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.I. FOLLOWS UNDERGROUND ELECTRIC LINES. 15' WIDE, CENTERED ON LINES AS 10.o. UNK

10.r. FOLLOWS UNDERGROUND ELECTRIC LINES. 10' WIDE, CENTERED ON LINES AS 10.f. UNK

10.i. BLANKET IN NATURE AND 15' WIDE CENTERED ON LINES AS-BURIED.

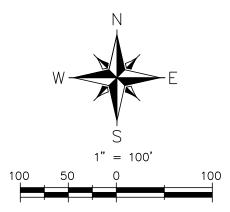
10.I. UNK

*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

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

LOT 62 PART OPEN SPACE V68.06.16"E 537.45 - ASPHALT LOT 62 PART OPEN SPACE CONC.G PT ±147.3' \bigcirc SINGLE-STORY -WOOD DECK STONE/STUCCO . COVERED HOME WOOD DECK ±2.2 LOT 22 **6.82 ACRES** WATER (6.82 ACRES) N83°44'25"W 295.72'

(N83°02'57"W 295.75')

LEGEND

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Ε

C.C.

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) ELECTRIC PEDESTAL/BOX ON CONCRETE PAD ELECTRIC TRANSFORMER ON CONCRETE PAD

Œ ELECTRIC METER

UNDERGROUND PROPANE TANK

S SEPTIC AREA CO CLEAN OUT AC A/C PAD G GENERATOR

(R) RISER WIRE FENCE

COVERED FLAGSTONE C.F.S. SW. SIDEWALK CONCRETE CONC 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. THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANG STRUCTURE FEATURES WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENTS OR BUILDING SETBACK LINES.



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

-05/31/2022 CHRISTOPHER JURICA REGISTERED PROFESSIONAL LAND SURVEYOR #6344 RPLS6344@GMAIL.COM 512-618-7672

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

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

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 2) THIS SURVET 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
- 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

TREE TABLE		
POINT #	DESCRIPTION	
276	LIVE OAK 14" 20'	
277	LIVE OAK 8" 15'	
278	LIVE OAK 12" 18'	
279	LIVE OAK 9" 16'	
280	LIVE OAK 11" 14'	
281	LIVE OAK 12" 16'	
282	LIVE OAK 11" 14'	
283	LIVE OAK 12" 17'	
284	LIVE OAK 20" 20'	
285	LIVE OAK 18" 17'	
286	LIVE OAK 16" 15'	
287	LIVE OAK 11" 14'	
288	LIVE OAK 18" 22'	
289	LIVE OAK 10" 14'	
290	LIVE OAK 10" 15'	
291	LIVE OAK 9" 12'	
292	LIVE OAK 9" 13'	
293	LIVE OAK 10" 12'	
294	LIVE OAK 8" 10'	
295	LIVE OAK 11" 16'	

TREE TABLE	
POINT #	DESCRIPTION
296	LIVE OAK 13" 15'
297	LIVE OAK 12" 16'
298	LIVE OAK 17" 21'
299	LIVE OAK 9" 13'
300	LIVE OAK 10" 14'
301	LIVE OAK 12" 15'
302	LIVE OAK 9" 12'
303	LIVE OAK 8" 14'
304	LIVE OAK 11" 16'
305	LIVE OAK 14" 16'
306	LIVE OAK 12" 16'
307	LIVE OAK 13" 15'
308	LIVE OAK 11" 16'
309	LIVE OAK 20" 21'
310	LIVE OAK 9" 15'
311	LIVE OAK 9" 14'
312	LIVE OAK 12" 15'
313	LIVE OAK 10" 16'
314	LIVE OAK 8" 13'
315	LIVE OAK 8" 12'
- A A	

APPROXIMATE CANOPY/DRIP LINE

AT CHEST HEIGHT

APPROXIMATE DIAMETER

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.

01/21/2021 CHRISTOPHER JURICA REGISTERED PROFESSIONAL LAND SURVEYOR #6344 RPLS6344@GMAIL.COM 512-618-7672

TOPOGRAPHIC & TREE SURVEY NOTES

1) VERTICAL DATUM - NAVD88 (GEOID12B) AS ESTABLISHED USING GPS RTK METHODS AND THE RTK COOPERATIVE NETWORK 2) TREE DIAMETER AND CANOPY/DRIP LINE DIMENSIONS ARE APPROXIMATE. TREE SPECIES ARE IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE.

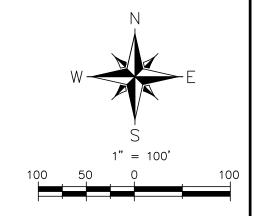
SCHEDULE B RECORDED EXCEPTION DOCUMENTS

10.i. BLANKET IN NATURE AND 15' WIDE CENTERED ON LINES AS-BURIED.

TO.I. DAN *NVB = 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.





(N83°02'57"W 295.75')

LEGEND

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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)

CALCULATED POINT

ELECTRIC PEDESTAL/BOX ELECTRIC TRANSFORMER

 \mathbb{T} (E) ELECTRIC METER

PT PROPANE TANK

SEPTIC AREA

CO CLEAN OUT

AC A/C PAD

WOOD FENCE

WIRE FENCE

LOT 62 PART OPEN SPACE



JOB NO.: 1342-21 DRAWN BY: CJJ CHECKED BY: CJJ

SHEET: 1 OF 1

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.i. BLANKET IN NATURE AND 15' WIDE CENTERED ON LINES AS-BURIED. *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. = 100'100 50 100 IMPROVEMENT SETBACK NOTE MINIMUM 50' FROM THE ROADWAY - VOL. 513, PG. 468, OFFICIAL PUBLIC RECORDS LEGEND RECORD CALL PER PLAT LOT 62 FOUND IRON ROD W/ AN ALUMINUM CAP PART OPEN SPACE 0 N68.06.16"E 551.40) **GENERAL SURVEY NOTES** STAMPED "THE PRESERVE AT WALNUT SPRINGS FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED) 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83. CALCULATED POINT 2) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY - ASPHALT ELECTRIC PEDESTAL/BOX 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, \mathbb{T} ELECTRIC TRANSFORMER (E) ELECTRIC METER ENCUMBRANCES, EASEMENTS, SETBACKS, RESTRICTIONS, COVENANTS, PT PROPANE TANK ZONING OR LAND USE REGULATIONS STIPULATED THEREIN (SEE $^{\circ}$ SEPTIC AREA SCHEDULE B). THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF CO CLEAN OUT 3) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, ZONING ORDINANCES AND DEVELOPMENT RULES AND REGULATIONS, SHALL BE AC A/C PAD WOOD FENCE CONFIRMED BY THE HOME OWNERS ASSOCIATION, ARCHITECTURAL WIRE FENCE 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
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(N83°02'57"W 295.75')

TBPE&LS FIRM #10194135

SHEET: 1 OF 1

CHECKED BY: CJJ

JOB NO.: 1342-21

DRAWN BY: CJJ

01/08/2021 CHRISTOPHER JURICA

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