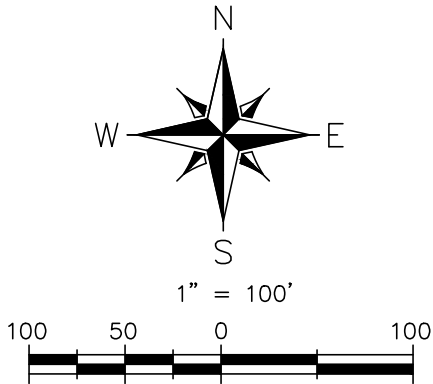


SURVEY SHOWING LOT 35RR, THE RANCHES AT CRABAPPLE CREEK SUBDIVISION  
RECORDED IN VOLUME 3, PAGE 351, PLAT RECORDS, BLANCO COUNTY, TEXAS

GENERAL SURVEY NOTES

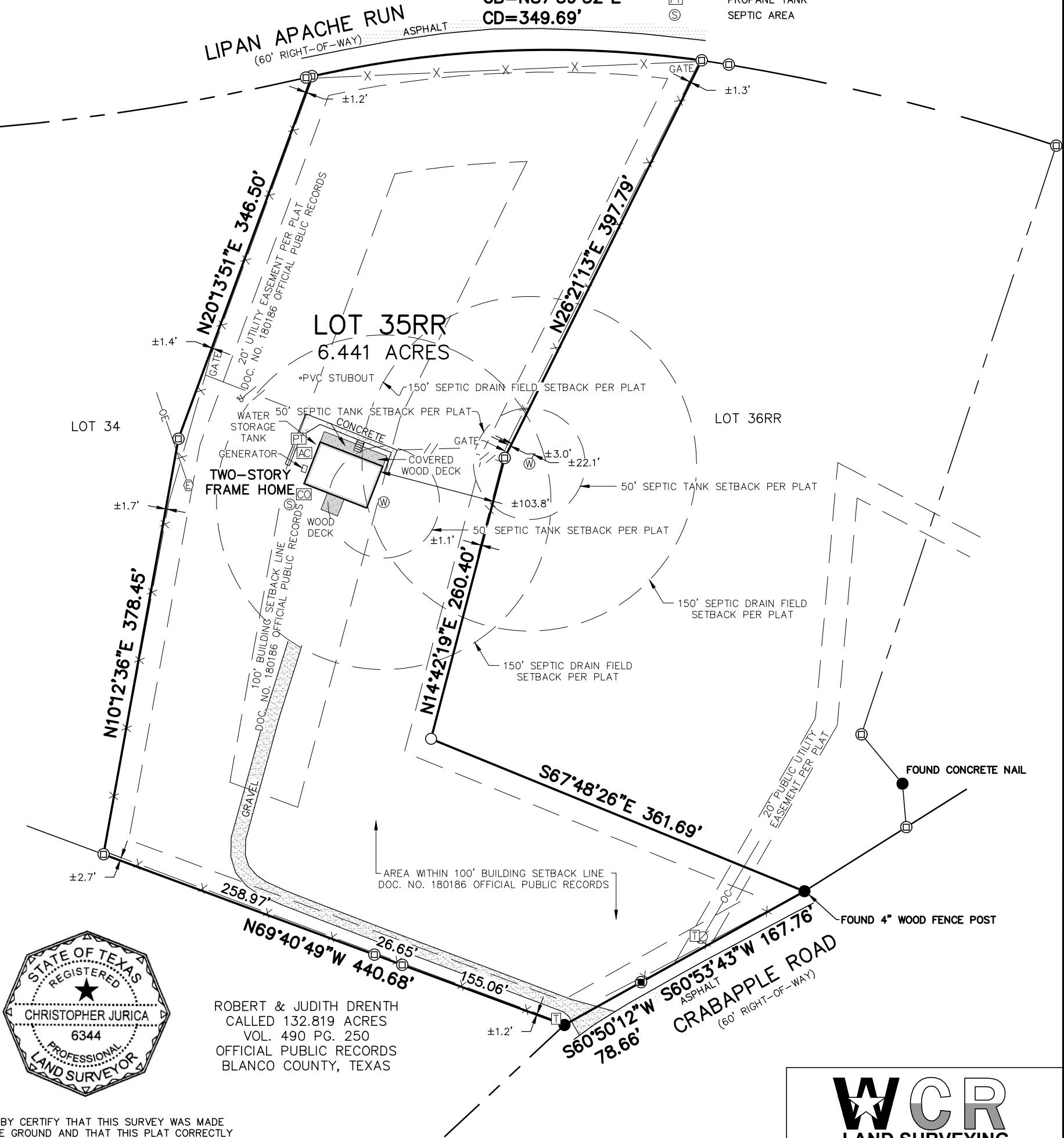
- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, COVENANTS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN 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 AND SPRINKLER HEADS, IF ANY, NOT LOCATED BY THIS SURVEY OR SHOWN HEREON.
- 5) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.



LEGEND

- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ⊕ FOUND IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
- FOUND IRON ROD W/ AN ORANGE "RPLS 4020" PLASTIC CAP
- X— WIRE FENCE
- ⊘ POWER POLE
- GUY WIRE
- OC— OVERHEAD COMMUNICATION
- OE— OVERHEAD ELECTRIC
- OEC— OVERHEAD ELECTRIC & COMMUNICATION
- ⊙ WELL
- //— WOOD FENCE
- ⊕⊕ ELECTRIC METER
- ⊕⊕ A/C PAD
- ⊕⊕ CLEAN OUT
- ⊕⊕ PROPANE TANK
- ⊕⊕ SEPTIC AREA


L=351.61'  
R=970.00'  
Δ=20°46'08"  
CB=N87°39'52"E  
CD=349.69'



ROBERT & JUDITH DRENTH  
CALLED 132.819 ACRES  
VOL. 490 PG. 250  
OFFICIAL PUBLIC RECORDS  
BLANCO COUNTY, TEXAS

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.

  
— 09/02/2022  
CHRISTOPHER JURICA  
REGISTERED PROFESSIONAL LAND SURVEYOR #6344  
CHRISJ@WCRLANDSURVEYING.COM 830-833-3010



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

JOB NO.: 1115-19	
DRAWN BY: JMT	CHECKED BY: CJJ
SHEET: 1 OF 1	