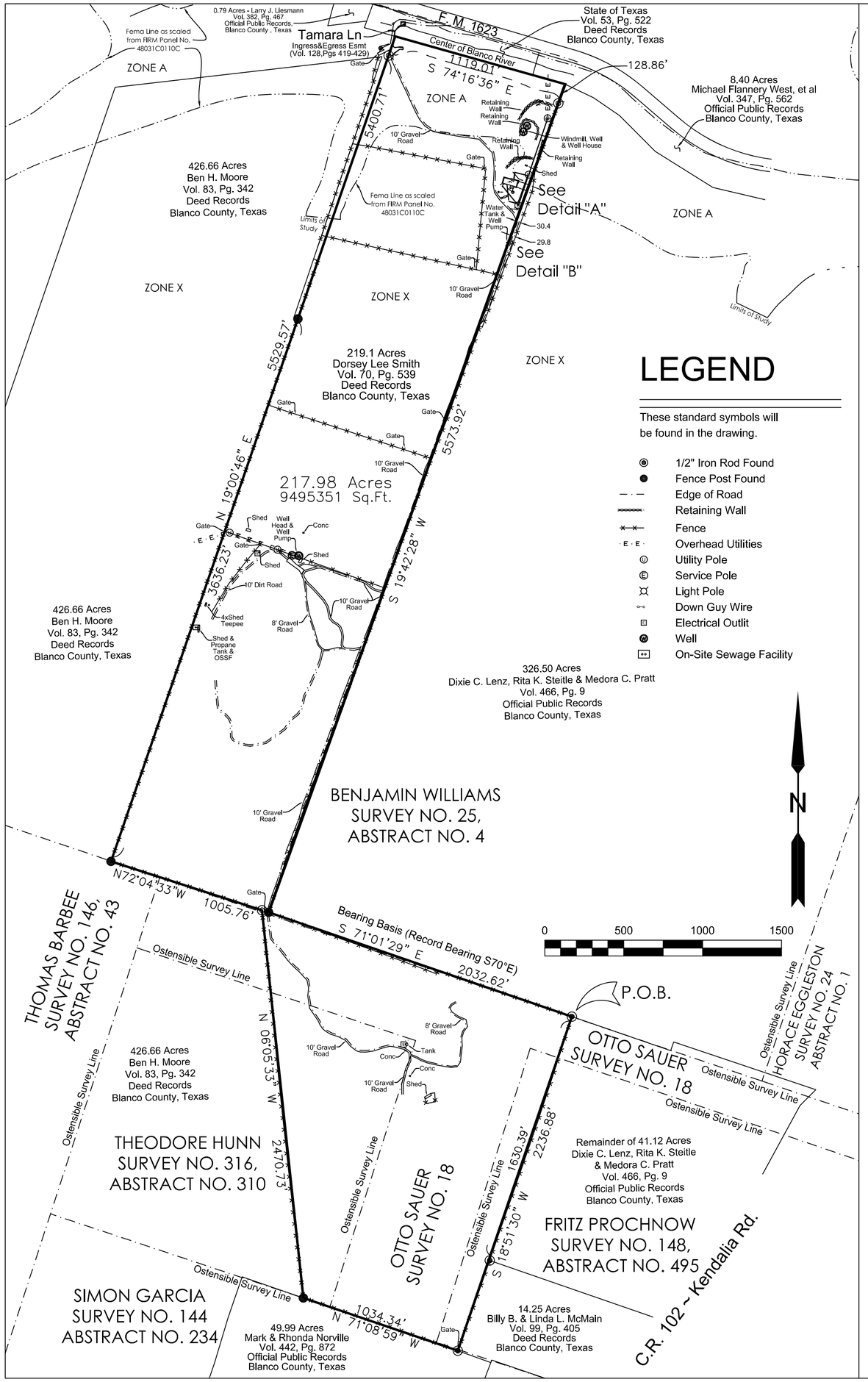
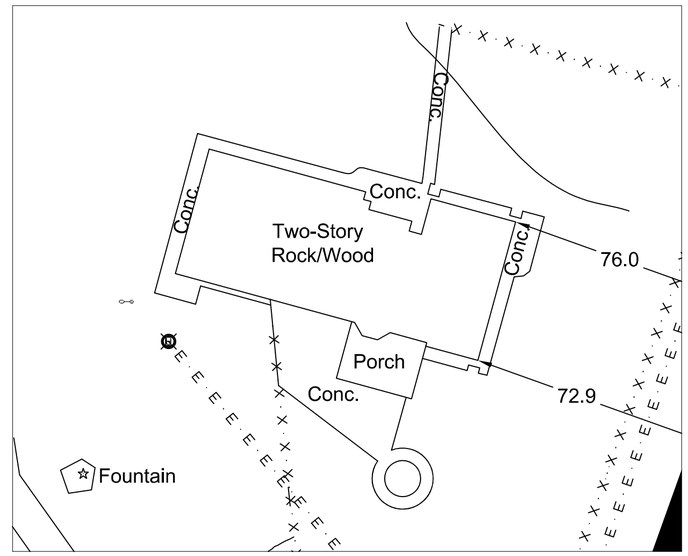
SURVEY OF A 217.98 ACRE (9495351 SQUARE FEET MORE OR LESS) TRACT OF LAND OUT OF THE BENJAMIN WILLIAMS SURVEY NO. 25, ABSTRACT NO. 4, THE THEODORE HUNN SURVEY NO. 316, ABSTRACT NO. 310, THE OTTO SAUER SURVEY NO. 18 AND THE FRITZ PROCHNOW SURVEY NO. 148, ABSTRACT NO. 495, AND BEING ALL OF A 219.1 ACRE TRACT AS CONVEYED TO DORSEY LEE SMITH OF RECORD IN VOLUME 70, PAGE 539, DEED RECORDS, BLANCO COUNTY, TEXAS.



