

BARNETT CLINE  
197 WILDFLOWER LN  
BLANCO, TEXAS

3.38 Acre Tract  
Michael C. Ethridge  
Document No. 192339  
Official Public Records  
Blanco County, Texas

SPECIAL FLOOD  
HAZARD AREAS:  
ZONE A

FEMA Floodline  
(Scaled per Firm Map:  
48031C0110C)

104.04 Acre Tract  
Michael C Ethridge  
Vol. 500, Pg. 957  
Official Public Records  
Blanco County, Texas

ZONE X

31.15 Acres

Remainder of a 38.202 Acre Tract  
Barnett L. Cline & Nancy V. Cline  
Vol. 170, Pg. 307  
Official Public Records  
Blanco County, Texas

P.O.B

Remainder of a 233 Acre Tract  
Dorothy A. Moore, Trustee of the Ethridge Land Trust  
Vol. 137, Pg. 364  
Deed Records  
Blanco County, Texas

1.00 Acre Tract  
Barnett L. Cline & Nancy V. Cline  
Vol. 375, Pg. 140  
Official Public Records  
Blanco County, Texas

Remainder of a  
38.202 Acre Tract  
Barnett L. Cline &  
Nancy V. Cline  
Vol. 170, Pg. 307  
Official Public  
Records  
Blanco County,  
Texas

Remainder of a 38.202  
Acre Tract  
Barnett L. Cline & Nancy V.  
Cline  
Vol. 170, Pg. 307  
Official Public Records  
Blanco County, Texas

166.54 Acre Tract  
Calvin Boeck &  
Dorothy Boeck  
Vol. 97, Pg. 865  
Deed Records  
Blanco County,  
Texas

8.76 Acre Tract  
Bruce Flory and Gwen F. Flory  
Vol. 426, Pg. 292  
Official Public Records  
Blanco County, Texas

SPECIAL FLOOD  
HAZARD AREAS:  
ZONE A

FEMA Floodline  
(Scaled per Firm Map:  
48031C0110C)

ZONE X

## LEGEND

These standard symbols will  
be found in the drawing.

- 1/2" Iron Rod Found
- 1/2" Iron Rod Set
- 4'x4' Concrete Monument Found
- Fence Post Found
- Gate
- Road Sign
- Reflector
- Culvert
- Down Guy
- Utility Pole
- Overhead Utilities
- Fence
- Edge of Asphalt
- Asphalt

0 200 400 600  
Scale: 1" = 200'

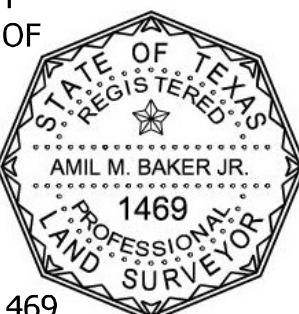
SURVEY OF A 31.15 ACRE TRACT OUT THE  
NOEL MIXON SURVEY NO. 23, ABSTRACT NO. 3 AND  
THE WILLIAM C. WINTERS SURVEY NO. 90, ABSTRACT  
NO. 634, BLANCO COUNTY, TEXAS, AND BEING A  
PORTION OF THE REMAINDER OF A 38.202 ACRE  
TRACT DESCRIBED IN DEED TO BARNETT L. AND  
NANCY V. CLINE OF RECORD IN VOLUME 170, PAGE  
307, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY,  
TEXAS AND ALL OF A 1.00 ACRE TRACT DESCRIBED  
IN DEED TO BARNETT L. AND NANCY V. CLINE OF  
RECORD IN VOLUME 375, PAGE 140, OFFICIAL PUBLIC  
RECORDS, BLANCO COUNTY, TEXAS.

COMMITMENT FOR TITLE INSURANCE  
ISSUED BY: Stewart Title Guaranty Company G.F. NO. 96-00230  
ISSUED: February 13, 1996 EFFECTIVE: January 31, 1996

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  
Architctural Control Committee.  
3. According to the Flood Insurance Rate Map (FIRM) No.  
48031C0110C, dated February 06, 1991, this property is located in  
Other Areas, Zone X, Areas determined to be outside the 500-year  
flood-plain, AND Special Flood Hazard Areas, Zone A; No base flood  
elevations determined.  
4. Lindeman Lane (C.R. 404) is a Blanco County maintained road per  
public notice dated April 18, 2005, Pursuant to Article 258.005(b) of  
Texas Transportation Code.  
5. Subject to a 15' Access Easement, as shown, per Vol. 375, Pg.  
140, Official Public Records, Blanco County, Texas.

CERTIFICATION:  
THE UNDERSIGNED DOES HEREBY CERTIFY  
THAT THIS EXHIBIT REPRESENTS A SURVEY  
MADE ON THE GROUND ON MAY 09, 2022, OF  
THE PROPERTY SHOWN HEREON:

Amil M. Baker, Jr.  
Registered Professional Land Surveyor No. 1469  
Job No.: 22-077



**RICKMAN**  
LAND SURVEYING, LLC

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