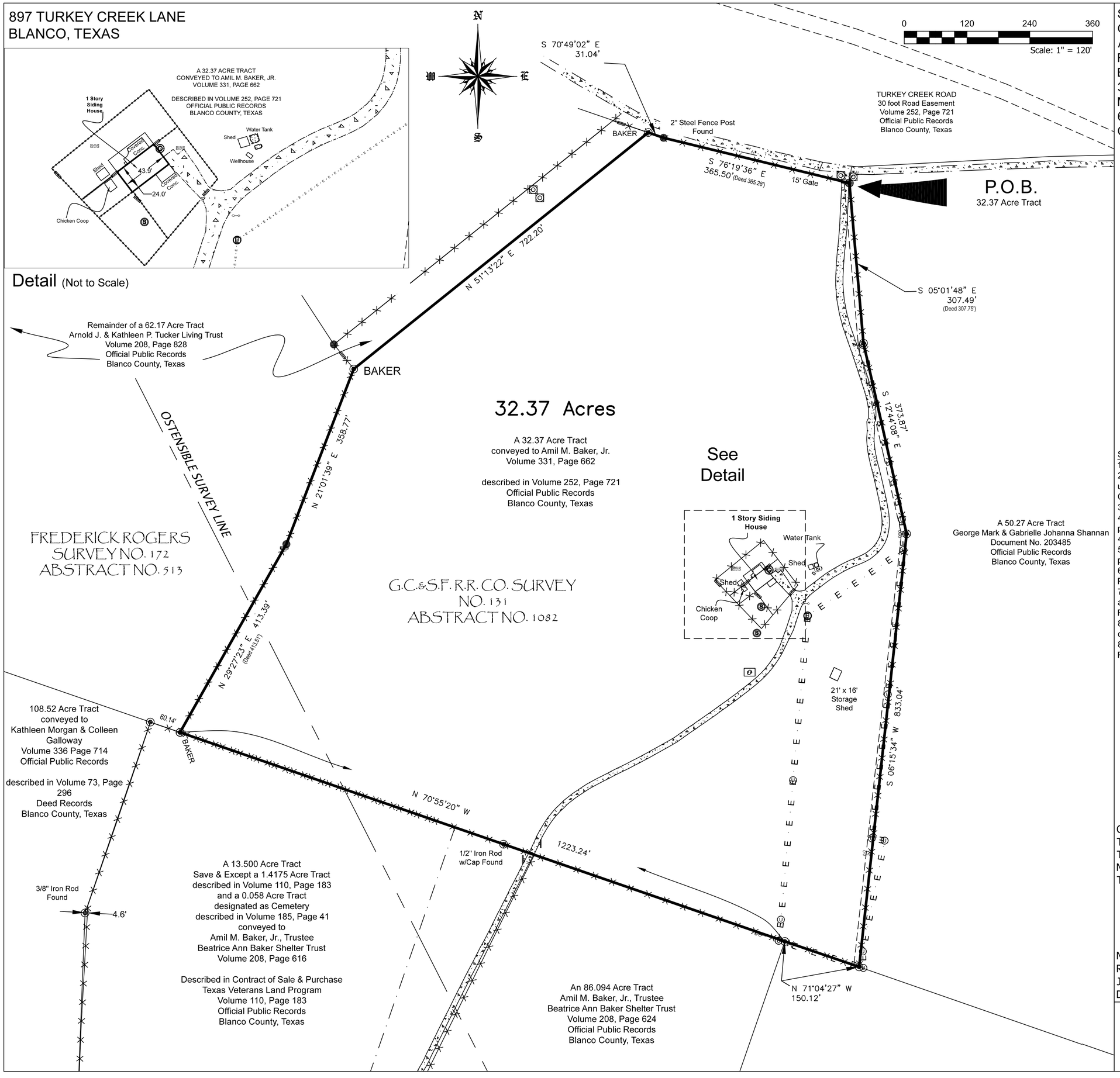
897 TURKEY CREEK LANE
BLANCO, TEXAS



SURVEY OF A 32.37 ACRE TRACT OF LAND, OUT OF THE G.C. & S.F. R.R. CO. SURVEY NO. 131, ABSTRACT NO. 1082, AND THE FREDERICK ROGERS SURVEY NO. 172, ABSTRACT NO. 513, BLANCO COUNTY, TEXAS, AND BEING ALL OF A 32.37 ACRE TRACT DESCRIBED IN DEED TO AMIL M. BAKER, JR. OF RECORD IN VOLUME 331, PAGE 662, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS,

Survey Notes:

1. Bearings Based on NAD83 Texas Central Zone 4203; US Survey Feet
2. Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.
3. No Title Commitment provided to Surveyor at the time of Survey.
4. Subject to a 30' Road Easement, known as Turkey Creek Road, as shown, per Vol. 252, Pg. 721, Official Public Records, Blanco County, Texas.
4. Subject to a 10' Electric & Telephone Easement as shown.
5. Subject to an Electric Easement to Pedernales Electric Cooperative, Inc., per Vol. 68, Pg. 188, Deed Records, Blanco County, Texas.
6. Subject to an Easement to Texas Power and Light Company, per Vol. 51, Pg. 460, Deed Records, Blanco County, Texas.
7. Subject to Restrictions and Covenants per Vol. 117, Pg. 199, and amended in Vol 117, Pg. 205, and amended in Vol. 117, Pg. 211, Deed Records, Blanco County, Texas.
8. According to the Flood Insurance Rate Map (FIRM) No. 48031C0130C, dated February 06, 1991, this Panel not printed.
8. Subject to Restrictions and Covenants per Vol. 110, Pg. 43, Deed Records, Blanco County, Texas;
   - -50' Building Setback - along "the Road"
   - -30' Building Setback - along Side lot lines
   - -100' Outbuilding Setback - along "the Road"
   - -250' Barn Setback - along "the Road"
   - -10' Utility & Drainage Easement - along Side and Rear lot lines

CERTIFICATION:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS EXHIBIT REPRESENTS A SURVEY MADE ON THE GROUND ON MAY 02, 2023, OF THE PROPERTY SHOWN HEREON:

STATE OF TEXAS
REGISTERED
MARION RUTH BOLTON
4727
PROFESSIONAL
LAND SURVEYOR

Marion Ruth Bolton 5-26-2023

Marion Ruth Bolton,
Registered Professional Land Surveyor No. 4727
Job Number: 22-202
Drawing Revised: 5-26-2023

RICKMAN LAND SURVEYING, LLC
TBPLS FIRM NO. 101919-00
419 BIG BEND
CANYON LAKE, TEXAS 78133
PHONE (830) 935-2457
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