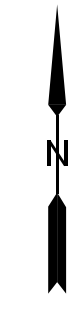


DENNIS & BRENDA MILLIGAN  
TBD ELK RUN COVE,  
BLANCO, TEXAS

LEGEND

- These standard symbols will be found in the drawing.
- ☐ Telecommunications Pedestal
  - ⊕ Electric Box
  - ⊙ 1/2" Iron Rod Found
  - - - Edge of Asphalt

Tree Table			
Tree ID#	Tree Type	Trunk Diameter	Canopy Radius
1402	OAK	11"	13'
1403	OAK	14"	15'
1404	OAK	10"	9'
1405	OAK	8"	7'
1406	OAK	6"	8'
1407	OAK	10"	7'
1408	OAK	9"	9'
1409	OAK	7"	10'
1410	Hackberry	9"	10'
1411	OAK	8"	11'



BOUNDARY SURVEY OF LOT 95, AND A TOPOGRAPHIC AND TREE SURVEY OF A PORTION OF LOT 95, REPLAT OF RANCHES OF BRUSHY TOP, ACCORDING TO PLAT RECORDED IN VOLUME 2, PAGES 59 - 67, PLAT RECORDS, BLANCO COUNTY, TEXAS, DESCRIBED IN DEED TO MATTHEW J. NOVAK, AND SANDRA K. NOVAK RECORDED IN VOLUME 483, PAGE 710, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS.

Flood Statement: According to the Flood Insurance Rate Map (FIRM) No. 480331C0130C, dated February 02, 1991 this Panel not Printed.

COMMITMENT FOR TITLE INSURANCE  
ISSUED BY: STEWART TITLE GUARANTY COMPANY  
G.F. NO. 2020391

1. Restrictive Covenants of record in Document Volume 2, Pages 59 - 67, Plat Records, Volume 511, Page 860 and Document No. 172714, 171598, and 181999, Official Public 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; DOES NOT AFFECT.

10l. 60' Access Easement for ingress/egress Volume 340, Page 371, Official Public Records, Blanco County, Texas; DOES AFFECT.

10m. Easement over all existing ranch roads, Volume 340, Page 371, Official Public Records, Blanco County, Texas; DOES AFFECT, NOT SHOWN.

10n. 30' Public Drainage and Embankment/Backslope Easement, centered on all natural runoff channels, creeks or swales, per Plat; DOES AFFECT.

10o. 15' Public Utility, Drainage and Embankment/Backslope Easement, per Plat, all street lot lines; DOES AFFECT.

10p. 10' Public Utility and Drainage Easement, per Plat, all non-street lot lines, per Plat; DOES AFFECT.

10q. Building Setback Lines as shown per Plat: DOES AFFECT;  
-50' Building Setback - along Street Right-of-Way lines  
-15' Building Setback - along Rear lot lines  
-10' Building Setback - along Sides lot lines

Building Setback Lines as shown per Document No. 171598, Official Public Records, Blanco County, Texas: DOES AFFECT;  
-100' Building Setback - along "Main" Street Right-of-Way lines

lines  
-60' Building Setback - along Side & Rear lot lines

10r. Blanket Utility Easement to Pedernales Electric Coop., Inc., Volume 403, Page 744, Official Public Records, Blanco County, Texas; DOES AFFECT.

10v. 20' 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 AFFECT, NOT SHOWN.

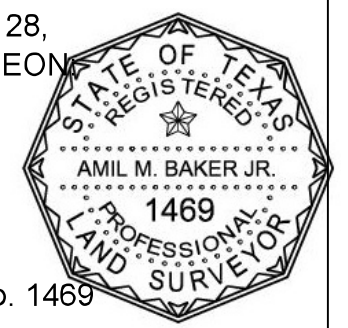
10y. Utility Easement to Pedernales Electric Cooperative, Inc., per Volume 509, Page 975, Official Public Records, Blanco County, Texas; DOES NOT AFFECT.

10ad. All Building Setbacks, Easements, and Sanitary Zones around Existing Well Sites, which may be shown on Subdivision Plat; DOES AFFECT.

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.

