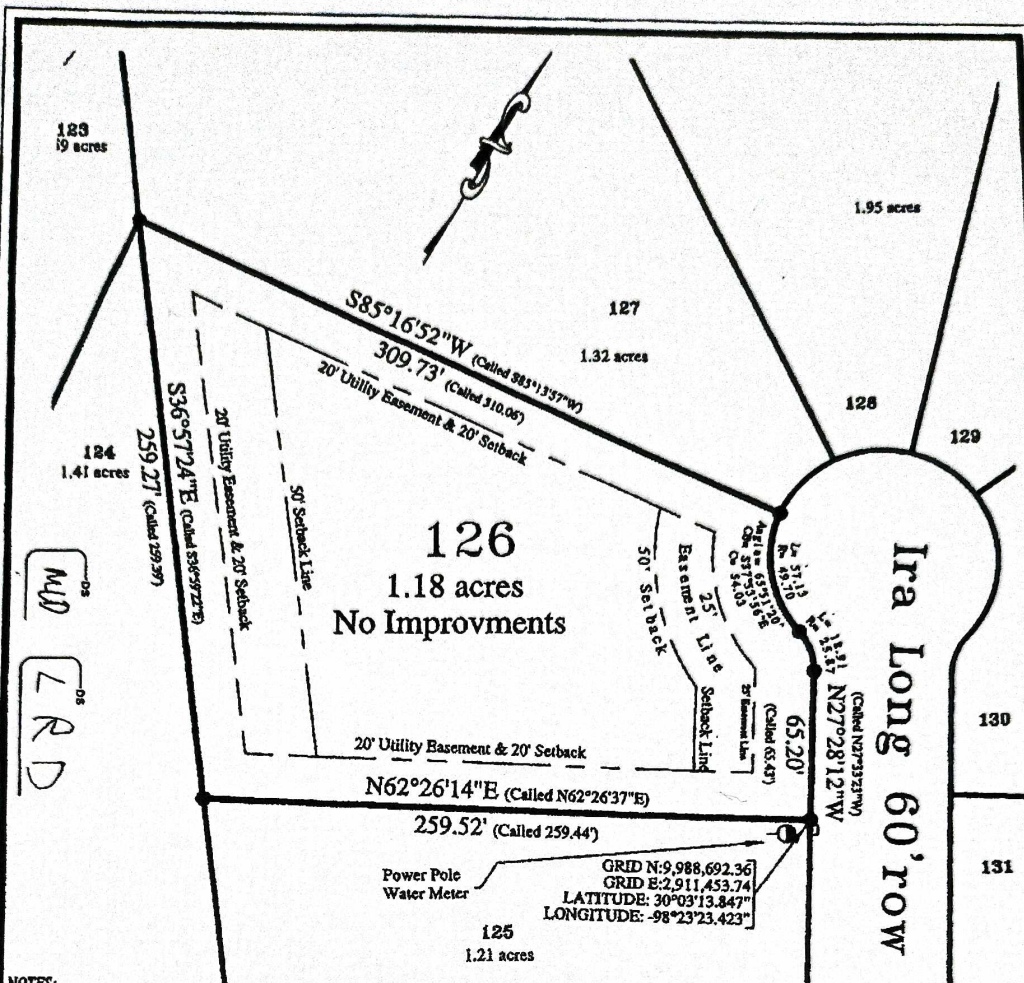


9/20/2021

9/20/2021



NOTES:

- (1) BEARINGS AND DISTANCES IN PARENTHESIS ARE PER RECORDED PLAT.
- (2) Building setback line of 50 feet in width is reserved along the front lot line as stated on plat recorded in Volume 1, Page 324-332, Map and Plat Records, Blanco County, Texas.
- (3) Building setback line of 20 feet in width is reserved along the side lot line as stated on plat recorded in Volume 1, Page 324-332, Map and Plat Records, Blanco County, Texas.
- (4) Easements of 25 feet in width along the front, and 20 feet in width along the sides and 20 feet on the rear, are reserved for drainage and public utilities, per plat.
- (5) All bearings are based on Texas State Plane Coordinates (Central Zone). Convergence angle is 1°00'04\".
- (6) All roads ROW are private streets (Lot 500), to be owned and maintained by Rockin J Ranch Maintenance Corporation (V354IP818).
- (7) 112\" iron bars found
- (8) An easement dated October 1, 2004, granted to, to Catherine P. Fleishner and Lynn V. Seamon, by Rockin J Ranch, Ltd, recorded in volume 308, page 430, official public records, Blanco County, Texas. (easement for access, together with all rights recited therein) IS NO LONGER APPLICABLE.
- (9) Building setback line of 50 feet in width is reserved along the rear lot line as stated in Vol. 428, Pg. 93, THIRD AMENDMENT TO DECLARATION OF RESERVATIONS, COVENANTS, AND CONDITIONS FOR THE ROCKIN J RANCH SUBDIVISION.

LOT 126, ROCKIN J RANCH, PHASE I SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 324-332, OF THE MAP AND PLAT RECORDS OF BLANCO COUNTY, TEXAS.

I RICHARD J. SOLIS, A REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4602, DO HEREBY CERTIFY TO DAVID C. RHOADES AND SHELLY PRYOR RHOADES AND COUNTYWIDE TITLE INSURANCE COMPANY (GF NO.20-220) THAT THE ABOVE PLAT REPRESENTS A SURVEY ACTUALLY MADE ON THE GROUND BY ME AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Richard J. Solis, R.P.L.S.

RICHARD J. SOLIS, R.P.L.S. TEX. REG. 4602 Rev. N0.1 Revised rear setback



JOB NO. Blanco
DATE: 2020/05/29
DRAWN BY: RJS
SCALE: 1\"/>



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