

VICINITY MAP

1"=5000'
SOURCE: TXDOT GIS

- * **LEGEND** *
- FOUND CORNER AS NOTED
 - M.&P.R.B.C.T. = MAP & PLAT RECORD BLANCO COUNTY TEXAS (COURSE VALUE PER PLAT V.1, PG. 234-332 M.&P.R.B.C.T.)
 - PROPERTY LINE
 - EASEMENT LINE
 - - - - BUILDING SETBACK LINE

LAND TITLE SURVEY

LOT 147 "ROCKIN J RANCH UNIT 1"
ACCORDING TO THE RECORD PLAT FILED IN VOLUME 1,
PAGES 324-332
MAP & PLAT RECORDS OF BLANCO COUNTY, TEXAS

* SURVEYOR'S CERTIFICATION *

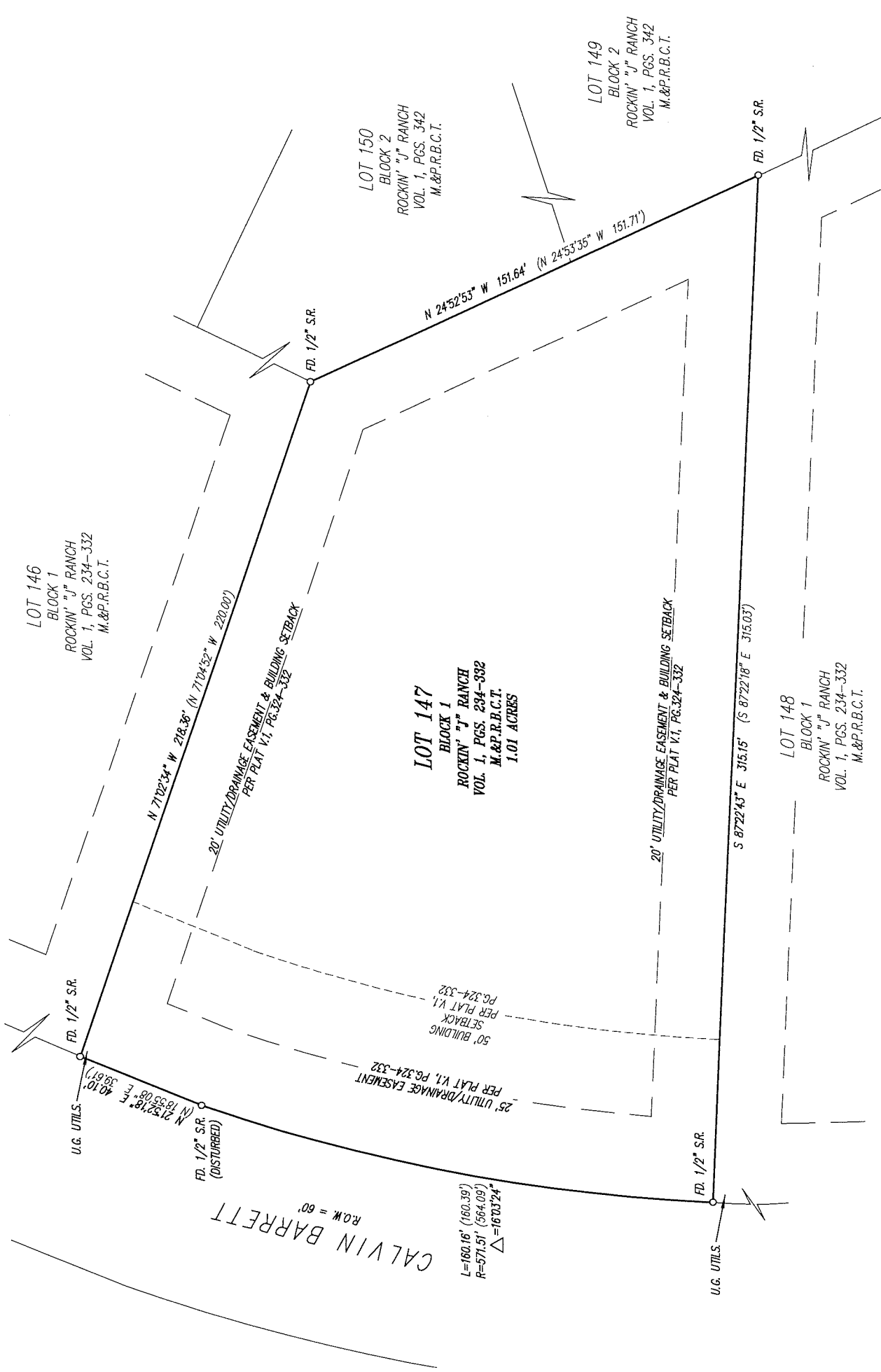
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF TEXAS, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND RELATIVE BEARINGS ARE CORRECT AS SHOWN, ALL EASEMENTS AND RIGHTS OF WAY OF RECORD ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS, EXCEPT AS NOTED HEREON.

DATED: JUNE 28, 2021

R. Scott McClintock, Sr., R.P.L.S.
Registration No. 5907

631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.E.L.S.	
PROJECT:	SCALE:	FIELD:	CHECKED:
WES: 21-105	1" = 40'	RSM	RSM
LAST FIELD VISIT: 09.16.2019		SHEET NO.	
LAST DRAFT REVISION: 09.28.2019		1 of 1	

WELLBORN
ENGINEERING &
SURVEYING



- * **NOTES** *
- THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTK/GNSS OBSERVATIONS. REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES, CENTRAL ZONE. CORRECTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
 - THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
 - THIS TRACT LIES WITHIN THE BOUNDARIES OF A FLOOD HAZARD ARE DESIGNATED AS "ZONE X UNSHADED" AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #48031C0115C EFFECTIVE 2/6/1991. THIS IS AN AREA OF MINIMAL CHANGE OF FLOOD HAZARD.
 - WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, 1/2, 1680.61' (1680.00'). THIS SURVEY WAS PREPARED FOR GUARDIAN TITLE COMPANY 508 8TH STREET P.O. BOX 698, BLANCO, TX 78606 AND SHOULD ONLY BE USED FOR A SINGLE PROPERTY TRANSACTION. THIS SURVEY WAS PERFORMED FOR A SINGLE CONVEYANCE OF THE SUBJECT PROPERTY FOR THE EXCLUSIVE USE OF THE PARTIES OF THE SAID TRANSACTION AND IS NOT INTENDED FOR USE BY OTHER PARTIES IN THE FUTURE. USE OF THIS PRODUCT BY OTHERS WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR IS A VIOLATION OF U.S. COPYRIGHT LAW.
 - THIS SURVEY WAS CONDUCTED ACCORDING TO INFORMATION PROVIDED IN COMMITMENT FOR TITLE INSURANCE FILE NUMBER OF 2021232 EFFECTIVE 5/20/2021.
- BUYER(S): JOE AND MARY THERIOT
- THIS PLAT CERTIFICATION EXPIRES JULY 31, 2021
- BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND JUNE 18, 2021