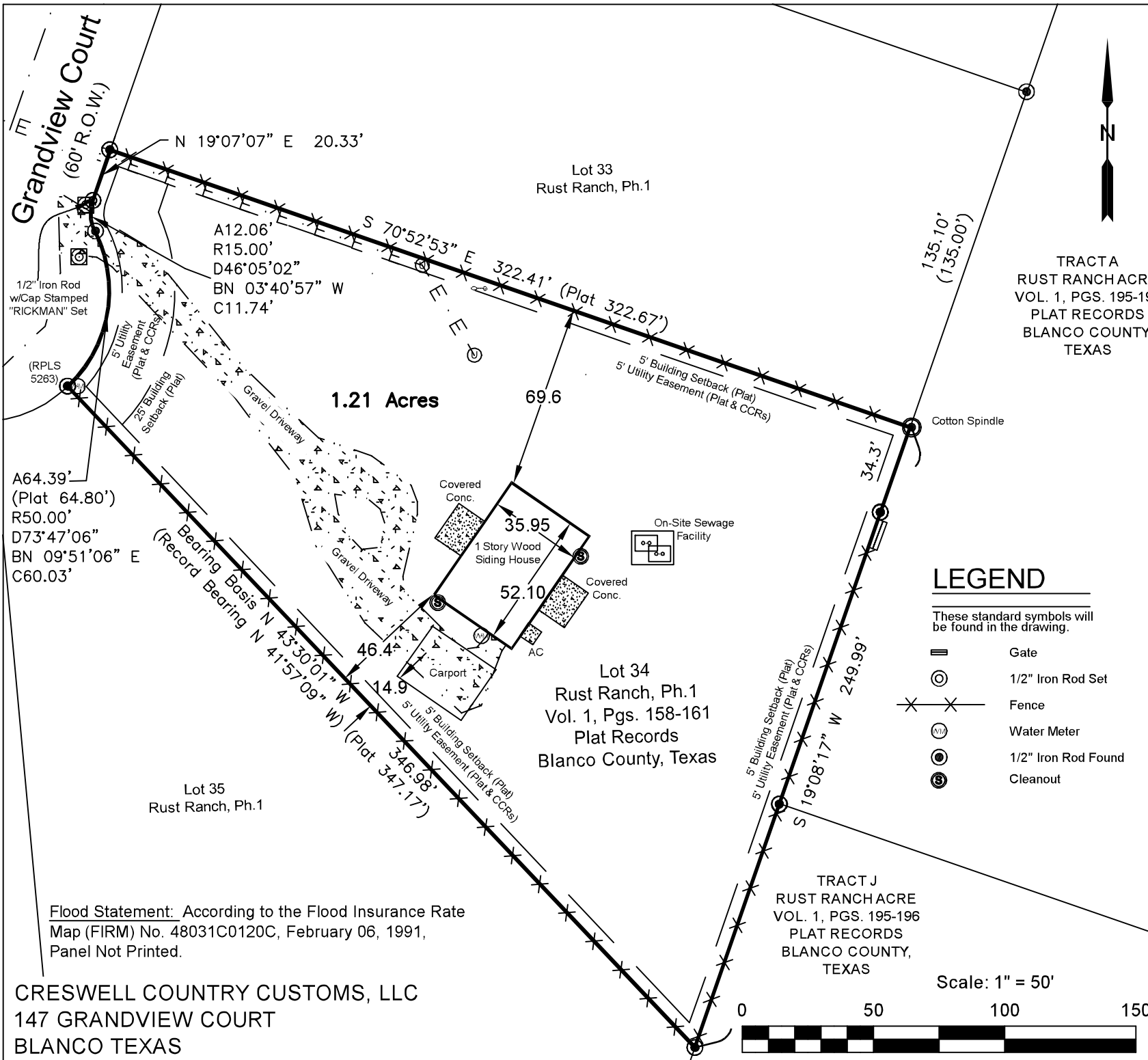




**SURVEY OF LOT 34, RUST RANCH, PHASE 1,
ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGES
158 - 161, PLAT RECORDS, BLANCO COUNTY, TEXAS.**

COMMITMENT FOR TITLE INSURANCE:
ISSUED BY: NATIONAL INVESTORS TITLE INSURANCE G.F. NO. 2019096
EFFECTIVE DATE: MARCH 21, 2019 ISSUE DATE: MARCH 29, 2019

1. Restrictive Covenants of record in Volume 1, Pages 158-161, Map & Plat Records, Volume 142, Page 413, Deed Records, Blanco County, Texas.

- 10b. 30' Easement recorded in Volume 86, Page 827, Deed Records, Blanco County, Texas; MAY APPLY.
- 10c. Easement to Pedernales Electric Cooperative, Volume 118, Page 372, Deed Records, Blanco County, Texas; DOES AFFECT.
- 10d. Blanket Utility Easement to Pedernales Electric Cooperative, Inc., Volume 121, Page 401, Deed Records, Blanco County, Texas; MAY AFFECT.
- 10e. Blanket Type Electric and Utility Easement of record in Volume 127, Page 600, Deed Records, Blanco County, Texas. DOES AFFECT.
- 10f. Blanket Type Electric and Utility Easement of record in Volume 128, Page 410, Deed Records, Blanco County, Texas. DOES AFFECT.
- 10h. Easements and Setbacks per Plat, Volume 1, Pages 158 - 161, Map & Plat Records, Blanco County, Texas; DOES AFFECT:
 - 25' Building Setback - along Front lot lines
 - 5' Building Setback - along Side and Rear lot lines
 - 5' Utility Easement - along All lot lines

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. Per Restrictive Covenants of Record in Volume 142, Page 413, Deed Records, Blanco County, Texas:

- 5' Utility Easement - along All lot lines

CERTIFICATION:
THE UNDERSIGNED DOES HEREBY
CERTIFY THAT THIS EXHIBIT REPRESENTS
A SURVEY MADE ON THE GROUND ON JUNE
03, 2020, OF THE PROPERTY SHOWN
HEREON:

Amil M. Baker Jr.
Amil M. Baker, Jr.,
Registered Professional Land Surveyor No. 1469
Job Number: 19-050
Revised: 06/22/2020 to Update Improvements





RICKMAN
LAND SURVEYING, LLC

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

CRESWELL COUNTRY CUSTOMS, LLC
147 GRANDVIEW COURT
BLANCO TEXAS