

EGGLESTON

NOTES:

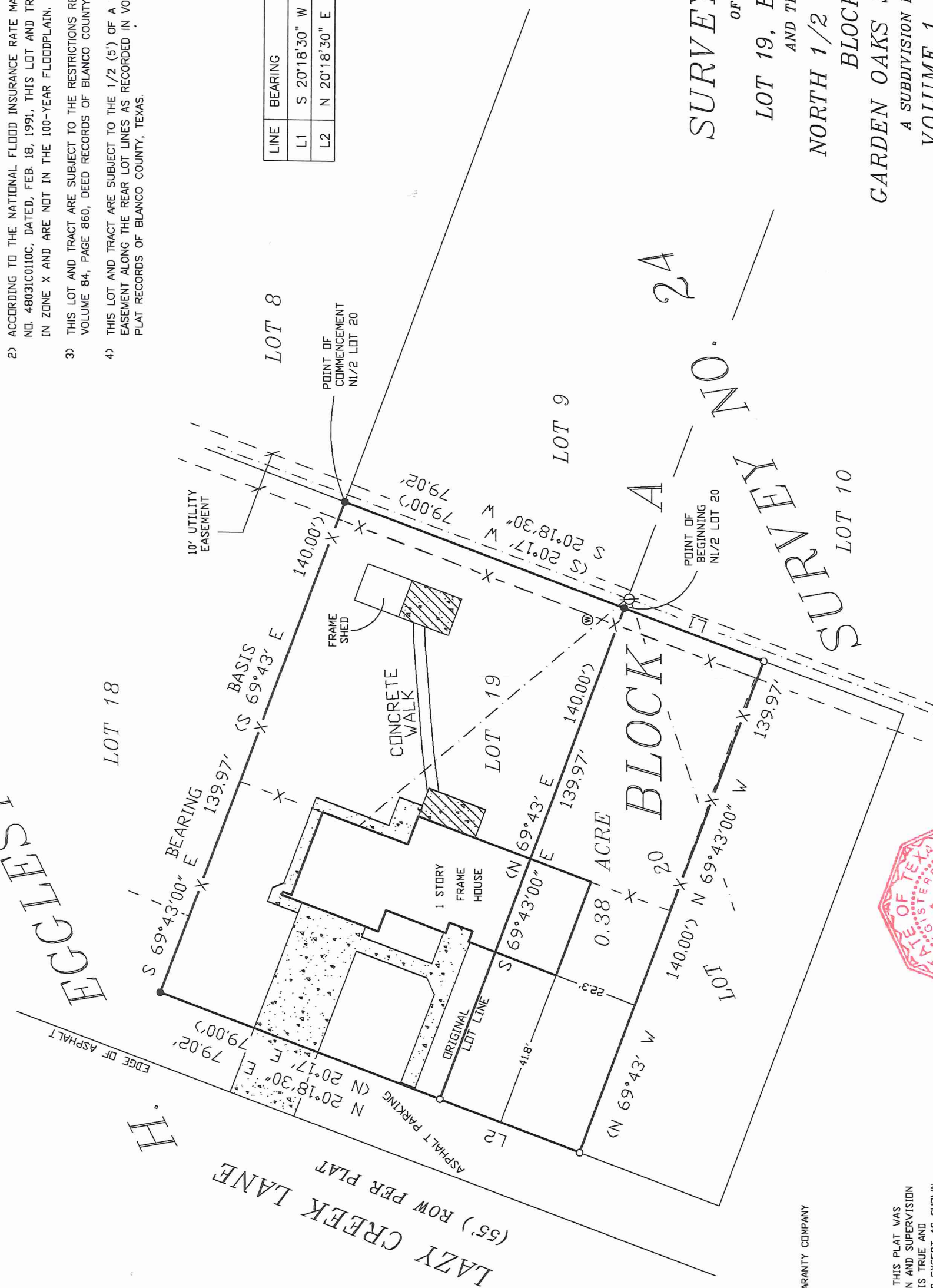
- 1) A METES AND BOUNDS DESCRIPTION FOR THE NORTH 1/2 OF LOT 20 ACCOMPANIES THIS SURVEY PLAT.
- 2) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48031C0110C, DATED, FEB. 18, 1991, THIS LOT AND TRACT ARE LOCATED IN ZONE X AND ARE NOT IN THE 100-YEAR FLOODPLAIN.
- 3) THIS LOT AND TRACT ARE SUBJECT TO THE RESTRICTIONS RECORDED IN VOLUME 84, PAGE 860, DEED RECORDS OF BLANCO COUNTY, TEXAS.
- 4) THIS LOT AND TRACT ARE SUBJECT TO THE 1/2 (5') OF A 10' WIDE UTILITY EASEMENT ALONG THE REAR LOT LINES AS RECORDED IN VOLUME 1, PAGE 27, PLAT RECORDS OF BLANCO COUNTY, TEXAS.

SCALE 1"=30'

LEGEND

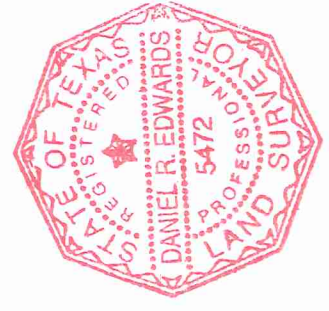
- () RECORD INFORMATION
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD W/CAP SET
- ⊙ UTILITY POLE
- OVERHEAD UTILITY LINES
- ▨ CONCRETE WALK
- ▩ COVERED CONCRETE
- X- WIRE FENCE
- ⊗ WATER METER

LINE	BEARING	DISTANCE
L1	S 20°18'30" W	39.50'
L2	N 20°18'30" E	39.50'



LAZY CREEK LANE
(55') ROW PER PLAT

SURVEY PLAT
OF
LOT 19, BLOCK A,
AND THE
NORTH 1/2 OF LOT 20,
BLOCK A,
GARDEN OAKS SUBDIVISION
A SUBDIVISION RECORDED IN
VOLUME 1, PAGE 27,
PLAT RECORDS OF
BLANCO COUNTY, TEXAS



TO: PURCHASER: BILLY JOE BERGER AND KAY F. BERGER
TITLE CO: GUARDIAN TITLE CO./STEWART TITLE GUARANTY COMPANY
GF.ND: 2007133
ADDRESS: 1316 LAZY CREEK LANE
LENDER/LIENHOLDER

I, DANIEL R. GROCKY EDWARDS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING MAY, 2007, OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND EXCEPT AS SHOWN OR NOTED, THERE ARE NO VISIBLE DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADWAYS, AND THAT SAID PROPERTY HAS ACCESS TO A PUBLIC RIGHT OF WAY.

Daniel R. Edwards
DATE: 5/10/07

DANIEL R. GROCKY EDWARDS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5472 STATE OF TEXAS

HAYS COUNTY LAND SURVEYING
P.O. B. 981
WIMBERLEY, TEXAS 78676
512-847-3827
JOB NO. 07-1275