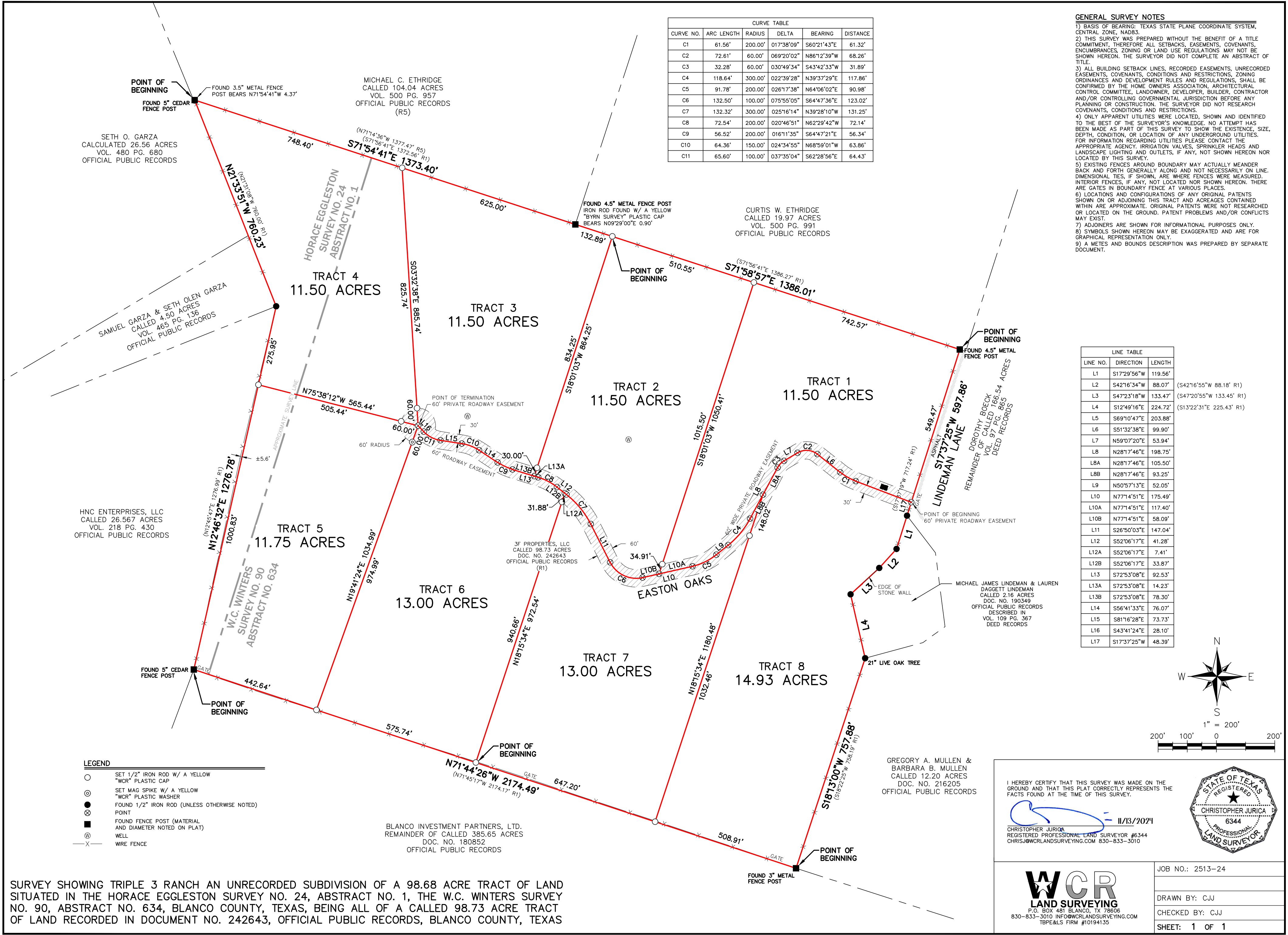
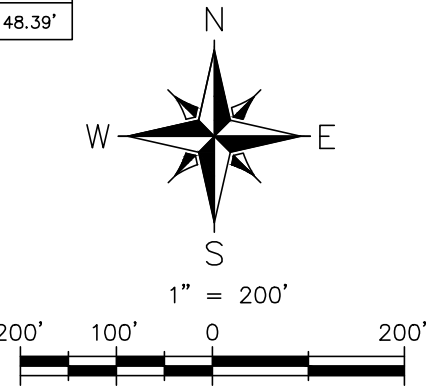




CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	61.56'	200.00'	017°38'09"	S60°21'43"E	61.32'
C2	72.61'	60.00'	069°20'02"	N86°12'39"W	68.26'
C3	32.28'	60.00'	030°49'34"	S43°42'33"W	31.89'
C4	118.64'	300.00'	022°39'28"	N39°37'29"E	117.86'
C5	91.78'	200.00'	026°17'38"	N64°06'02"E	90.98'
C6	132.50'	100.00'	075°55'05"	S64°47'36"E	123.02'
C7	132.32'	300.00'	025°16'14"	N39°28'10"W	131.25'
C8	72.54'	200.00'	020°46'51"	N62°29'42"W	72.14'
C9	56.52'	200.00'	016°11'35"	S64°47'21"E	56.34'
C10	64.36'	150.00'	024°34'55"	N68°59'01"W	63.86'
C11	65.60'	100.00'	037°35'04"	S62°28'56"E	64.43'

- 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) EXISTING FENCES AROUND BOUNDARY MAY ACTUALLY MEANDER BACK AND FORTH GENERALLY ALONG AND NOT NECESSARILY ON LINE. DIMENSIONAL TIES, IF SHOWN, ARE WHERE FENCES WERE MEASURED. INTERIOR FENCES, IF ANY, NOT LOCATED NOR SHOWN HEREON. THERE ARE GATES IN BOUNDARY FENCE AT VARIOUS PLACES.
 - 6) LOCATIONS AND CONFIGURATIONS OF ANY ORIGINAL PATENTS SHOWN ON OR ADJOINING THIS TRACT AND ACRESAGES CONTAINED WITHIN ARE APPROXIMATE. ORIGINAL PATENTS WERE NOT RESEARCHED OR LOCATED ON THE GROUND. PATENT PROBLEMS AND/OR CONFLICTS MAY EXIST.
 - 7) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
 - 8) SYMBOLS SHOWN HEREON MAY BE EXAGGERATED AND ARE FOR GRAPHICAL REPRESENTATION ONLY.
 - 9) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S17°29'56"W	119.56'
L2	S42°16'34"W	88.07'
L3	S47°23'18"W	133.47'
L4	S12°49'16"E	224.72'
L5	S69°10'47"E	203.88'
L6	S51°32'38"E	99.90'
L7	N59°07'20"E	53.94'
L8	N28°17'46"E	198.75'
L8A	N28°17'46"E	105.50'
L8B	N28°17'46"E	93.25'
L9	N50°57'13"E	52.05'
L10	N77°14'51"E	175.49'
L10A	N77°14'51"E	117.40'
L10B	N77°14'51"E	58.09'
L11	S26°50'03"E	147.04'
L12	S52°06'17"E	41.28'
L12A	S52°06'17"E	7.41'
L12B	S52°06'17"E	33.87'
L13	S72°53'08"E	92.53'
L13A	S72°53'08"E	14.23'
L13B	S72°53'08"E	78.30'
L14	S56°41'33"E	76.07'
L15	S81°16'28"E	73.73'
L16	S43°41'24"E	28.10'
L17	S17°37'25"W	48.39'



- LEGEND**
- SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
 - SET MAG SPIKE W/ A YELLOW "WCR" PLASTIC WASHER
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - ⊗ POINT
 - FOUND FENCE POST (MATERIAL AND DIAMETER NOTED ON PLAT)
 - ⦿ WELL
 - X— WIRE FENCE

SURVEY SHOWING TRIPLE 3 RANCH AN UNRECORDED SUBDIVISION OF A 98.68 ACRE TRACT OF LAND SITUATED IN THE HORACE EGGLESTON SURVEY NO. 24, ABSTRACT NO. 1, THE W.C. WINTERS SURVEY NO. 90, ABSTRACT NO. 634, BLANCO COUNTY, TEXAS, BEING ALL OF A CALLED 98.73 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 242643, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS

GREGORY A. MULLEN & BARBARA B. MULLEN
CALLED 12.20 ACRES
DOC. NO. 216205
OFFICIAL PUBLIC RECORDS

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.


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



WCR
LAND SURVEYING
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830-833-3010 INFO@WCRLANDSURVEYING.COM
TDFE&LS FIRM #10194135

JOB NO.: 2513-24

DRAWN BY: CJJ

CHECKED BY: CJJ

SHEET: 1 OF 1