



ADDRESS:  
384 SUNSET RIDGE

SCALE: 1"=60'

- NOTES:
- 1) ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING".
  - 2) BASIS OF BEARINGS IS THE 1983 COORDINATE SYSTEM, TEXAS ZONE 4203, NAD83.
  - 3) NO CLAIM OF EASEMENT OR EASEMENT RIGHTS WAS FURNISHED AT THE TIME OF SURVEY.
  - 4) NO EASEMENT OR EASEMENT RIGHTS WERE FOUND BY THE SURVEYOR.
  - 5) NO EASEMENT OR EASEMENT RIGHTS WERE FOUND BY THE SURVEYOR.
  - 6) CORRESPONDING NOTES AND BOUNDS DESCRIPTION ARE PREPARED.
  - 7) IMPROVEMENTS ARE SHOWN.
  - 8) PROPERTY IS SUBJECT TO ALL BLANCO COUNTY EASEMENTS AND RESTRICTIONS.
  - 9) FENCE LINES GENERALLY FOLLOW PROPERTY LINE BUT MAY VARY FROM POST TO POST.

P.O.C.  
NORTHEAST CORNER OF  
10.4 AC TRACT  
VOL. 137 PG. 388

P.O.B.

DAVID R. BEHREND'S  
3.95 ACRES - TRACT 1  
VOL. 185, PG. 510

S78°15'42"E 520.09'

3.00 AC TRACT  
DOUGLAS & LYDIA BLEDSOE  
VOL. 141 PG. 917

CAUCHE DRIVE

CONCRETE WALK

1/2" IRON ROD FOUND  
(S78°15'42"E 0.00')

END OF FENCE

N78°58'23"W 549.70'

CATHERINE P. FLEISCHNER  
3.51 ACRES  
VOL. 404, PG. 209

120.6

72.1

190.3

25.0

167.84'

S16°01'05"W 72.36'

S08°57'52"W 167.84'

PK NAIL PREVIOUSLY SET

GLORIA J. LOWER  
49.52 ACRES  
VOL. 412, PG. 410

DAVID R. BEHREND'S  
3.53 ACRES - TRACT 2  
VOL. 185, PG. 510

COVERED WOOD DECK

WELL HOUSE

COVERED WOOD DECK

2-STORY WOOD & ROCK HOUSE

STATE OF TEXAS  
COUNTY OF BLANCO

I, AMIL M. BAKER JR., DO HEREBY CERTIFY THAT  
THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY  
MADE ON THE GROUND BY PERSONS WORKING UNDER  
MY SUPERVISION.

AMIL M. BAKER JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1469  
SURVEYED: MARCH 25, 2010  
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PLAT SHOWING:  
SURVEY OF A 3.00 ACRE TRACT OF LAND SITUATED IN BLANCO  
COUNTY, TEXAS OUT OF THE HORACE EGGLESTON SURVEY NO. 24,  
ABSTRACT NO. 1, BEING A PORTION OF A 10.48 AC TRACT OF  
LAND CONVEYED TO LANE & CAROLYN J. TOWNSEND OF RECORD  
IN VOL. 137 PG. 388 OF THE OFFICIAL PUBLIC RECORDS OF  
BLANCO COUNTY, TEXAS, THE SAME BEING THE 3.00 ACRE TRACT  
OF LAND CONVEYED TO DOUGLAS AND LYDIA BLEDSOE OF RECORD  
IN VOLUME 141, PAGE 917 OF THE OFFICIAL PUBLIC RECORDS OF  
BLANCO COUNTY, TEXAS.

BAKER SURVEYING, INC.  
PH. (830) 635-2250  
FAX. (830) 635-2257  
2250 US 291 N.  
BLANCO TX 78606  
WE ARE AN EQUAL OPPORTUNITY FIRM. IF YOU ARE A MINORITY OR DISABLED PERSON, PLEASE CONTACT US AT (830) 635-2250 FOR MORE INFORMATION. WE ARE AN EQUAL OPPORTUNITY FIRM.

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