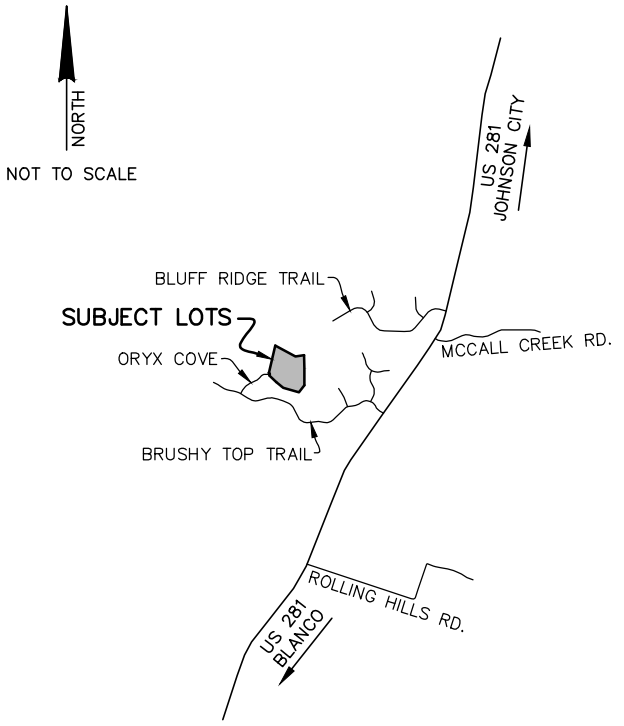
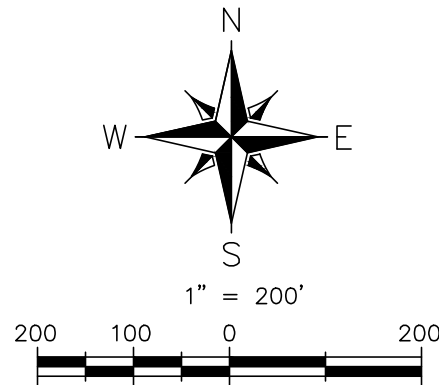


A REPLAT OF LOT 108 AND LOT 109, RANCHES OF BRUSHY TOP RECORDED IN VOLUME 2, PAGE 59, PLAT RECORDS, BLANCO COUNTY, TEXAS INTO LOT 108R AND LOT 109R

LEGEND

- () RECORD PER VOL. 2, PG. 59 PLAT RECORDS
● FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
⊕ FOUND IRON ROD W/ A BLUE "RPLS 1877" PLASTIC CAP
⊙ FOUND IRON ROD W/ A YELLOW "RICKMAN RPLS 5826" PLASTIC CAP
○ SET 1/2" IRON ROD W/ A YELLOW "WOR" PLASTIC CAP
⊗ CALCULATED POINT



