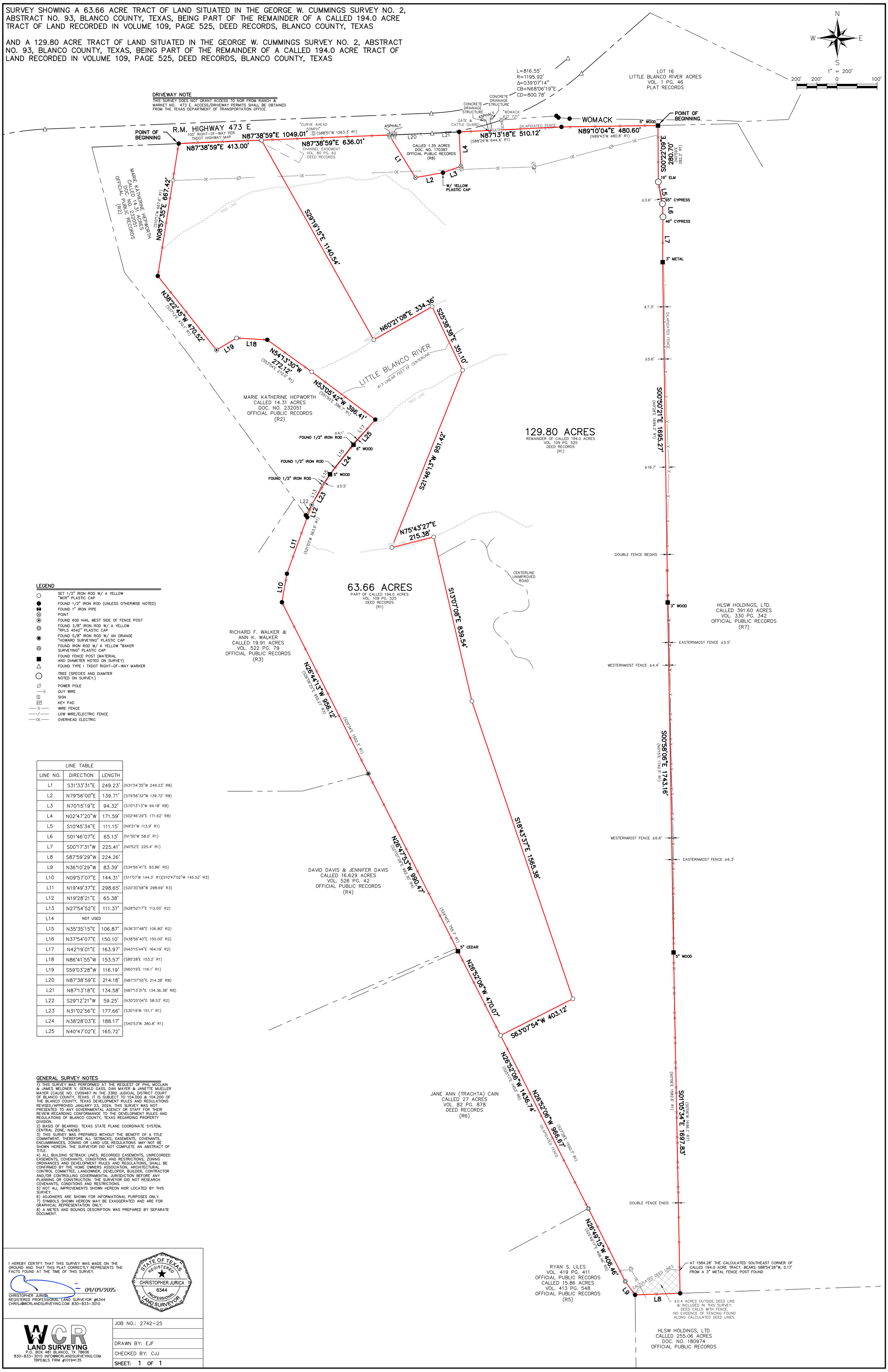
SURVEY SHOWING A 63.66 ACRE TRACT OF LAND SITUATED IN THE GEORGE W. CUMMINGS SURVEY NO. 2, ABSTRACT NO. 93, BLANCO COUNTY, TEXAS, BEING PART OF THE REMAINDER OF A CALLED 194.0 ACRE TRACT OF LAND RECORDED IN VOLUME 109, PAGE 525, DEED RECORDS, BLANCO COUNTY, TEXAS

AND A 129.80 ACRE TRACT OF LAND SITUATED IN THE GEORGE W. CUMMINGS SURVEY NO. 2, ABSTRACT NO. 93, BLANCO COUNTY, TEXAS, BEING PART OF THE REMAINDER OF A CALLED 194.0 ACRE TRACT OF LAND RECORDED IN VOLUME 109, PAGE 525, DEED RECORDS, BLANCO COUNTY, TEXAS

DRIVEWAY NOTE

THIS SURVEY DOES NOT GRANT ACCESS TO NOR FROM RANCH & MARKET NO. 473 E. ACCESS/DRIVEWAY PERMITS SHALL BE OBTAINED FROM THE TEXAS DEPARTMENT OF TRANSPORTATION OFFICE.



