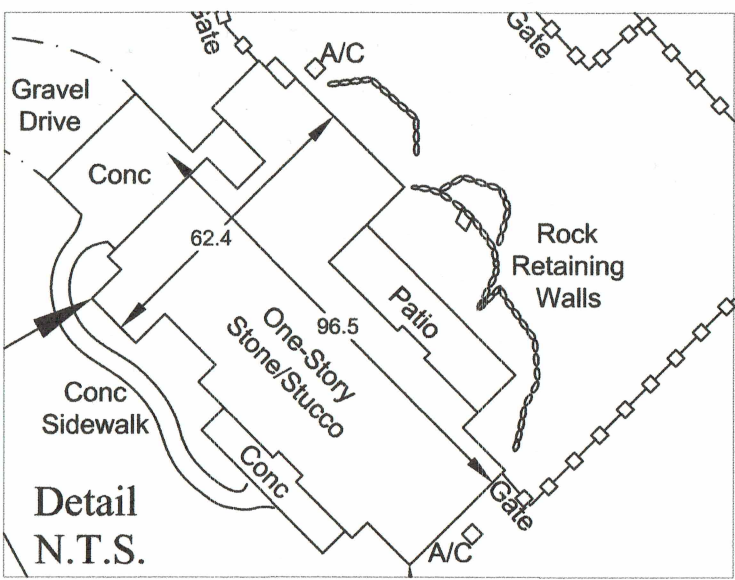


MIKE & KIMBERLY WYLIE
214 AXIS COVE
BLANCO, TEXAS



Flood Statement: According to the
Flood Insurance Rate Map (FIRM) No.
48031C0130C, Panel Not Printed.

LOT 119C
REPLAT OF LOTS 1, 7, 8, 25, 31, 33, 34A, 34B, 35A, 35B, 59
THRU 64, 80 THRU 83, 118 THRU 120, COMMON
RESERVES A, B, C, D, & E, RANCHES OF BRUSHY TOP
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LOT 121
REPLAT OF LOTS 1, 7, 8, 25, 31, 33,
34A, 34B, 35A, 35B, 59 THRU 64, 80
THRU 83, 118 THRU 120, COMMON
RESERVES A, B, C, D, & E,
RANCHES OF BRUSHY TOP
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SURVEY OF LOT 119B, REPLAT OF LOTS 1, 7, 8, 25, 31,
33, 34A, 34B, 35A, 35B, 59 THRU 64, 80 THRU 83, 118
THRU 120, COMMON RESERVES A, B, C, D, & E,
RANCHES OF BRUSHY TOP, ACCORDING TO PLAT
RECORDED IN VOLUME 2, PAGES 73-79, PLAT RECORDS,
BLANCO COUNTY, TEXAS AND CONVEYED TO MIKE AND
KIMBERLY WYLIE IN DEED RECORDED IN VOLUME 530,
PAGE 920, OFFICIAL PUBLIC RECORDS, BLANCO
COUNTY, TEXAS.

COMMITMENT FOR TITLE INSURANCE:
FIRST AMERICAN TITLE INSURANCE COMPANY GF NO. 1739847-DRP
EFFECTIVE: SEPTEMBER 20, 2017 ISSUED: OCTOBER 04, 2017

