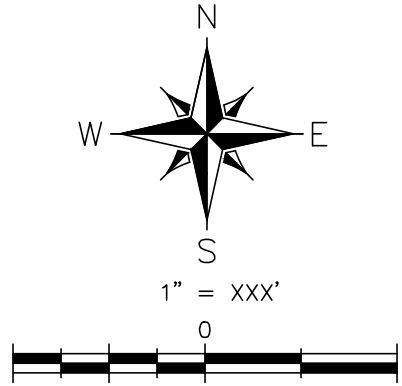
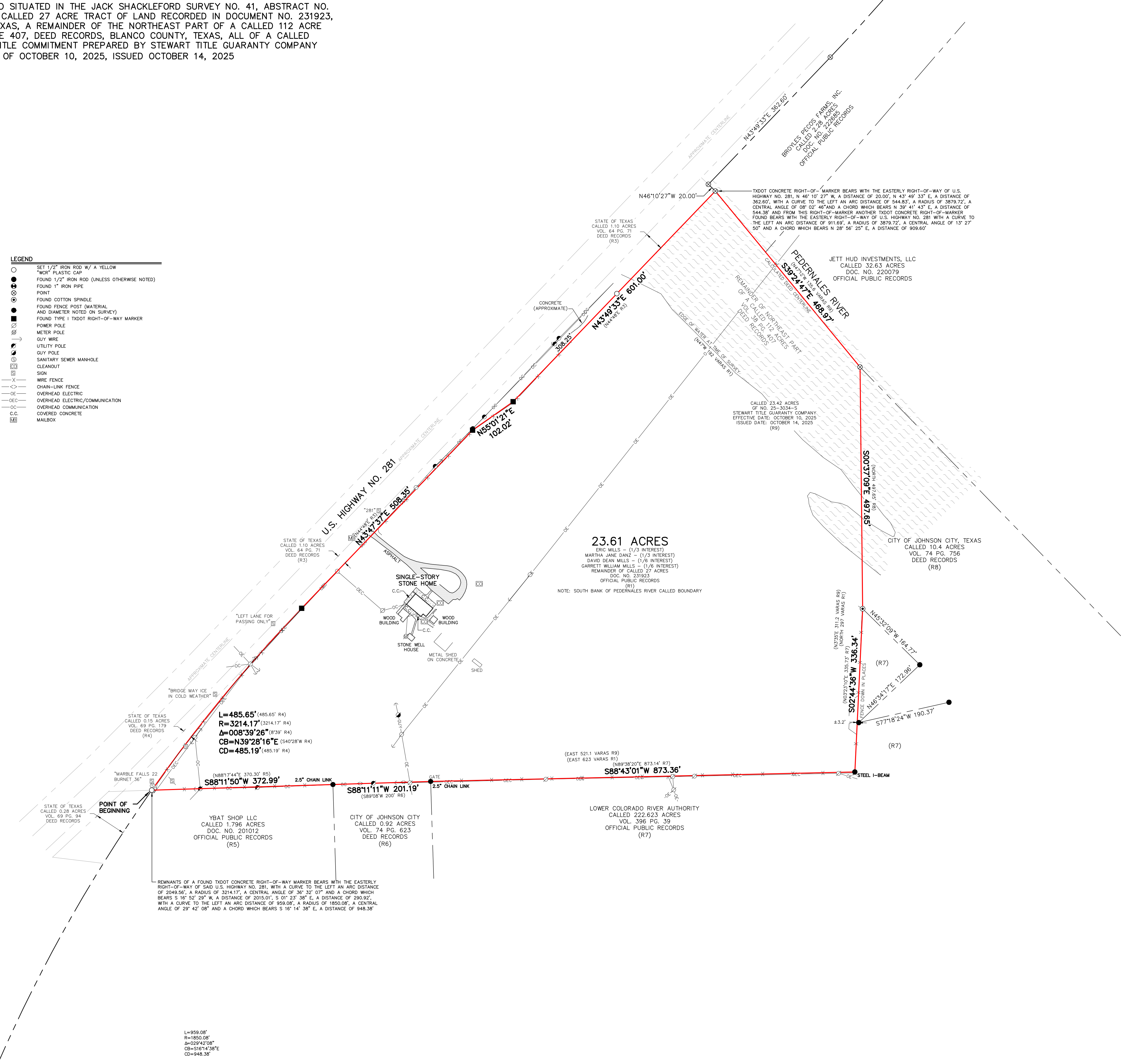


SURVEY SHOWING A 23.61 ACRE TRACT OF LAND SITUATED IN THE JACK SHACKLEFORD SURVEY NO. 41, ABSTRACT NO. 561, BLANCO COUNTY, TEXAS, BEING ALL OF A CALLED 27 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 231923, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS, A REMAINDER OF THE NORTHEAST PART OF A CALLED 112 ACRE TRACT OF LAND RECORDED IN VOLUME 38, PAGE 407, DEED RECORDS, BLANCO COUNTY, TEXAS, ALL OF A CALLED 23.42 ACRE TRACT OF LAND ATTACHED TO A TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY (GF NO. 25-3034-S) WITH AN EFFECTIVE DATE OF OCTOBER 10, 2025, ISSUED OCTOBER 14, 2025



- 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 COTTON SPINDLE
 - FOUND FENCE POST (MATERIAL AND DIAMETER NOTED ON SURVEY)
 - FOUND TYPE I TXDOT RIGHT-OF-WAY MARKER
 - ⊗ POWER POLE
 - ⊗ METER POLE
 - ⊗ GUY WIRE
 - ⊗ UTILITY POLE
 - ⊗ GUY POLE
 - ⊗ SANITARY SEWER MANHOLE
 - ⊗ CLEANOUT
 - ⊗ SIGN
 - X— WIRE FENCE
 - CHAIN-LINK FENCE
 - OE— OVERHEAD ELECTRIC
 - OEC— OVERHEAD ELECTRIC/COMMUNICATION
 - OC— OVERHEAD COMMUNICATION
 - ⊗ COVERED CONCRETE
 - ⊗ MAILBOX



SCHEDULE B RECORDED EXCEPTION DOCUMENTS

10.0. AS IT APPLIES, PLOTTABLE DESCRIPTION NOT FOUND.
10.1. PLOTTABLE DESCRIPTION NOT FOUND.
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.

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 STEWART TITLE GUARANTY COMPANY, G.F. NUMBER 25-3034-S, EFFECTIVE DATE OF OCTOBER 10, 2025, ISSUED DATE OF OCTOBER 14, 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) 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) PLANTERS AND/OR LANDSCAPING, IF ANY, NOT LOCATED OR SHOWN HEREON.
- 6) ADDITIONERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 7) SYMBOLS SHOWN HEREON MAY BE ENLARGED AND ARE FOR GRAPHICAL REPRESENTATION ONLY.
- 8) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.
- 9) NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF THE 100-YEAR FLOODPLAIN THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

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).

11/18/2025

CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEYOR #6344
CHRIS@WORLDLANDSURVEYING.COM 830-833-3010

WCR
LAND SURVEYING
P.O. BOX 481 BLANCO, TX 78606
830-833-3010 INFO@WORLDLANDSURVEYING.COM
TBPELS FIRM #0194135

JOB NO.: 2794-25

DRAWN BY: E.J.F

CHECKED BY: C.J.J

SHEET: 1 OF 1

