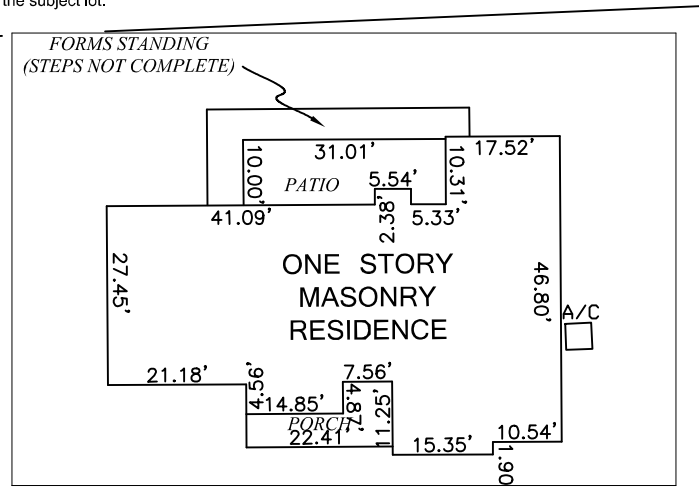
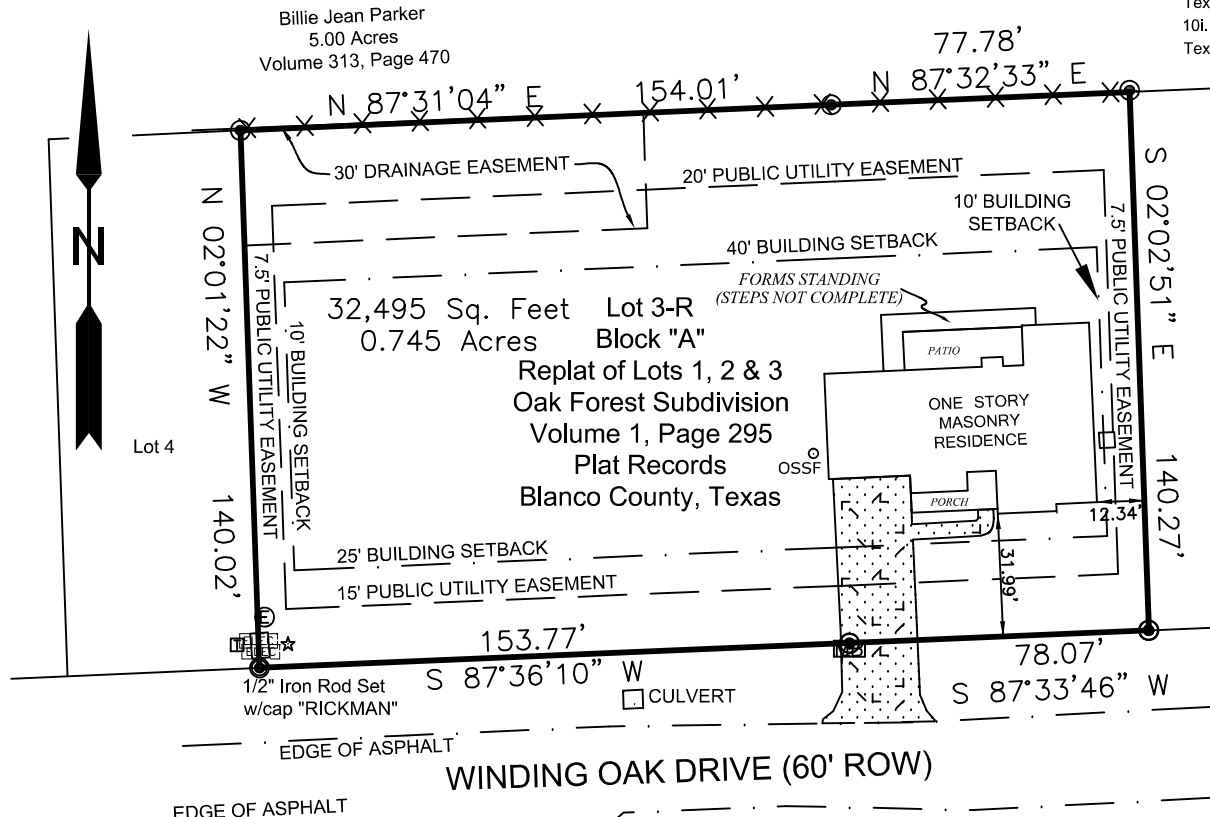
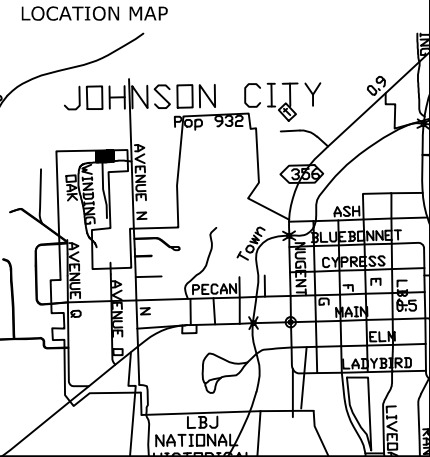