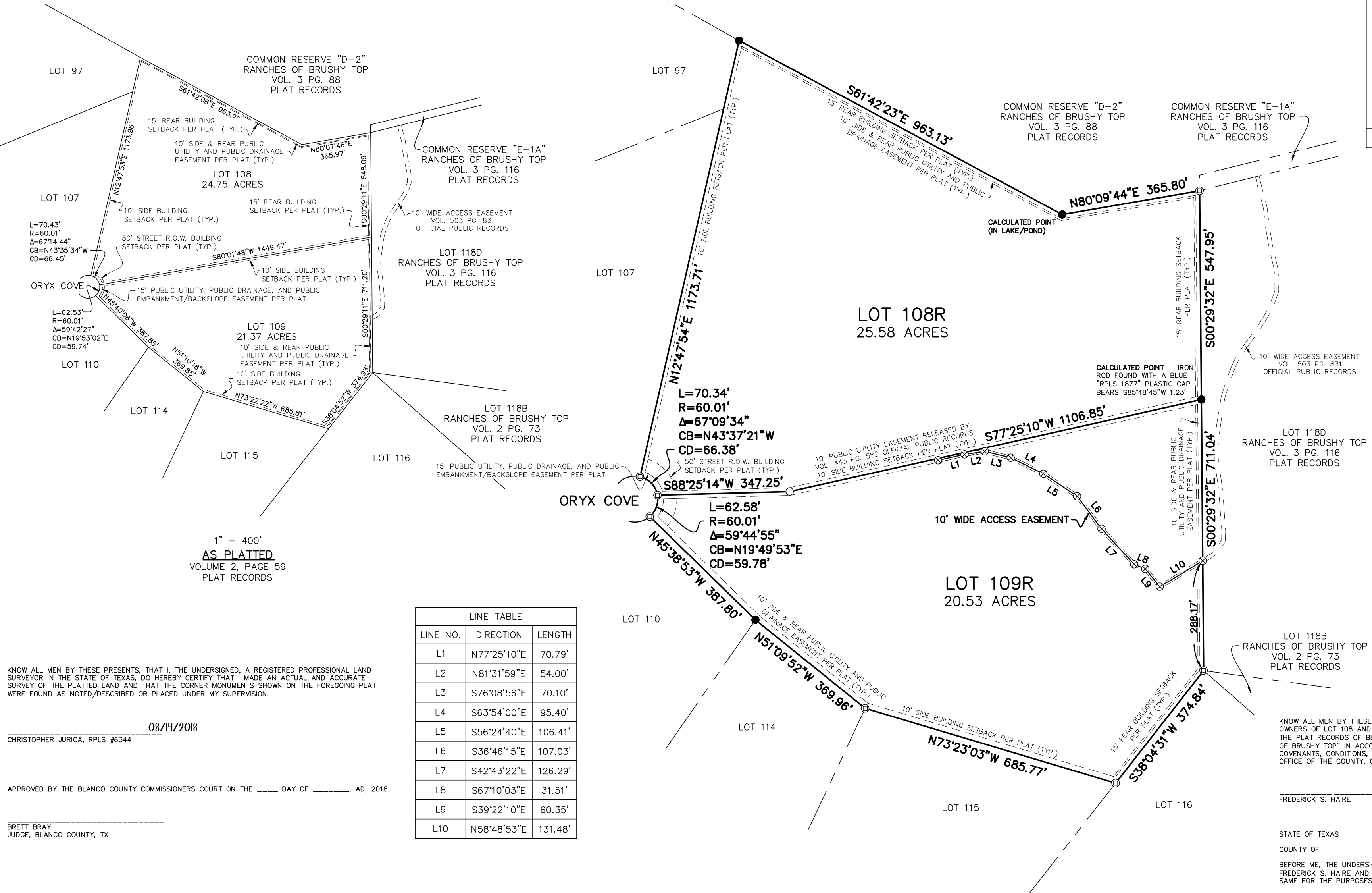
LOCATION MAP

GENERAL SURVEY NOTES

- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83
2) THIS REPLAT IS SUBJECT TO THE NOTES RECORDED IN RANCHES OF BRUSHY TOP VOLUME 2, PAGE 59, PLAT RECORDS, BLANCO COUNTY, TEXAS AS THEY MAY APPLY. THIS REPLAT IS SUBJECT TO SUBDIVISION RESTRICTIONS RECORDED AND ON FILE AT THE BLANCO COUNTY CLERK'S OFFICE. THIS REPLAT WAS PERFORMED WITHOUT A TITLE COMMITMENT OR ABSTRACTOR'S CERTIFICATE AND IS SUBJECT TO SETBACKS, EASEMENTS, COVENANTS, RESTRICTIONS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS THAT A TITLE COMMITMENT OR ABSTRACTOR'S CERTIFICATE MAY DISCLOSE.
3) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

BUILDING SETBACKS AND EASEMENTS PER PLAT

- 50' STREET R.O.W. BUILDING SETBACK
-15' REAR LOT LINE BUILDING SETBACK
-10' SIDE LOT LINE BUILDING SETBACK
-10' PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT ADJACENT TO ALL NON-STREET LOT LINES, EXCEPT ALONG THE COMMON LINE OF LOT 108R AND 109R.
-15' PUBLIC UTILITY, PUBLIC DRAINAGE, AND PUBLIC EMBANKMENT/BACKSLOPE EASEMENT ADJACENT TO ALL STREET LOT LINES.
-THERE IS HEREBY DEDICATED A THIRTY (30) WIDE PUBLIC DRAINAGE EASEMENT CENTERED ON ALL NATURAL RUNOFF CHANNELS, CREEKS, OR SWALES UNLESS NOTED OTHERWISE ON THIS PLAT
*BUILDING SETBACKS, DRAINAGE AND UTILITY EASEMENTS ARE SHOWN AS ASSUMED TO APPLY.
*THIS REPLAT IS SUBJECT TO SETBACKS AND EASEMENTS IN THE SUBDIVISION RESTRICTIONS RECORDED AND ON FILE AT THE BLANCO COUNTY CLERK'S OFFICE.



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N77°25'10"E	70.79'
L2	N81°31'59"E	54.00'
L3	S76°08'56"E	70.10'
L4	S63°54'00"E	95.40'
L5	S56°24'40"E	106.41'
L6	S36°46'15"E	107.03'
L7	S42°43'22"E	126.29'
L8	S67°10'03"E	31.51'
L9	S39°22'10"E	60.35'
L10	N58°48'53"E	131.48'

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PLATTED LAND AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND AS NOTED/DESCRIBED OR PLACED UNDER MY SUPERVISION.

08/11/2018

CHRISTOPHER JURICA, RPLS #6344

APPROVED BY THE BLANCO COUNTY COMMISSIONERS COURT ON THE ____ DAY OF _____, AD, 2018.

BRETT BRAY
JUDGE, BLANCO COUNTY, TX

I, LAURA WALLA, COUNTY CLERK OF BLANCO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2018, AT ____ O'CLOCK ____ M., AND DULY RECORDED ON THE ____ DAY OF _____, A.D., 2018, AT ____ O'CLOCK ____ M., IN THE PLAT RECORDS OF BLANCO COUNTY, TEXAS, IN BOOK ____ PAGE ____

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, A.D., 2018.

LAURA WALLA, COUNTY CLERK BLANCO COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS, THAT, FREDERICK S. HAIRE AND ANNA C. HAIRE, BEING THE OWNERS OF LOT 108 AND LOT 109, RANCHES OF BRUSHY TOP RECORDED IN VOLUME 2, PAGE 59, OF THE PLAT RECORDS OF BLANCO COUNTY, TEXAS TO BE KNOWN AS "LOT 108R AND LOT 109R, RANCHES OF BRUSHY TOP" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND SETBACKS RECORDED AND ON FILE IN THE OFFICE OF THE COUNTY, CLERK.

FREDERICK S. HAIRE ANNA C. HAIRE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FREDERICK S. HAIRE AND ANNA C. HAIRE, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS STATED THEREIN.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

WCR
LAND SURVEYING
P.O. BOX 481/807 MAIN ST. BLANCO, TX 78606
512-618-7672 RPLS6344@GMAIL.COM
TBPLS FIRM #10194135

JOB NO.: 1059-16
DATE: 05/02/2018
DRAWN BY: CJJ
CHECKED BY: CJJ
SHEET: 1 OF 1