1. Volume 511, Page 860 and Volume 515, Page 636, Official Public Records, Blanco County, Texas AND Volume 2, Pages 73-79, Plat Records, Blanco County, Texas.
- 10j. Easement and Right of Way for an Electrical transmission/distribution line, Volume 51, Page 461, Deed Records, Blanco County, Texas.DONES NOT APPLY
- 10l. 60 Foot Perpetual Access Easements, Volume 340, Page 371, Official Public Records, Blanco County, Texas.DONES APPLY
- 10m. Easement over existing ranch roads, Volume 340, Page 371, Official Public Records, Blanco County, Texas.DONES APPLY
- 10n. 30 Foot Public Drainage and Embank/Bkslope Easement, centered on all natural runoff channels, creeks or swales, per Plat.DONES APPLY
- 10o. 15 Foot Public Utility, Drainage and Embank/Bkslope Easement, per Plat, all street lot lines.DONES APPLY
- 10p. 10 Foot Public Utility and Drainage Easement, per Plat, all non-street lot lines
- 10q. Building Setback Lines as shown per Plat:DOES APPLY
- 50 Foot Building Set Back - street lot line
- 15 Foot Building Set Back - rear lot line
- 10 Foot Building Set Back - sides lot lines
- 10s. Blanket Utility Easement to Pedernales Electric Coop., Inc., Volume 403, Page 744, Official Public Records, Blanco County, Texas.DONES APPLY
- 10v. Amended & Restated ByLaws, Volume 483, Page 242, Official Public Records, Blanco County, Texas.DONES APPLY
- 10w. 20 Foot Telephone Easement centered on existing Pedernales Electric Coop., Inc., distribution lines both aerial and underground, Guadalupe Valley Telephone Cooperative, Inc., Volume 491, Page 134, Official Public Records, Blanco County, Texas. DOES APPLY

- 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 Volume 515, Page 636;
- 100 Foot Building Set Back - street lot line
- 60 Foot Building Set Back - side and rear lot lines

CERTIFICATION:
THE UNDERSIGNED DOES HEREBY
CERTIFY THAT THIS PLAT
CORRECTLY REPRESENTS A
SURVEY MADE ON THE GROUND ON
OCTOBER 12, 2017 OF THE
PROPERTY SHOWN HEREON:



J. Derrick Rickman, RPLS No. 5826

Rickman Land Surveying

419 Big Bend Canyon Lake, Texas 78133 Phone (830) 935-2457
www.rickmanlandsurveying.com TBPLS Firm No. 101919-00

LOT 119C
REPLAT OF LOTS 1, 7, 8, 25, 31, 33,
34A, 34B, 35A, 35B, 59 THRU 64, 80
THRU 83, 118 THRU 120, COMMON
RESERVES A, B, C, D, & E, RANCHES
OF BRUSHY TOP
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(BAKER)

A21.68'
R25.01'
D49°40'48"
BN09°18'03"W
C21.01'

A284.74'
R2030.19'
D8°02'09"
BN30°06'43"W
C284.51'

LOT 118B
REPLAT OF LOTS 1, 7, 8, 25, 31, 33, 34A, 34B, 35A, 35B, 59 THRU 64, 80 THRU 83, 118 THRU 120, COMMON
RESERVES A, B, C, D, & E, RANCHES OF BRUSHY TOP
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BLANCO COUNTY, TEXAS

LOT 118A
REPLAT OF LOTS 1, 7, 8, 25, 31, 33, 34A, 34B, 35A, 35B, 59 THRU 64, 80 THRU 83, 118 THRU 120, COMMON RESERVES A, B, C, D, & E, RANCHES OF BRUSHY TOP
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BLANCO COUNTY, TEXAS



LEGEND

- These standard symbols will
be found in the drawing.
- 1/2" Iron Rod Found
 - Edge of Asphalt
 - Culvert
 - Electric Transformer
 - Electric Meter
 - Telephone Pedestal
 - Underground Propane Tank

LOT 119A
REPLAT OF LOTS 1, 7, 8, 25, 31, 33, 34A, 34B, 35A, 35B, 59 THRU 64, 80 THRU 83, 118 THRU 120, COMMON RESERVES A, B, C, D, & E, RANCHES OF BRUSHY TOP
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LOT 119B
REPLAT OF LOTS 1, 7, 8, 25, 31, 33, 34A, 34B, 35A, 35B, 59 THRU 64, 80 THRU 83, 118 THRU 120, COMMON RESERVES A, B, C, D, & E, RANCHES OF BRUSHY TOP
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BLANCO COUNTY, TEXAS

LOT 120
REPLAT OF LOTS 1, 7, 8, 25, 31, 33, 34A, 34B, 35A, 35B, 59 THRU 64, 80 THRU 83, 118 THRU 120, COMMON RESERVES A, B, C, D, & E, RANCHES OF BRUSHY TOP
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PLAT RECORDS
BLANCO COUNTY, TEXAS

Brushy Top Trail (60' R.O.W.)
(60' Access Esmt Vol 340, Pg. 371)