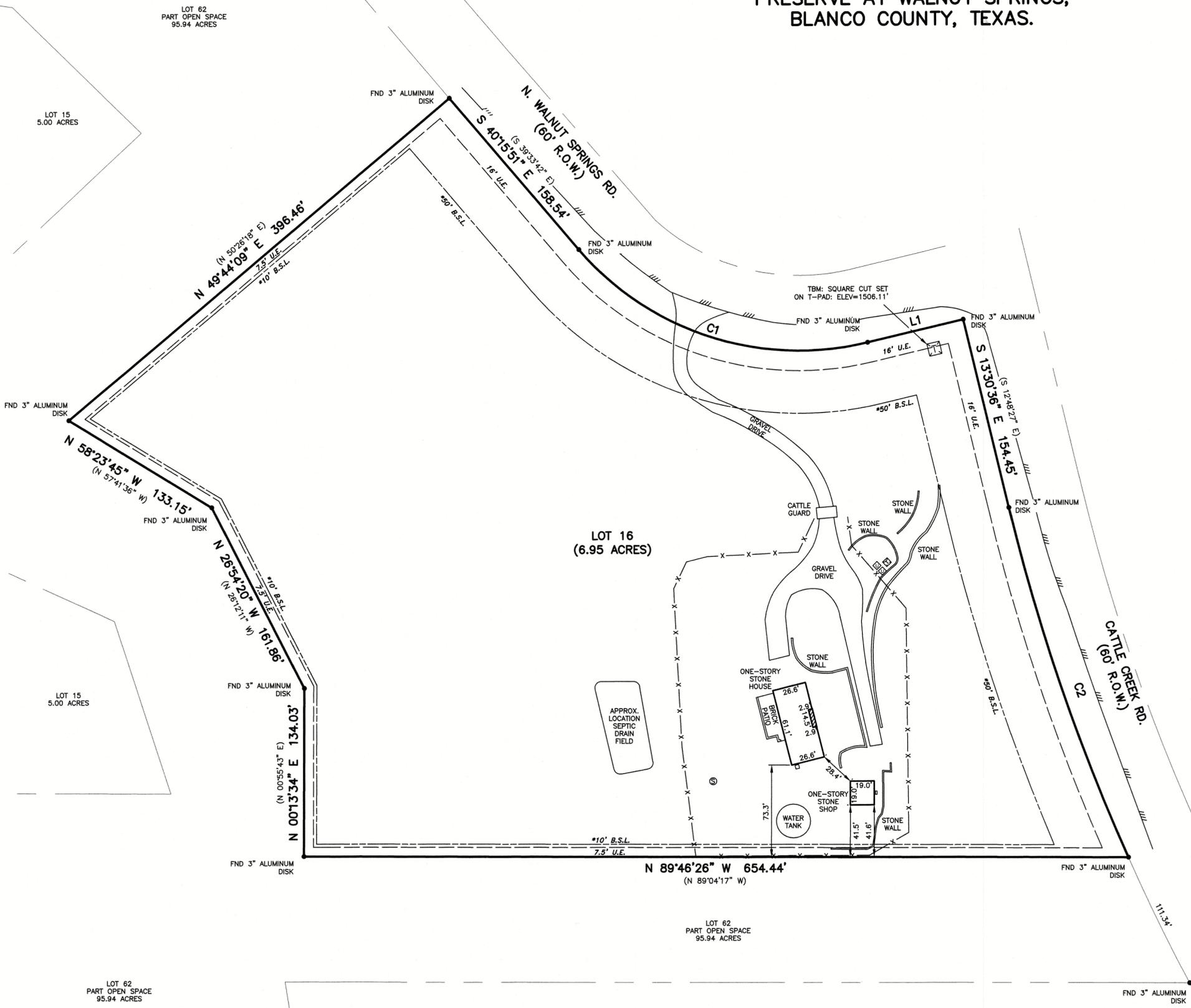


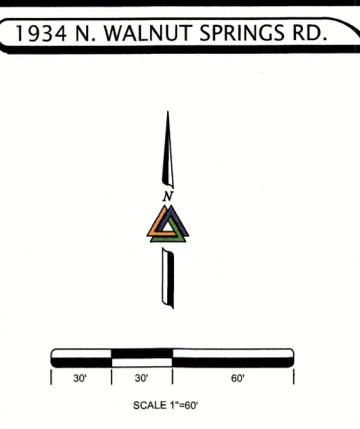
**BOUNDARY SURVEY WITH IMPROVEMENTS OF
LOT 16,
THE COMBINED PLAT OF THE
PRESERVE AT WALNUT SPRINGS,
BLANCO COUNTY, TEXAS.**



