

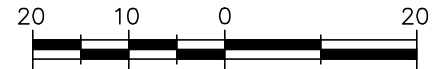
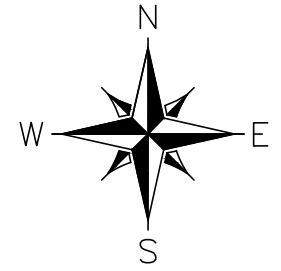
SURVEY SHOWING LOT 1366, ROCKIN J RANCH UNIT 4 RECORDED IN VOLUME 3, PAGE 17-26, PLAT RECORDS, BLANCO COUNTY, TEXAS

LEGEND

- () RECORD CALL PER PLAT
- CALCULATED POINT
- ⊙ FOUND IRON ROD W/ AN ALUMINUM "ROCKIN J" CAP
- Ⓜ WATER VALVE
- ⊗ FIRE DEPARTMENT CONNECTION

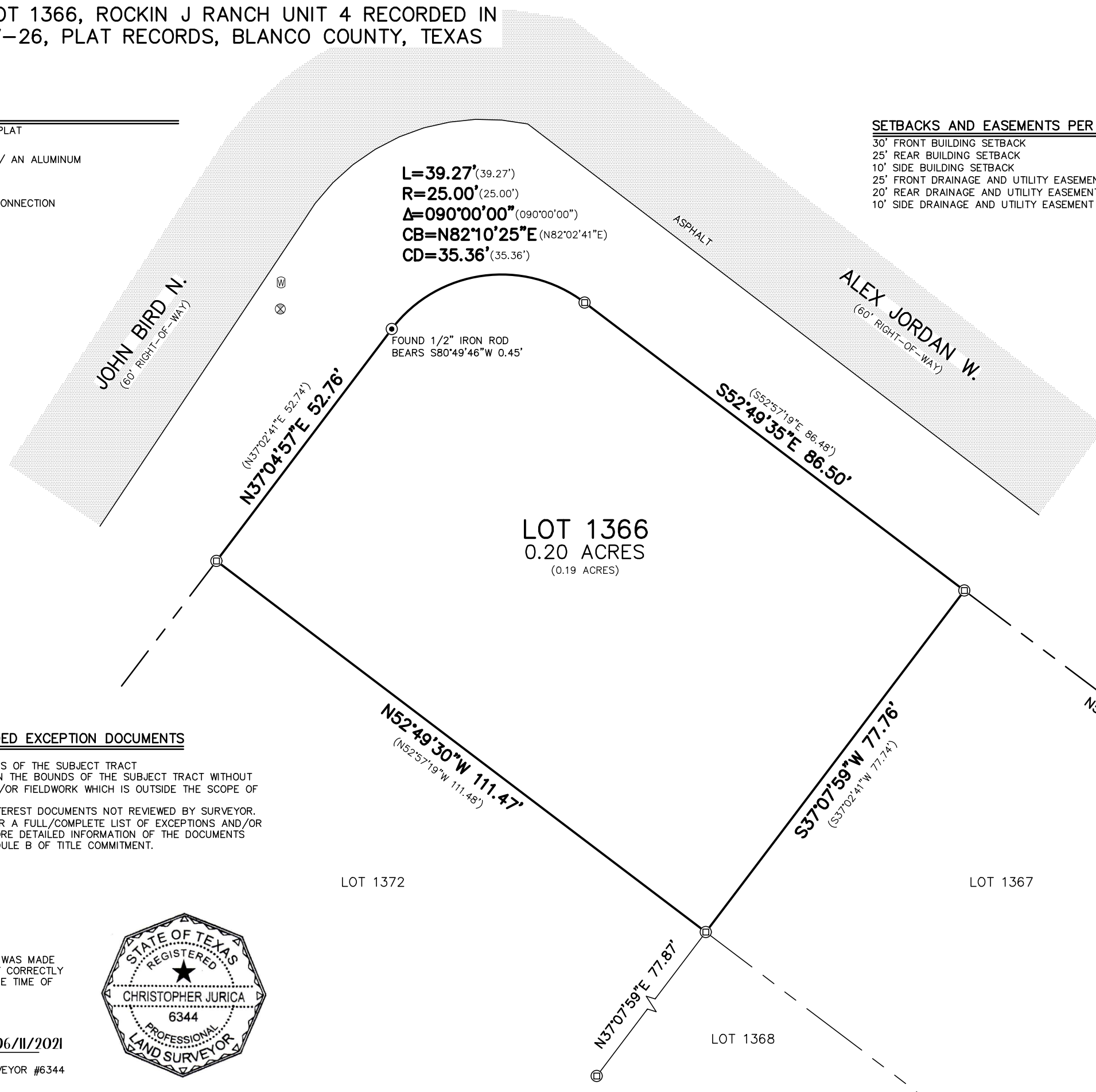
SETBACKS AND EASEMENTS PER PLAT

- 30' FRONT BUILDING SETBACK
- 25' REAR BUILDING SETBACK
- 10' SIDE BUILDING SETBACK
- 25' FRONT DRAINAGE AND UTILITY EASEMENT
- 20' REAR DRAINAGE AND UTILITY EASEMENT
- 10' SIDE DRAINAGE AND UTILITY EASEMENT



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 ALAMO TITLE INSURANCE, G.F. NUMBER 2021236, EFFECTIVE DATE OF MAY 27, 2021, ISSUED DATE OF JUNE 10, 2021, 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 AND SPRINKLER HEADS, IF ANY, NOT LOCATED BY THIS SURVEY OR SHOWN HEREON.
- 5) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.



SCHEDULE B RECORDED EXCEPTION DOCUMENTS

- 10.b. NWB
- *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.

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
 06/11/2021
 CHRISTOPHER JURICA
 REGISTERED PROFESSIONAL LAND SURVEYOR #6344
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WCR
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 TBPE&LS FIRM #10194135

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| JOB NO.: 1562-21 | |
| DRAWN BY: JMT | CHECKED BY: CJJ |
| SHEET: 1 OF 1 | |