

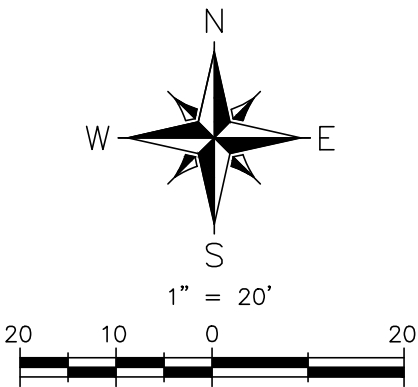
SURVEY SHOWING LOT 2, T.C. ESTATES RECORDED IN VOLUME 3,
PAGE 273, PLAT RECORDS, BLANCO COUNTY, TEXAS

GENERAL SURVEY NOTES

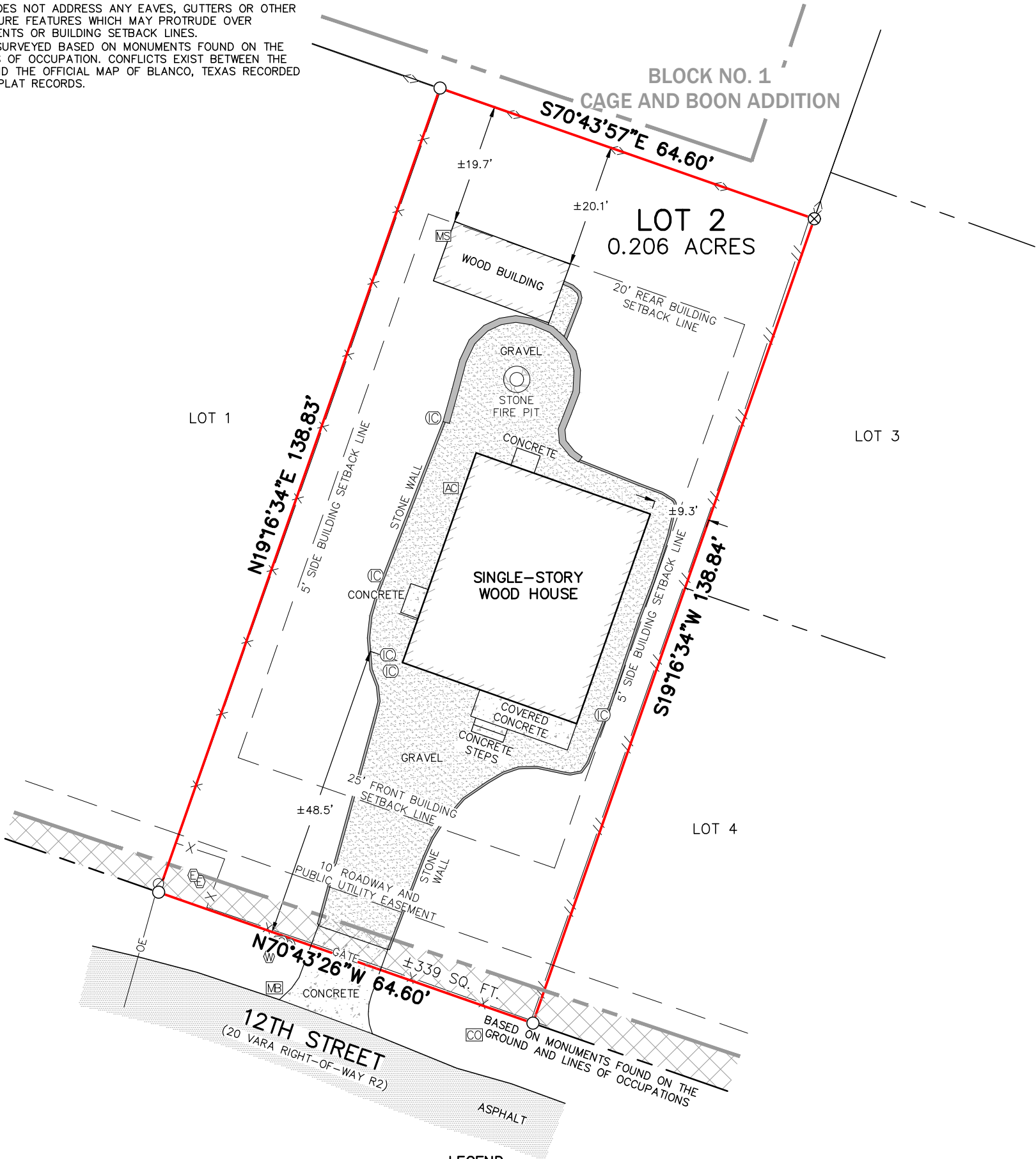
- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
- 2) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, G.F. NUMBER 25-243, EFFECTIVE DATE OF SEPTEMBER 26, 2025, ISSUED DATE OF OCTOBER 6, 2025, AND IS SUBJECT TO ALL TERMS, CONDITIONS, 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, SPRINKLER HEADS AND LANDSCAPE LIGHTING AND OUTLETS, IF ANY, NOT SHOWN HEREON NOR LOCATED BY THIS SURVEY.
- 4) PLANTERS AND/OR LANDSCAPING, IF ANY, NOT LOCATED OR SHOWN HEREON.
- 5) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 6) SYMBOLS SHOWN HEREON MAY BE EXAGGERATED AND ARE FOR GRAPHICAL REPRESENTATION ONLY.
- 7) THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANG STRUCTURE FEATURES WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENTS OR BUILDING SETBACK LINES.
- 8) THIS LOT WAS SURVEYED BASED ON MONUMENTS FOUND ON THE GROUND AND LINES OF OCCUPATION. CONFLICTS EXIST BETWEEN THE SUBJECT TRACT AND THE OFFICIAL MAP OF BLANCO, TEXAS RECORDED IN VOL. 1, PG. 16 PLAT RECORDS.

SCHEDULE B RECORDED EXCEPTION DOCUMENTS

*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.



FRITZ KUEBEL, JR. & HAZEL KUEBEL
TRUSTEES OF THE KUEBEL FAMILY TRUST
CALLED 19,290.4 SQ. FT.
VOL. 208 PG. 610
OFFICIAL PUBLIC RECORDS



LEGEND

- R2 RECORD CALL PER VOLUME 1, PAGE 16 PLAT RECORDS
- FOUND 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ⊗ FOUND 3" METAL FENCE POST
- ⊕ WATER METER
- OE— OVERHEAD ELECTRIC
- ◇— CHAIN-LINK FENCE
- — — BLOCK LINES BASED ON MONUMENTATION FOUND ON THE GROUND OR CALCULATED FROM MONUMENTS FOUND ON THE GROUND AND RECORD CALLS PER THE OFFICIAL MAP OF BLANCO, TEXAS RECORDED IN VOL. 1, PG. 16 PLAT RECORDS
- CLEAN OUT
- A/C PAD
- ⊖ ELECTRIC METER
- ⊙ POWER POLE
- ⊕ WATER METER
- ⊖ IRRIGATION CONTROL VALVE
- ⊖ MAILBOX
- ⊖ MINI SPLIT
- //— WOOD FENCE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AND CONDITIONS EXISTING AT THE TIME OF THE SURVEY.

THIS SURVEY AND PLAT WERE PREPARED IN COMPLIANCE WITH THE MINIMUM STANDARDS OF PRACTICE ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS).

CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEYOR #6344



11/05/2025

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

JOB NO.: 1536-21

DRAWN BY: CJJ

CHECKED BY: CJJ

SHEET: 1 OF 1