L1
N 76°29'24" E 77.97'
(N 77°11'33" E)
C1
R=230.00'
L=253.88'
C=241.18'
CH=S 71°53'13" E (S 71°11'04" E)
C2
R=1630.00
L=294.99'
C=294.59
CB=S 18°41'47" E (S 17°59'39" E)

FLOOD INFORMATION
F.I.R.M. NO: 4801C PANEL: 0050C
REVISED DATE: 2-6-91 ZONE: N/A
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

- LEGEND**
- ⊙ SEPTIC LID
 - ⊠ PAD MOUNTED TRANSFORMER
 - ◇ UTIL. PEDESTAL
 - FND = FOUND
 - R.O.W. = RIGHT-OF-WAY
 - EDGE OF ASPHALT = ———
 - ESMT LINE = ———
 - WIRE FENCE = — X — X —
 - U.E. = UTILITY EASEMENT
 - B.S.L. = BUILDING SETBACK LINE
 - O.P.R.B.C.T.X. = OFFICIAL PUBLIC RECORDS BLANCO COUNTY TEXAS
 - D.R.B.C.T.X. = DEED RECORDS BLANCO COUNTY TEXAS
 - M.P.R.B.C.T.X. = MAP AND PLAT RECORDS BLANCO COUNTY TEXAS
 - ★ COUNTY REGULATIONS



PROPERTY INFORMATION
LOT 16
SUBDIVISION:
THE COMBINED PLAT OF THE PRESERVE AT WALNUT SPRINGS
RECORDING INFO:
VOL. 2, PG. 23, MAP AND PLAT RECORDS OF BLANCO COUNTY, TEXAS.
BORROWER: RICHARD H. BLACK JR. AND CINDY L. BLACK
TITLE CO.: TITLE RESOURCES GUARANTY COMPANY
G.F.# 24-2353-A G.F. DATE: 07-31-24
SURVEYED FOR: CINDY BLACK
DRAWING INFORMATION
TRI-TECH JOB NO: SMS-MC585-22
CLIENT JOB NO: N/A
DRAWN BY: CJB
BEARING BASE: TX STATE PLANE TX CENTRAL
FIELD DATE: 08-15-24

NOTES:
ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES, IF ANY.
RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOL. 2, PG. 1-11, VOL. 2, PG. 23-33, M.P.R.B.C.T.X., VOL. 220, PG. 106, VOL. 289, PG. 459, VOL. 383, PG. 53, VOL. 380, PG. 895, VOL. 484, PG. 43, VOL. 488, PG. 1, VOL. 503, PG. 441, VOL. 503, PG. 443, VOL. 513, PG. 468, DOC. NOS. 2021-215769, 2021-215772, O.P.R.B.C.T.X.
THE FOLLOWING DOES AFFECT THIS LOT: DOC. NO. 2023-232601 O.P.R.B.C.T.X. (NOT PLOTTABLE)
THE FOLLOWING MAY AFFECT THIS LOT: VOL. 50, PG. 636, D.R.B.C.T.X. (NOT PLOTTABLE), VOL. 347, PG. 855, O.P.R.B.C.T.X. (BLANKET), DOC. NO. 2021-215769, O.P.R.B.C.T.X. (NOT PLOTTABLE), DOC. NO. 2022-223072, O.P.R.B.C.T.X., VOL. 72, PG. 34, D.R.B.C.T.X. (NOT PLOTTABLE)
ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND/OR DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.
OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.
ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.
THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.
A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

NO.	DATE	REASON	BY

TRI-TECH SURVEYING COMPANY, L.P.
155 Riverwalk Drive
San Marcos, Texas 78666
Phone: 512-440-0222
www.tritechtx.com TBPLS #10193729

CERTIFICATION
I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.
THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
© 2024 TRI-TECH SURVEYING COMPANY, L.P.

STATE OF TEXAS
REGISTERED
COLIN BROMLEY
6955
PROFESSIONAL LAND SURVEYOR
08/15/24