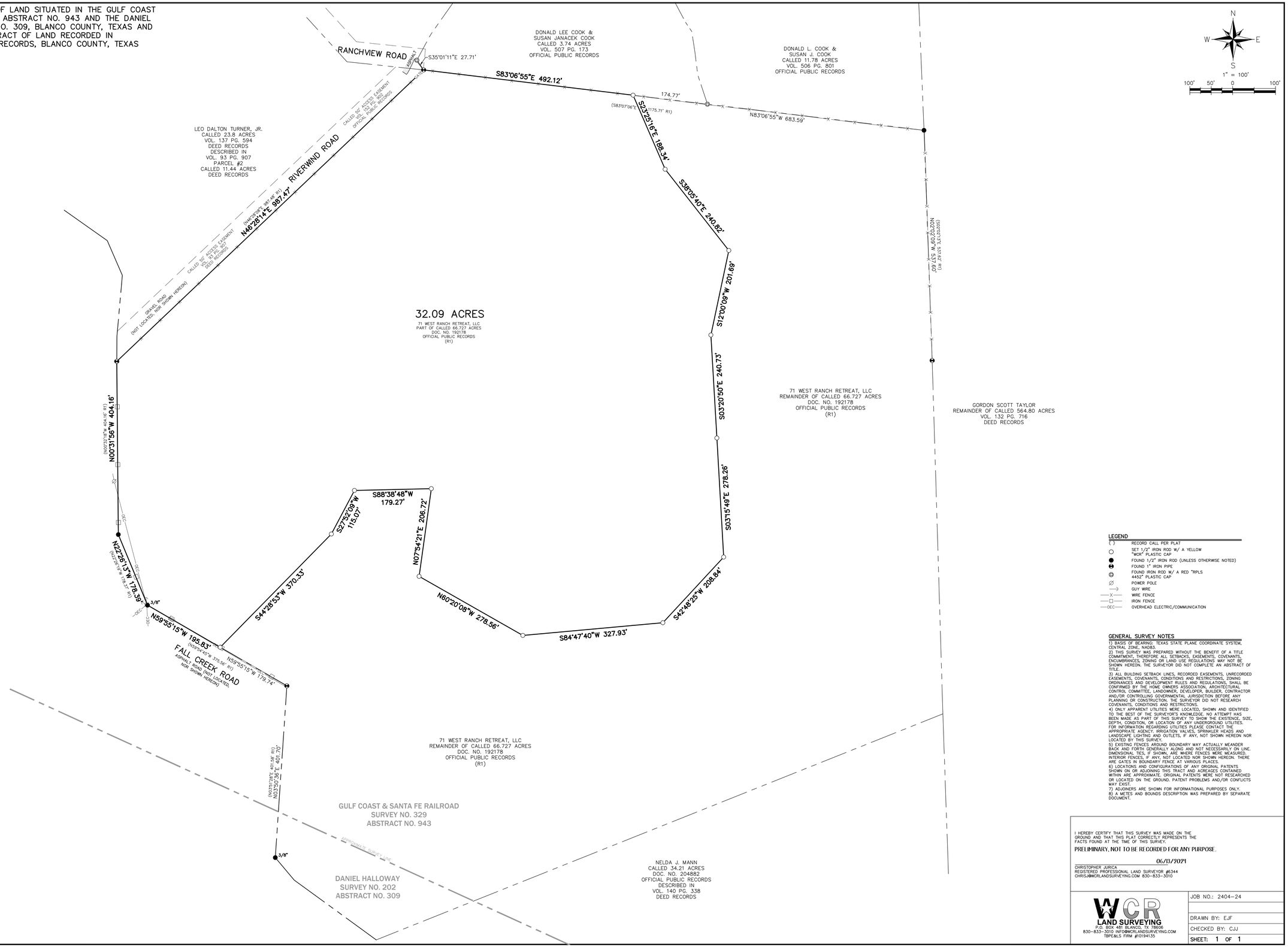
SURVEY SHOWING A 32.09 ACRE TRACT OF LAND SITUATED IN THE GULF COAST & SANTA FE RAILROAD SURVEY NO. 329, ABSTRACT NO. 943 AND THE DANIEL HOLLOWAY SURVEY NO. 202, ABSTRACT NO. 309, BLANCO COUNTY, TEXAS AND BEING OUT OF A CALLED 66.727 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 192178, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS



LEGEND

( )	RECORD CALL PER PLAT
○	SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
⊕	FOUND 1" IRON PIPE
⊕	FOUND IRON ROD W/ A RED "RPLS 4452" PLASTIC CAP
∅	POWER POLE
—→	GUY WIRE
—X—	WIRE FENCE
—□—	IRON FENCE
—OEC—	OVERHEAD ELECTRIC/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. 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) 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) LOCATIONS AND CONFIGURATIONS OF ANY ORIGINAL PATENTS SHOWN ON OR ADJOINING THIS TRACT AND ACREAGES CONTAINED WITHIN ARE APPROXIMATE. ORIGINAL PATENTS WERE NOT RESEARCHED OR LOCATED ON THE GROUND. PATENT PROBLEMS AND/OR CONFLICTS MAY EXIST.
7) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
8) 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.

PRELIMINARY, NOT TO BE RECORDED FOR ANY PURPOSE.

06/13/2021

CHRISTOPHER JURICA
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JOB NO.: 2404-24
DRAWN BY: EJF
CHECKED BY: CJJ
SHEET: 1 OF 1