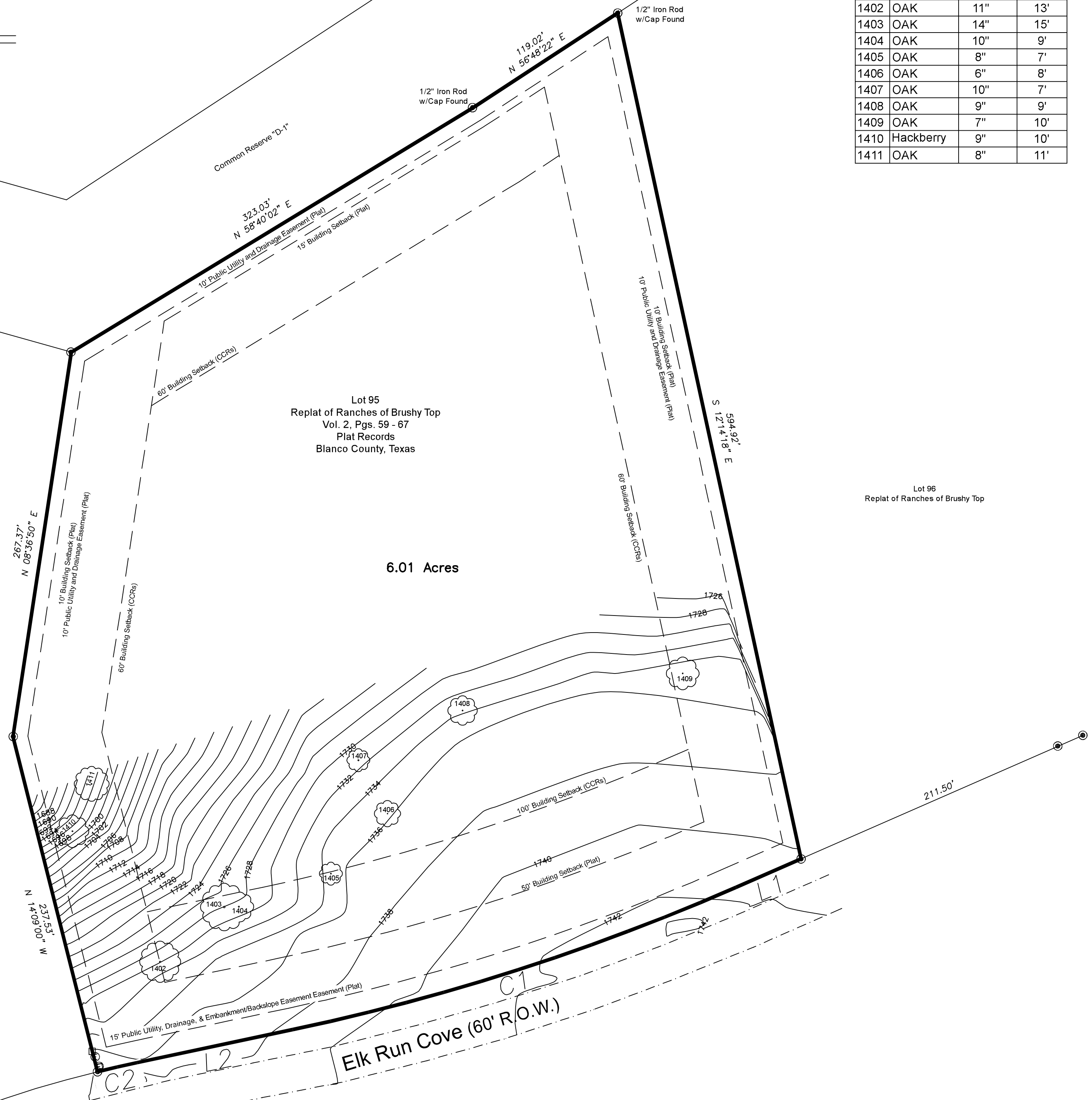
CERTIFICATION:  
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS EXHIBIT REPRESENTS A SURVEY MADE ON THE GROUND ON OCTOBER 28, 2020, OF THE PROPERTY SHOWN HEREON.

*Amil M. Baker Jr.*  
Amil M. Baker, Jr.  
Registered Professional Land Surveyor No. 1469  
Job No.: 20-141



**RICKMAN**  
LAND SURVEYING, LLC

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



LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	S 66°21'25" W	48.93'	C1	1570.15'	320.39'	319.84'	S 72°11'41" W	11°41'29"
L2	S 78°02'24" W	109.47'	C2	730.07'	27.90'	27.90'	S 76°56'42" W	2°11'23"