**SURVEY OF LOT 3-R, CITY OF JOHNSON CITY, TEXAS, REPLAT OF LOTS 1, 2 & 3, OAK FOREST SUBDIVISION RECORDED IN VOLUME 3, PAGE 51, MAP AND PLAT RECORDS, BLANCO COUNTY, TEXAS, AND CONVEYED TO JACOB B. CROSBY AND KELLY M. CROSBY IN DEED RECORDED IN VOLUME 505, PAGE 43, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS.**

COMMITMENT FOR TITLE INSURANCE: FIRST AMERICAN TITLE INSURANCE COMPANY  
 GF NO. 15-029 ISSUE DATE: FEBRUARY 05, 2015 EFFECTIVE DATE: JANUARY 29, 2015

1. Property is subject to CCR's recorded in Volume 1, Page 295 and Volume 3, Page 51, Map and Plat Records and Volume 241, Page 563, Official Public Records of Blanco County, Texas.
- 10f. Sewer Line Easement of record in Volume 96, Page 632 and Volume 96, Page 635, Deed Records of Blanco County, Texas, may affect the subject lot.
- 10g. 20 foot wide Public Utility Easement of record in Volume 3, Page 51, Map and Plat Records of Blanco County, Texas, does affect the subject lot.
- 10h. Building Setback lines of record in Volume 3, Page 51, Map and Plat Records of Blanco County, Texas, does affect the subject lot.
- 10i. 30 foot Drainage Easement of record in Volume 3, Page 51, Map and Plat Records of Blanco County, Texas, does affect the subject lot.

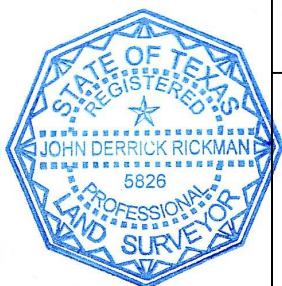


**BAKER**  
SURVEYING, INC.

PH. (830) 833-2250  
 FAX. (830) 833-2257  
 2250 US 281 N.  
 BLANCO, TX. 78606

**RICKMAN LAND SURVEYING**

TBPLS FIRM NO. 101919-00  
 419 BIG BEND, CANYON LAKE, TEXAS 78133  
 PHONE (830) 935-2457  
 WWW.RICKMANLANDSURVEYING.COM



SIGNATURE/SEAL

CERTIFICATION:  
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND ON AUGUST 15, 2016, OF THE PROPERTY SHOWN HEREON

*John Derrick Rickman*

J. Derrick Rickman, RPLS No. 5826

PROJECT DESCRIPTION

**JACOB CROSBY**  
**102 WINDING OAK DRIVE**  
**JOHNSON CITY, TEXAS**

DATE	08/15/2016	JOB NO.
SCALE	1"=50'	DRG NO.
DRAWN BY	IS	
CHECKED BY		

- SURVEY NOTES:
1. Bearing based on State Plane Coordinates NAD83, 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.



Flood Statement:  
 According to the Flood Insurance Rate Map (FIRM) No. 48031C0135C, dated FEBRUARY 06, 1991, property is located in Zone X: Area determined to be outside 500-year floodplain.

**LEGEND**

- These standard symbols will be found in the drawing.
- ⊙ 1/2" IRON PIN FOUND W/4542 CAP
  - ✕ FENCE
  - ★ PVC PIPE
  - ⊕ TRANSFORMER
  - ⓔ ELECTRIC BOX
  - WATER METER