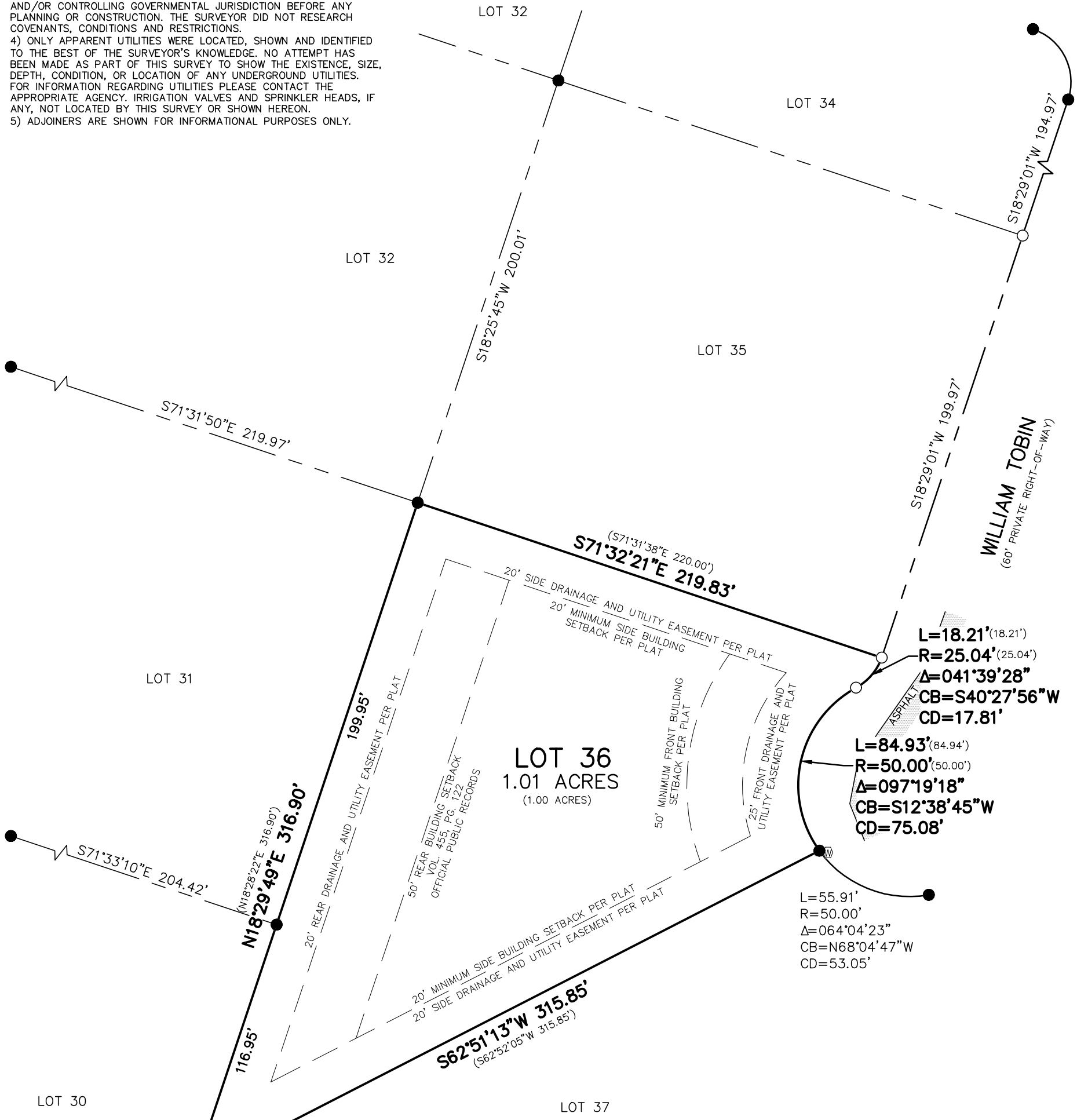
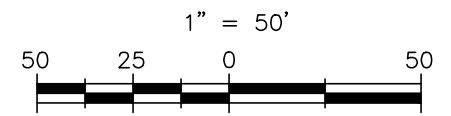
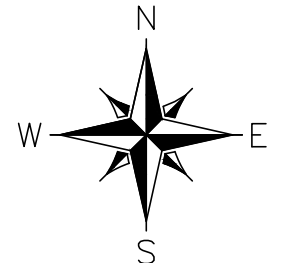


**SURVEY SHOWING LOT 36, ROCKIN J RANCH UNIT 1 RECORDED IN VOLUME 1, PAGE 324-332, PLAT RECORDS, BLANCO COUNTY, TEXAS**

**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 NATIONAL INVESTORS TITLE INSURANCE, G.F. NUMBER 2022164, EFFECTIVE DATE OF JUNE 2, 2022, ISSUED DATE OF JUNE 14, 2022, 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.



**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 IRON ROD W/ A PURPLE "RICKMANN" PLASTIC CAP
- Ⓜ WATER METER

**SCHEDULE B RECORDED EXCEPTION DOCUMENTS**

- 10.b. NWB
- 10.d. APPEARS TO NOT APPLY
- \*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*  
 06/23/2022  
 CHRISTOPHER JURICA  
 REGISTERED PROFESSIONAL LAND SURVEYOR #6344  
 CHRISJ@WCRLANDSURVEYING.COM 830-833-3010



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

JOB NO.: 1921-22	
DRAWN BY: JMT	CHECKED BY: CJJ
SHEET: 1 OF 1	