

**SURVEY SHOWING LOT 28, WHITMIRE ESATES  
PHASE 2 RECORDED IN VOLUME 1, PAGE 292,  
PLAT RECORDS, BLANCO COUNTY, TEXAS.**

**DRAINAGE EASEMENT NOTE**

15' DRAINAGE EASEMENT ALONG ALL NATURAL WATER WAYS.

**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 21-1279, EFFECTIVE DATE OF OCTOBER 21, 2021, ISSUED DATE OF OCTOBER 28, 2021, 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) THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANG STRUCTURE FEATURES WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENTS OR BUILDING SETBACK LINES.
- 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.
- 6) THE SETBACK AND EASEMENT LINES HEREON ARE SHOWN AS THE SURVEYOR ASSUMES THEY ARE MEANT TO APPLY TO THESE LOTS.

**LEGEND**

- ( ) RECORD CALL PER PLAT
- SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ⊙ FOUND IRON ROD WITH A RED "SOLIS KANAK INC." PLASTIC CAP
- ⊙ FOUND IRON ROD W/ RED PLASTIC CAP
- ⊙ POWER POLE
- ⊙ WATER METER
- X— WIRE FENCE
- OEC— OVERHEAD ELECTRIC AND COMMUNICATION
- OE— OVERHEAD ELECTRIC
- GUY WIRE
- ⊞ TELEPHONE PEDESTAL/BOX
- ⊞ PROPANE TANK
- ⊙ SEPTIC AREA
- ⊙ CLEAN OUT
- ⊞ A/C PAD
- CONC. CONCRETE
- C.C. COVERED CONCRETE

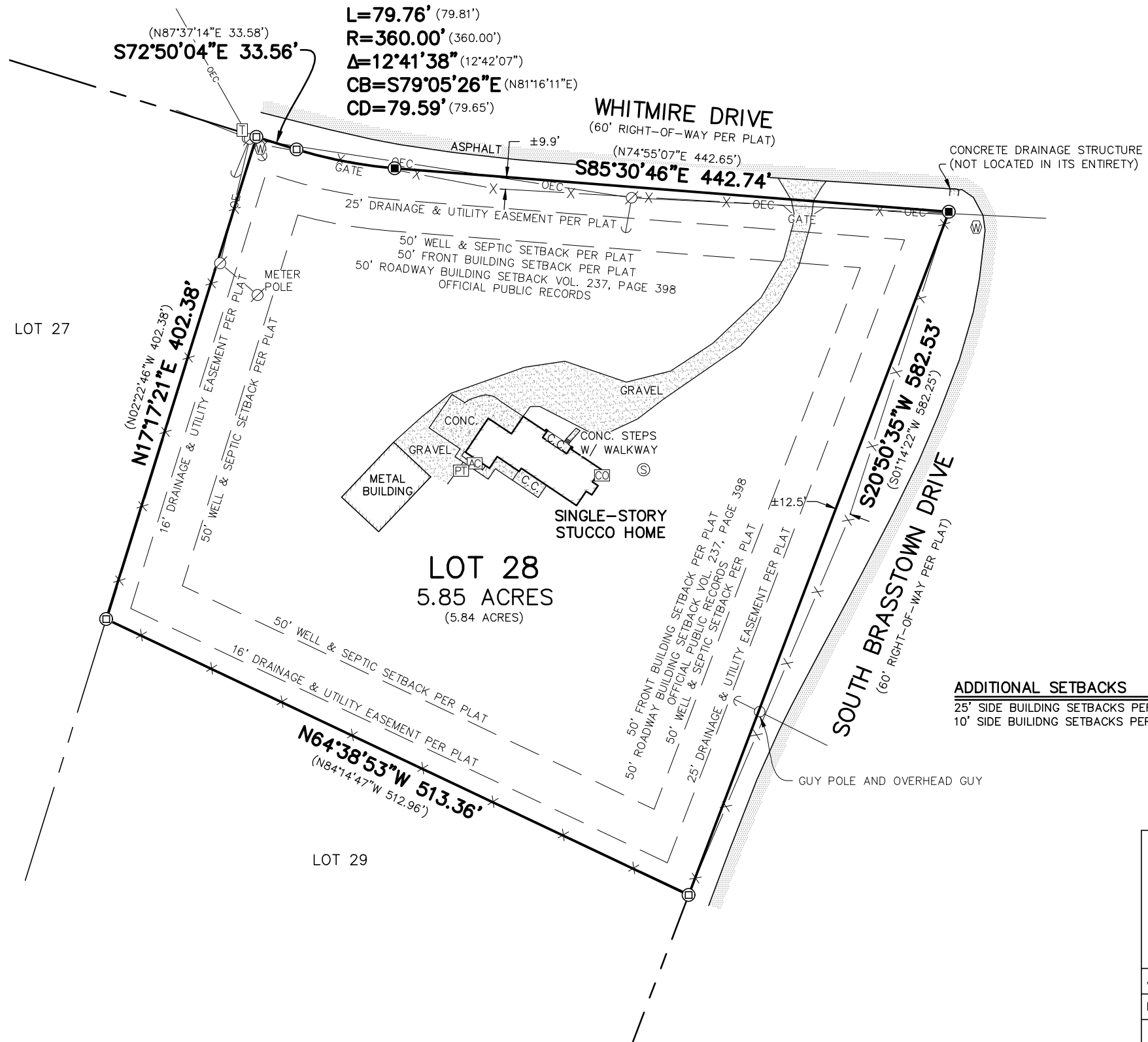
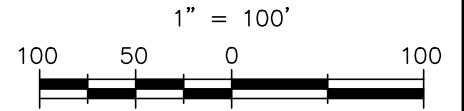
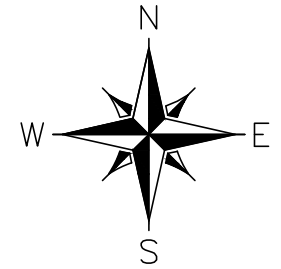
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

  
11/15/2021  
CHRISTOPHER JURICA  
REGISTERED PROFESSIONAL LAND SURVEYOR #6344  
RPLS6344@GMAIL.COM 512-618-7672



**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.



**ADDITIONAL SETBACKS**

25' SIDE BUILDING SETBACKS PER PLAT  
10' SIDE BUILDING SETBACKS PER VOL. 261, PG. 91 OFFICIAL PUBLIC RECORDS

**WCR**  
**LAND SURVEYING**

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

JOB NO.: 1142-18	
DRAWN BY: JMT & CJJ	CHECKED BY: CJJ
SHEET: 1 OF 1	