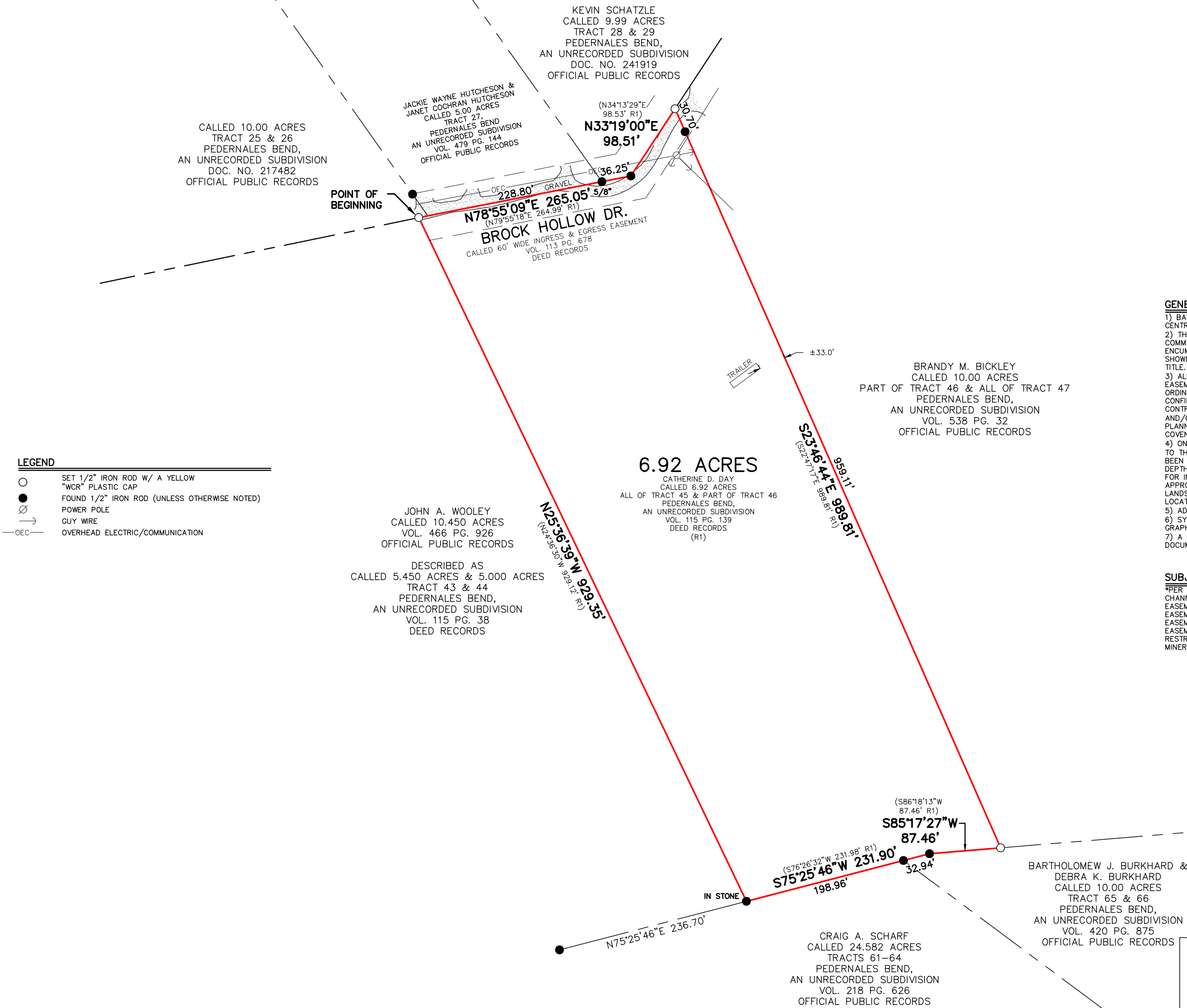
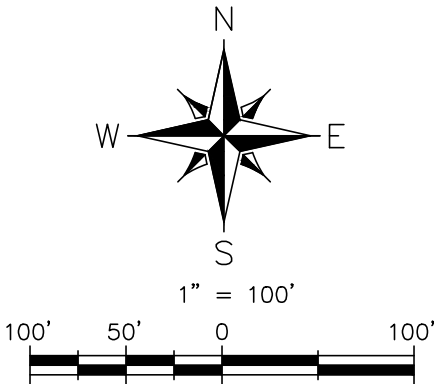


SURVEY SHOWING A 6.92 ACRE TRACT OF LAND SITUATED IN THE PETER JACKSON SURVEY NO. 177, ABSTRACT NO. 323, BLANCO COUNTY, TEXAS, BEING ALL OF A CALLED 6.92 ACRE (KNOWN AS TRACT 45 AND PART OF TRACT 46, PEDERNALES BEND, AN UNRECORDED SUBDIVISION) TRACT OF LAND RECORDED IN VOLUME 115, PAGE 139, DEED RECORDS, BLANCO COUNTY, TEXAS



GENERAL SURVEY NOTES

- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
- 2) THIS SURVEY WAS PREPARED 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) 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, SPRINKLER HEADS AND LANDSCAPE LIGHTING AND OUTLETS, IF ANY, NOT SHOWN HEREON NOR LOCATED BY THIS SURVEY.
- 5) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 6) SYMBOLS SHOWN HEREON MAY BE EXAGGERATED AND ARE FOR GRAPHICAL REPRESENTATION ONLY.
- 7) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.

SUBJECT TO (AS THEY MAY APPLY):

\*PER VESTING DEED ONLY  
CHANNEL EASEMENT TO STATE OF TEXAS - VOL. 72 PG. 134, DEED RECORDS  
EASEMENT TO PEC - VOL. 64 PG. 122, DEED RECORDS  
EASEMENTS TO PEC - VOL. 68 PG. 421 AND PG. 424, DEED RECORDS  
EASEMENT TO G. H. LESTER - VOL. 61 PG. 144, DEED RECORDS  
EASEMENT TO PEC - VOL. 107, PG. 410, DEED RECORDS  
RESTRICTIVE COVENANTS - VOL. 114 PG. 1018, DEED RECORDS  
MINERAL AND ROYALTY INTEREST DOCUMENTS NOT REFERENCED HEREON.

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  
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JOB NO.: 2709-25

DRAWN BY: CJJ

CHECKED BY: CJJ

SHEET: 1 OF 1