

SURVEY SHOWING A 1.37 ACRE TRACT OF LAND SITUATED IN THE HORACE EGGLESTON SURVEY NO. 24, ABSTRACT NO. 1, BLANCO COUNTY, TEXAS, BEING PART LOTS 2, 3, 4, 7 AND 8, BLOCK 8, PART OF BEE STREET (ABANDONED BY BLANCO ORDINANCE 229), PART OF AMERICAN STREET (ABANDONED BY BLANCO ORDINANCE 229), PART OF BLOCK 6 "THE COMMONS", PITTSBURG ADDITION RECORDED IN VOLUME 1, PAGE 12, PLAT RECORDS, BLANCO COUNTY, TEXAS, BEING ALL OF A CALLED 0.742 ACRE TRACT OF LAND AND CALLED 0.652 ACRE TRACT OF LAND RECORDED IN VOLUME 128, PAGE 399, DEED RECORDS, BLANCO COUNTY, TEXAS AND  
A 1.27 ACRE TRACT OF LAND SITUATED IN THE HORACE EGGLESTON SURVEY NO. 24, ABSTRACT NO. 1, BLANCO COUNTY, TEXAS, BEING PART LOTS 1, 2, 3, AND 8, BLOCK 8, PART OF AMERICAN STREET (ABANDONED BY BLANCO ORDINANCE 229), PART OF BLOCK 6 "THE COMMONS", PITTSBURG ADDITION RECORDED IN VOLUME 1, PAGE 12, PLAT RECORDS, BLANCO COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND RECORDED IN VOLUME 54, PAGE 1, DEED RECORDS, BLANCO COUNTY, TEXAS, PART OF A CALLED 233 ACRE TRACT OF LAND RECORDED IN VOLUME 70, PAGE 75, DEED RECORDS, BLANCO COUNTY, TEXAS AND PART OF THAT TRACT OF LAND RECORDED IN DOCUMENT NUMBER 202144, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS

GENERAL SURVEY NOTES

- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
- 2) THIS SURVEY WAS DONE 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) 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.
- 4) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 5) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.
- 6) PITTSBURGH ADDITION LOT AND BLOCK LINES SHOWN HEREON ARE APPROXIMATE AND FOR REFERENCE ONLY.
- 7) INTERIOR FENCING NOT SHOWN HEREON NOR LOCATED BY THIS SURVEY.

GRADIENT BOUNDARY NOTE

THE GRADIENT LINE OF THE BLANCO RIVER IS THE BOUNDARY LINE OF THE STATE OWNED LANDS OF THE BLANCO RIVER AS PER THE GENERAL LAND OFFICE AND IS SUBJECT TO FUTURE CHANGES DUE TO LOCATION AND/OR DIRECTION OF THE BLANCO RIVER CAUSED BY EROSION, ACCRETION, OR AVULSION. THE MEANDER LINE SHOWN HEREON IS FOR DELINEATION OF APPROXIMATE RIVER BANK AND ACREAGE CALCULATIONS ONLY AND DOES NOT DEPICT THE "TRUE BOUNDARY" OF STATE OWNED LANDS. THE GRADIENT BOUNDARY WAS NOT LOCATED.

LEGEND

R1	RECORD CALL PER VOLUME 128, PAGE 399 DEED RECORDS
R3	RECORD CALL PER VOLUME 443, PAGE 606 OFFICIAL PUBLIC RECORDS
R4	RECORD CALL PER VOLUME 284, PAGE 418 OFFICIAL PUBLIC RECORDS
○	SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
⊗	FOUND 3/4" IRON PIPE
⊗	MEANDER POINT
⊗	FOUND IRON ROD W/ A YELLOW "BAKER SURVEYING" PLASTIC CAP
△	FOUND TXDOT CONCRETE RIGHT-OF-WAY MARKER
⊕	ELECTRIC METER
⊕	POWER POLE
⊕	UTILITY POLE
→	GUY WIRE
⊕	WATER METER
⊕	SEPTIC SYSTEM
⊕	CLEAN OUT
⊕	TELEPHONE PEDESTAL/BOX
⊕	A/C PAD
—//—	WOOD FENCE
—X—	WIRE FENCE
—OE—	OVERHEAD ELECTRIC
—OEC—	OVERHEAD ELECTRIC/COMMUNICATION
—OC—	OVERHEAD COMMUNICATION

ADDITIONAL GENERAL SURVEY NOTES

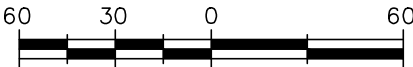
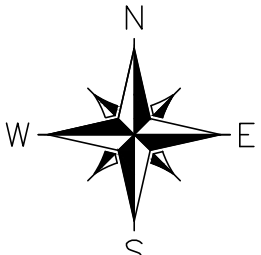
- 8) DESCRIPTION NOT FOUND IN DEED OF A CALLED 0.518 ACRES CONVEYED TO JOE AND SHARI BETH FINCH IN VOL. 134, PG. 532 DEED RECORDS DESCRIBED AS BEING PART OF LOT 2 AND LOT, BLOCK 8.
- 9) 1.27 ACRES SURVEYED AS FOUND MONUMENTED AND OCCUPIED ON THE GROUND. WITH EXCEPTION TO NOTE NO. 8, DEEDS NOT FOUND CONVEYING ALL OR PARTS 1.27 ACRES TO JOE AND SHARI BETH FINCH.

INGRESS & EGRESS EASEMENT NOTE

INSUFFICIENT/INADEQUATE DESCRIPTION TO SHOW 40' WIDE INGRESS & EGRESS EASEMENT IN VOLUME 128, PAGE 399, DEED RECORDS, BLANCO COUNTY, TEXAS.

SPECIAL FLOOD HAZARD AREA NOTE

ANY DEPICTION 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. THE SPECIAL FLOOD HAZARD AREA SHOWN HEREON IS APPROXIMATE/SCALED AND WAS NOT SURVEYED ON THE GROUND. 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.



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.

03/27/2019

CHRISTOPHER JURICA  
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REVISION 2: 06/24/2020 - REVISE 1.27 AC. TRACT

REVISION 1: 03/27/2019 - REVISE 1.27 AC. TRACT

**WCR**  
**LAND SURVEYING**  
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TBPLS FIRM #10194135

JOB NO.: 1031-19 DATE: 01/22/2019

DRAWN BY: CJJ CHECKED BY: CJJ

SHEET: 1 OF 1