LEGEND

- SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- FOUND 1" IRON PIPE
- POINT
- FOUND 60D NAIL WEST SIDE OF FENCE POST
- FOUND 3/8" IRON ROD W/ A YELLOW "RPLS 4542" PLASTIC CAP
- FOUND 5/8" IRON ROD W/ AN ORANGE "HOWARD SURVEYING" PLASTIC CAP
- FOUND IRON ROD W/ A YELLOW "BAKER SURVEYING" PLASTIC CAP
- FOUND FENCE POST (MATERIAL AND DIAMETER NOTED ON SURVEY)
- FOUND TYPE I TXDOT RIGHT-OF-WAY MARKER
- TREE (SPECIES AND DIAMTER NOTED ON SURVEY.)
- POWER POLE
- GUY WIRE
- SIGN
- KEY PAD
- WIRE FENCE
- LOW WIRE/ELECTRIC FENCE
- OVERHEAD ELECTRIC

LINE TABLE			
LINE NO.	DIRECTION	LENGTH	
L1	S31°33'31"E	249.23'	(N31°34'35"W 249.23' R8)
L2	N79°56'00"E	139.71'	(S79°56'32"W 139.72' R8)
L3	N70°15'19"E	94.32'	(S70°13'13"W 94.18' R8)
L4	N02°47'20"W	171.59'	(S02°46'29"E 171.62' R8)
L5	S10°45'34"E	111.15'	(N9°21'W 113.9' R1)
L6	S01°46'07"E	65.13'	(N1°00'W 58.0' R1)
L7	S00°17'31"W	225.41'	(N0°52'E 225.4' R1)
L8	S87°59'29"W	224.26'	
L9	N36°10'29"W	83.39'	(S34°56'41"E 83.86' R5)
L10	N09°57'07"E	144.31'	(S11°07'W 144.3' R1)(S10°47'02"W 145.52' R3)
L11	N19°49'37"E	298.65'	(S20°30'58"W 298.69' R3)
L12	N19°28'21"E	65.38'	
L13	N27°54'52"E	111.37'	(N28°52'17"E 112.00' R2)
L14	NOT USED		
L15	N35°35'15"E	106.87'	(N36°37'48"E 106.80' R2)
L16	N37°54'07"E	150.10'	(N38°56'40"E 150.00' R2)
L17	N42°19'01"E	163.97'	(N43°15'44"E 164.19' R2)
L18	N86°41'55"W	153.57'	(S85°28'E 153.2' R1)
L19	S59°03'28"W	116.19'	(N60°19'E 116.1' R1)
L20	N87°38'59"E	214.18'	(N87°37'55"E 214.38' R8)
L21	N87°13'18"E	134.58'	(N87°13'31"E 134.36.38' R8)
L22	S29°12'21"W	59.25'	(N30°25'04"E 58.53' R2)
L23	N31°02'56"E	177.66'	(S30°19'W 151.1' R1)
L24	N38°28'03"E	188.17'	(S40°53'W 380.8' R1)
L25	N40°47'02"E	165.72'	

GENERAL SURVEY NOTES

1) THIS SURVEY WAS PERFORMED AT THE REQUEST OF PHIL MCCLAIN & JAMES WELDNER V. GERALD GASS, DAN MAYER & JANETTE MUELLER MAYER (CAUSE NO. CV09467 IN THE 33RD JUDICIAL DISTRICT COURT OF BLANCO COUNTY, TEXAS. IT IS SUBJECT TO 104.000 & 104.200 OF THE BLANCO COUNTY, TEXAS DEVELOPMENT RULES AND REGULATIONS REVISED/APPROVED JANUARY 23, 2024. THIS SURVEY WAS NOT PRESENTED TO ANY GOVERNMENTAL AGENCY OR STAFF FOR THEIR REVIEW REGARDING CONFORMANCE TO THE DEVELOPMENT RULES AND REGULATIONS OF BLANCO COUNTY, TEXAS REGARDING PROPERTY DIVISION.
2) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
3) 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.
4) 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.
5) NOT ALL IMPROVEMENTS SHOWN HEREON NOR LOCATED BY THIS SURVEY.
6) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
7) SYMBOLS SHOWN HEREON MAY BE EXAGGERATED AND ARE FOR GRAPHICAL REPRESENTATION ONLY.
8) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.

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.

09/09/2025

CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEYOR #6344
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STATE OF TEXAS REGISTERED CHRISTOPHER JURICA 6344 PROFESSIONAL LAND SURVEYOR

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TBPE&LS FIRM #10194135

JOB NO.: 2742-25

DRAWN BY: EJF

CHECKED BY: CJJ

SHEET: 1 OF 1