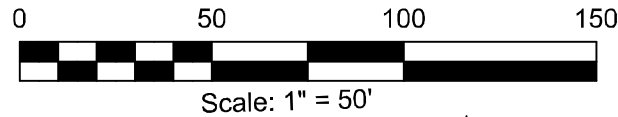


350 OAKCREST DRIVE
BLANCO, TEXAS



LEGEND

- These standard symbols will be found in the drawing.
- x — x — x — x — x — Fence
 - ⊞ Water Meter
 - ⊙ Utility Pole
 - E · E · E · E · E · E - Overhead Electric
 - - - - - Edge of Asphalt
 - ⊙ 1/2" Iron Rod Found

Lot 68
Rust Ranch, Phase 1
Vol. 1, Pg. 158
Map and Plat Records
Comal County, Texas

1.04 Acres
Lot 69R
Resubdivision of Rust Ranch, Phase 1
Vol. 1, Pg. 164
Map and Plat Records
Comal County, Texas

Lot 70R

Lot 53
Rust Ranch, Phase 1
Vol 1, Pg 158-159
Plat Records
Blanco County, Texas

Lot 52
Rust Ranch, Phase 1
Vol 1, Pg 158-159
Plat Records
Blanco County, Texas

CERTIFICATION:
THE UNDERSIGNED DOES HEREBY CERTIFY
THAT THIS PLAT REPRESENTS
A SURVEY MADE ON THE GROUND ON
MAY 30, 2018, OF THE PROPERTY
SHOWN HEREON:

Amil M. Baker Jr.
Amil M. Baker, Jr.,
Registered Professional Land Surveyor No. 1469
Job Number: 18-160



SURVEY OF LOT 69R, REPLAT OF LOTS 69,70,71, 72, 73, 74 & 90 OF RUST RANCH PHASE 1, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 164, MAP AND PLAT RECORDS, BLANCO, TEXAS, AND DESCRIBED IN DEED TO JESUS R. CEPEDA OF RECORD IN VOLUME 421, PAGE 61, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS.

TITLE COMMITMENT:

FIRST AMERICAN TITLE GUARANTY COMPANY GF. NO. 18-195
EFFECTIVE: MAY 17, 2017 ISSUED: MAY 23, 2017

1. The following Restrictive Covenants:
 Volume 118, Page 722, Deed Records, Blanco County, Texas
 Volume 123, Page 244, Deed Records, Blanco County, Texas
 Volume 142, Page 413, Deed Records, Blanco County, Texas
 Volume 1, Page 158-161, Map & Plat Records, Blanco County, Texas
 Volume 1, Page 164, Map & Plat Records, Blanco County, Texas
 10g. 30' Easement, Volume 86, Page 827, Deed Records, Blanco County, Texas;
 MAY AFFECT, NOT PLOTTABLE
 10h. Electric & Utility Easement, Volume 121, Page 401, Deed Records, Blanco County, Texas; MAY AFFECT, NOT PLOTTABLE
 10i. Per Previous Plat, recorded in Volume 1, Pages 158-161, Map and Plat Records, Blanco County, Texas:
 20 Foot Building Set Back - front, 5 Foot Building Set Back - sides & rear
 10j. Per Previous Plat, 5 Foot Utility Easement - all lots lines; DOES NOT AFFECT
 10k. Blanket Type Easement, Pedernales Electric Cooperative, Volume 128, Page 410, Deed Records, Blanco County, Texas; DOES AFFECT.

SURVEY NOTES:

1. Basis of Bearing is the Texas State Plain Coordinate System, Texas Central, Zone 4203.
2. Surveyor has not investigated existence of Design Guidelines or other unrecorded document as may be promulgated by an Architectural Control Committee.
3. Per Volume 142, Pages 413 - 416, and Volume 123, Pages 244 - 246, Deed Records, Blanco County, Texas, - 5 foot Utility Easement on all lot lines
4. Per Volume 118, Pages 722 - 724, Deed Records, Blanco County, Texas
 10' Utility Easement along all lot lines
4. Per Plat:
 25' Building Setback - along Front lot lines
 5' Building Setback - along Side and Rear lot lines
 5' Utility Easement - along All lot lines
 "no habitable structure shall be built below an elevation of 1130.0' (USGS Datum)" (NGVD29)

Flood Statement: Flood Insurance Rate Map (FIRM)
No. 48031C0120C, Panel Not Printed.

Rickman Land Surveying

419 Big Bend Canyon Lake, Texas 78133 Phone (830) 935-2457
www.rickmanlandsurveying.com TBPLS Firm No. 101919-00