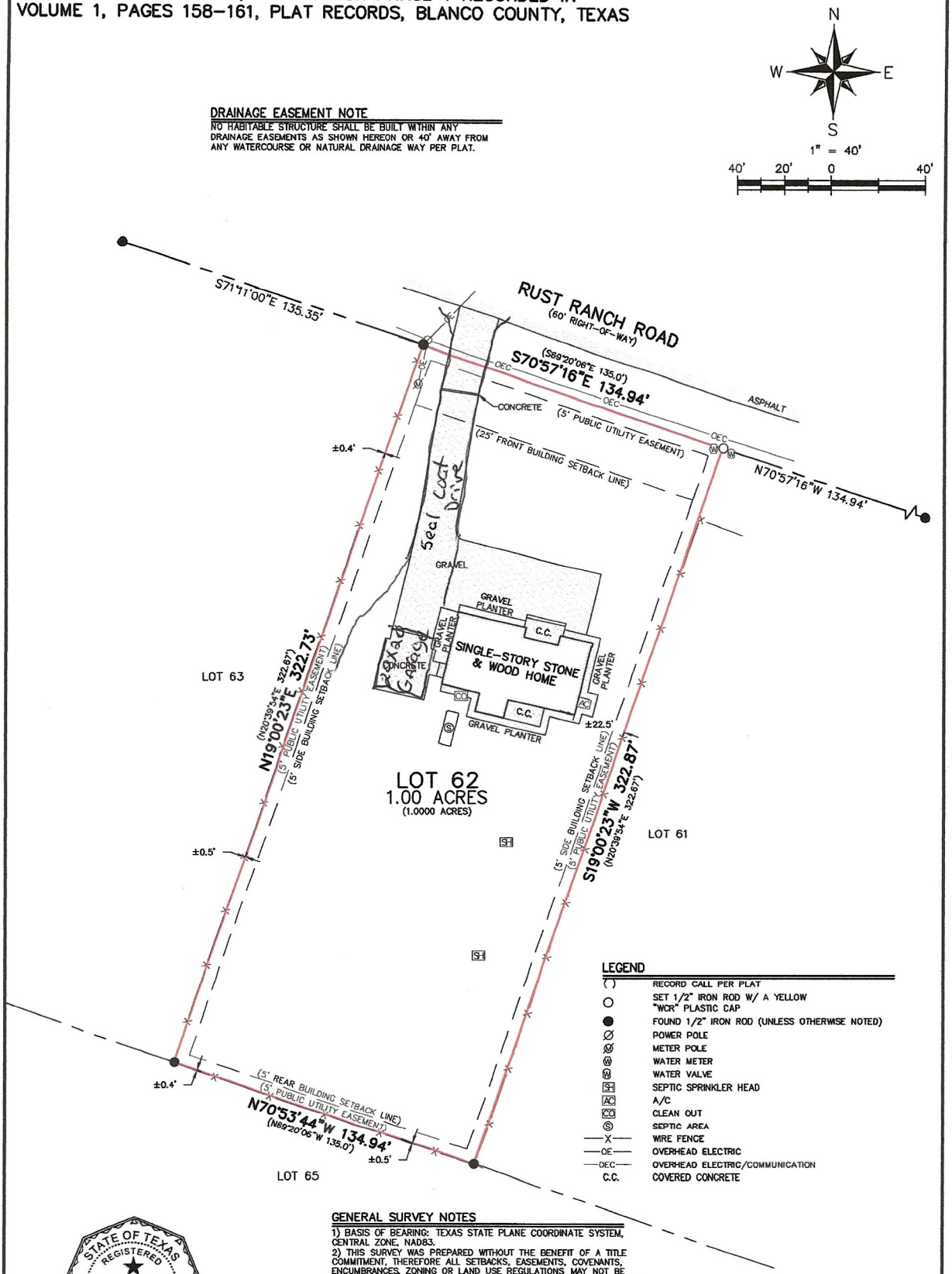
SURVEY SHOWING LOT 62, RUST RANCH PHASE 1 RECORDED IN VOLUME 1, PAGES 158–161, PLAT RECORDS, BLANCO COUNTY, TEXAS

DRAINAGE EASEMENT NOTE

NO HABITABLE STRUCTURE SHALL BE BUILT WITHIN ANY DRAINAGE EASEMENTS AS SHOWN HEREON OR 40' AWAY FROM ANY WATERCOURSE OR NATURAL DRAINAGE WAY PER PLAT.



LEGEND

( )	RECORD CALL PER PLAT
○	SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
Ø	POWER POLE
Ⓜ	METER POLE
Ⓦ	WATER METER
Ⓥ	WATER VALVE
SH	SEPTIC SPRINKLER HEAD
AC	A/C
CO	CLEAN OUT
Ⓢ	SEPTIC AREA
—X—	WIRE FENCE
—OE—	OVERHEAD ELECTRIC
—OEC—	OVERHEAD ELECTRIC/COMMUNICATION
C.C.	COVERED CONCRETE

STATE OF TEXAS
REGISTERED
CHRISTOPHER JURICA
6344
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

02/18/2025

CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEYOR #6344
CHRISJ@WCRLANDSURVEYING.COM 830-833-3010

GENERAL SURVEY NOTES

1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, COVENANTS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
3) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, ZONING ORDINANCES AND DEVELOPMENT RULES AND REGULATIONS, SHALL BE CONFIRMED BY THE HOME OWNERS ASSOCIATION, ARCHITECTURAL CONTROL COMMITTEE, LANDOWNER, DEVELOPER, BUILDER, CONTRACTOR AND/OR CONTROLLING GOVERNMENTAL JURISDICTION BEFORE ANY PLANNING OR CONSTRUCTION. THE SURVEYOR DID NOT RESEARCH COVENANTS, CONDITIONS AND RESTRICTIONS.
4) ONLY APPARENT UTILITIES WERE LOCATED, SHOWN AND IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITIES. FOR INFORMATION REGARDING UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY. IRRIGATION VALVES, SPRINKLER HEADS AND LANDSCAPE LIGHTING AND OUTLETS, IF ANY, NOT SHOWN HEREON NOR LOCATED BY THIS SURVEY.
5) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
6) SYMBOLS SHOWN HEREON MAY BE EXAGGERATED AND ARE FOR GRAPHICAL REPRESENTATION ONLY.

WCR LAND SURVEYING
P.O. BOX 481 BLANCO, TX 78606
830-833-3010 INFO@WCRLANDSURVEYING.COM
TBPE&LS FIRM #10194135

JOB NO.: 2584-25	
DRAWN BY: CJJ	CHECKED BY: CJJ
SHEET: 1 OF 1	