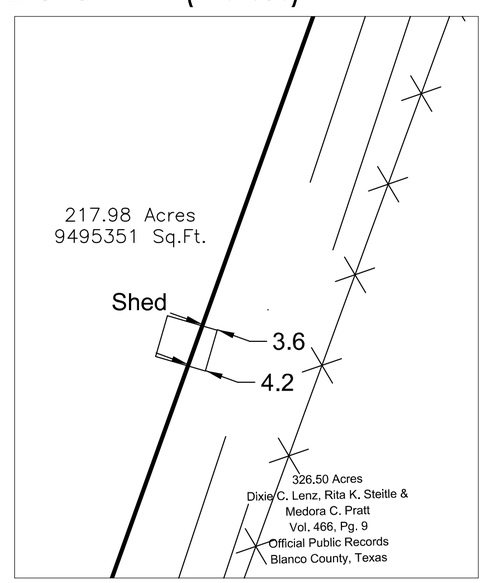
LEGEND

These standard symbols will be found in the drawing.

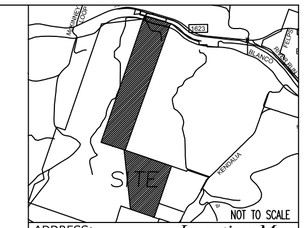
- 1/2" Iron Rod Found
- Fence Post Found
- Edge of Road
- Retaining Wall
- Fence
- Overhead Utilities
- Utility Pole
- Service Pole
- Light Pole
- Down Guy Wire
- Electrical Outlit
- Well
- On-Site Sewage Facility



Detail "A" (N.T.S.)



Detail "B" (N.T.S.)



Location Map

ADDRESS:
TAMARA LANE
BLANCO, TEXAS

FLOOD STATEMENT:
ACCORDING TO FLOOD INSURANCE RATE MAP 48031C0110 C, DATED FEBRUARY 06, 1991, PROPERTY IS PARTIALLY LOCATED IN ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AND PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD - ZONE A: NO BASE FLOOD ELEVATIONS DETERMINED.

Survey Notes:
1. Bearings Based on NAD83, Texas Central Zone (4203).
2. Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.
3. No title commitment provided at the time of survey.
4. Subject to an Ingress and Egress Easement recorded in Volume 128, Pages 419-429, Deed Records, Blanco County, Texas - along the road and bridge to and from Right-of-Way across the State of Texas tract recorded in Volume 53, Pg. 522, Deed Records, Blanco Coutny, Texas.

STATE OF TEXAS REGISTERED JOHN DERRICK RICKMAN 5826 PROFESSIONAL LAND SURVEYOR

CERTIFICATION:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND ON SEPTEMBER 07, 2017, OF THE PROPERTY SHOWN HEREON:

J. Derrick Rickman
Registered Professional Land Surveyor
No. 5826

Rickman Land Surveying
TBPLS Firm # 101919-00
419 Big Bend, Canyon Lake, Texas 78133
PHONE: (830) 534-2539
WWW.RICKMANLANDSURVEYING.COM
derrick@rickmanlandsurveying.com

PROJECT DESCRIPTION
BOUNDARY & IMPROVEMENTS SURVEY OF A 219.1 ACRE TRACT ON THE BLANCO RIVER

DRAWING
ANGIE SMITH
BLANCO, TEXAS

DATE	09/11/2017	JOB NO.	
SCALE	1" = 500'	DRG NO	
DRAWN BY	IS		
CHECKED BY			