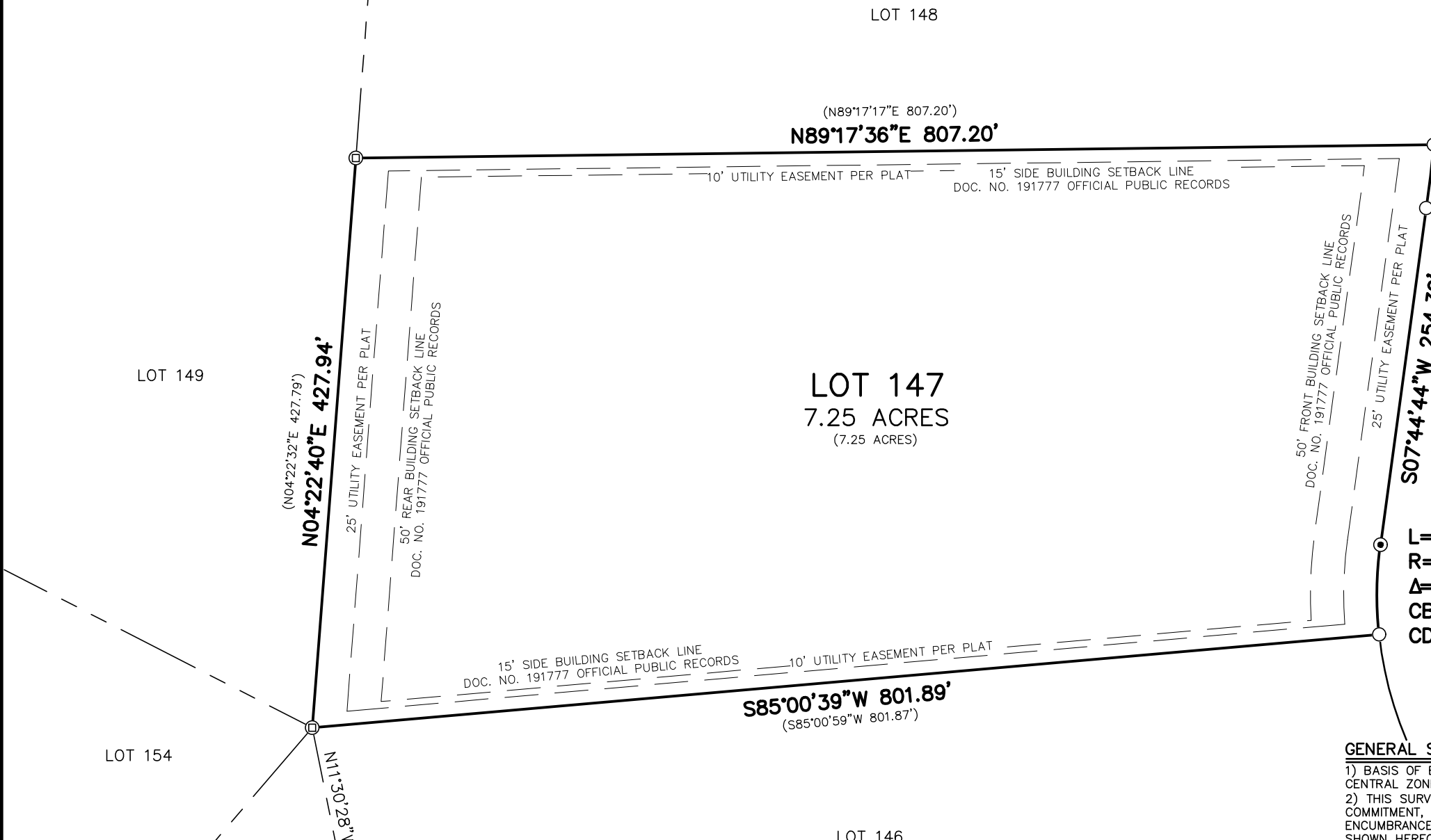
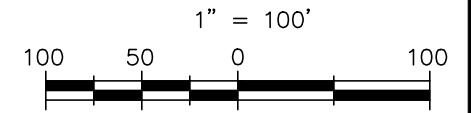
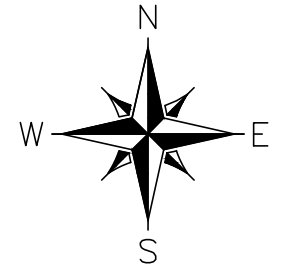


SURVEY SHOWING LOT 147, MAJESTIC HILLS RANCH PHASE TWO RECORDED IN VOLUME 3, PAGE 277, PLAT RECORDS, BLANCO COUNTY, TEXAS



L=47.89' (47.90')
R=1470.00' (1470.00')
Δ=001°52'00" (001°52'01")
CB=S06°48'27"W (S06°48'35"W)
CD=47.89' (47.89')

S07°44'44"W 254.39'
 (S07°44'35"W 254.39')
MERKAL TRAIL
 (60' RIGHT-OF-WAY)

L=67.46' (67.46')
R=280.01' (280.01')
Δ=013°48'16" (013°48'12")
CB=S00°50'38"W (S00°50'29"W)
CD=67.30' (67.30')

LEGEND

()	RECORD CALL PER PLAT
○	SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
⊙	SET COTTON SPINDLE
⊕	FOUND IRON ROD W/ AN ORANGE "CUPLIN" PLASTIC CAP

- GENERAL SURVEY NOTES**
- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
 - 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, COVENANTS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS MAY NOT BE SHOWN HEREON. 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. THIS LOT/TRACT IS SUBJECT TO COVENANTS CONDITIONS AND RESTRICTIONS RECORDED AND ON FILE AT THE COUNTY COUNTY CLERK'S OFFICE. 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 AND SPRINKLER HEADS, IF ANY, NOT LOCATED BY THIS SURVEY OR SHOWN HEREON.
 - 5) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

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.


 11/14/2020
 CHRISTOPHER JURICA
 REGISTERED PROFESSIONAL LAND SURVEYOR #6344
 RPLS6344@GMAIL.COM 512-618-7672



WCR
LAND SURVEYING
 P.O. BOX 481 BLANCO, TX 78606
 512-618-7672 RPLS6344@GMAIL.COM
 TBPE&LS FIRM #10194135

JOB NO.: 1288-20	
DRAWN BY: CJJ	CHECKED BY: CJJ
SHEET: 1 OF 1	