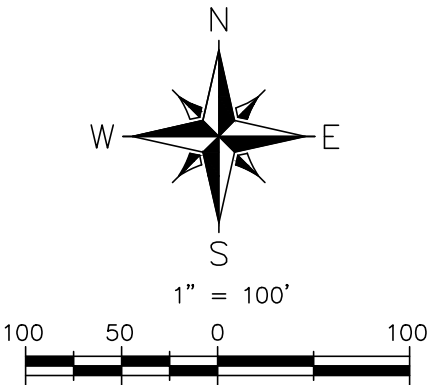


SURVEY SHOWING LOT 22, THE COMBINED PLAT OF THE PRESERVE AT WALNUT SPRINGS
RECORDED IN VOLUME 2, PAGES 23-33, PLAT RECORDS, BLANCO COUNTY, TEXAS

SCHEDULE B RECORDED EXCEPTION DOCUMENTS

10.h. UNK
10.i. FOLLOWS UNDERGROUND ELECTRIC LINES. 15' WIDE, CENTERED ON LINES AS BURIED.
10.o. UNK
10.r. FOLLOWS UNDERGROUND ELECTRIC LINES. 10' WIDE, CENTERED ON LINES AS BURIED.
10.f. UNK
10.i. BLANKET IN NATURE AND 15' WIDE CENTERED ON LINES AS-BURIED.
10.i. UNK
*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.



IMPROVEMENT SETBACK NOTE

MINIMUM 50' FROM THE ROADWAY - VOL. 513, PG. 468,
OFFICIAL PUBLIC RECORDS

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 FIDELITY NATIONAL TITLE INSURANCE, G.F. NUMBER 20-4530-D, EFFECTIVE DATE OF DECEMBER 15, 2020, ISSUED DATE OF JANUARY 5, 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.
- 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
- ⊙ FOUND IRON ROD W/ AN ALUMINUM CAP STAMPED "THE PRESERVE AT WALNUT SPRINGS"
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- E ELECTRIC PEDESTAL/BOX ON CONCRETE PAD
- TR ELECTRIC TRANSFORMER ON CONCRETE PAD
- E ELECTRIC METER
- PT UNDERGROUND PROPANE TANK
- S SEPTIC AREA
- CO CLEAN OUT
- AC A/C PAD
- G GENERATOR
- R RISER
- X WIRE FENCE
- C.F.S. COVERED FLAGSTONE
- SW. SIDEWALK
- CONC. CONCRETE
- C.C. COVERED CONCRETE

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 FIRST NATIONAL TITLE INSURANCE COMPANY, G.F. NUMBER T-21-593102-BV, EFFECTIVE DATE OF MAY 20, 2022, ISSUED DATE OF MAY 27, 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) 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) THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANG STRUCTURE FEATURES WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENTS OR BUILDING SETBACK LINES.

LOT 62
PART OPEN SPACE

LOT 62
PART OPEN SPACE

LOT 22
6.82 ACRES
(6.82 ACRES)



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
REGISTERED PROFESSIONAL LAND SURVEYOR #6344
RPLS6344@GMAIL.COM 512-618-7672

05/31/2022

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

JOB NO.: 1342-21	
DRAWN BY: JMT & CJJ	CHECKED BY: CJJ
SHEET: 1 OF 1	

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DRAWN BY: CJJ	CHECKED BY: CJJ
SHEET: 1 OF 1	

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SHEET: 1 OF 1	