

NOTE: THIS PROPERTY IS SUBJECT TO A BLANKET ELECTRIC EASEMENT RECORDED IN VOLUME 128, PAGE 410, DEED RECORDS, BLANCO COUNTY, TEXAS.
 NOTE: THIS PROPERTY IS SUBJECT TO AN ELECTRIC AND UTILITY EASEMENT RECORDED IN VOLUME 121, PAGE 401, DEED RECORDS, BLANCO COUNTY, TEXAS.

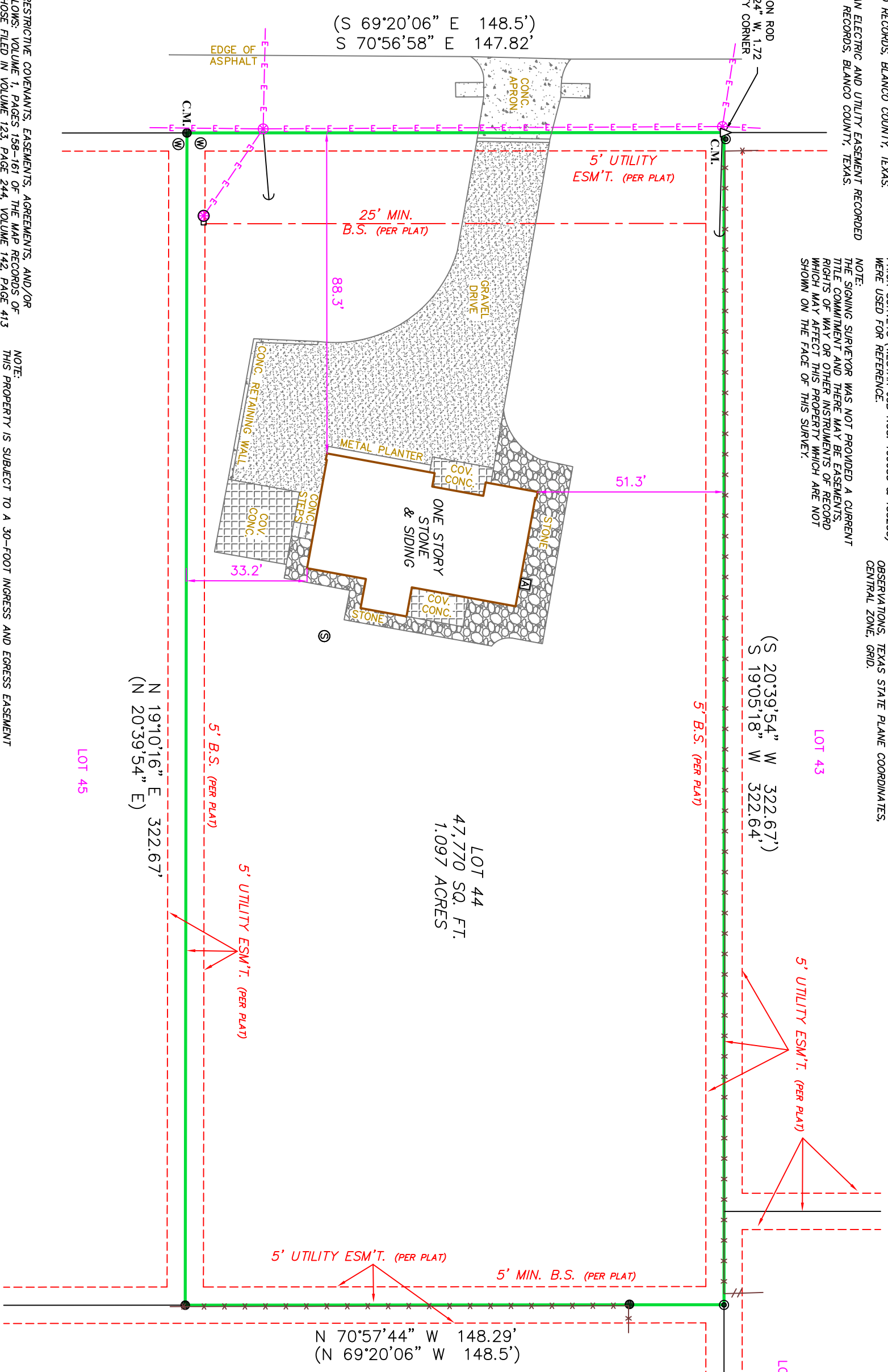
NOTE: PRIOR SURVEYS (WESTAR JOB NOS. 109083 & 133253) WERE USED FOR REFERENCE.
 NOTE: THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, GRID.

RUST RANCH ROAD

(60' R.O.W.)

ELECTRIC, TELEPHONE, ANCHOR, SERVICE, OVERHANG UTILITY, AND TRANSFORMER EASEMENT



LEGEND CONT.

— GUY WIRE
 [Symbol] = A/C PAD
 [Symbol] = SEPTIC AREA

NOTE: THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 1, PAGES 158-161 OF THE MAP RECORDS OF BLANCO COUNTY, TEXAS; AND THOSE FILED IN VOLUME 123, PAGE 244, VOLUME 142, PAGE 413 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BLANCO COUNTY, TEXAS.

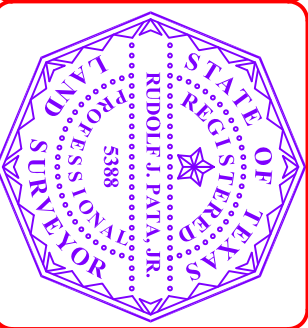
NOTE: THIS PROPERTY IS SUBJECT TO A 30-FOOT INGRESS AND EGRESS EASEMENT RECORDED IN VOLUME 86, PAGE 827, DEED RECORDS, BLANCO COUNTY, TEXAS.

LEGEND

- ▲ = CALCULATED POINT
- △ = FOUND 5/8" IRON ROD
- = FOUND 1/2" IRON ROD
- () = RECORD INFORMATION
- ⊙ = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- E— = POWER POLE
- E— = OVERHEAD ELECTRIC
- E— = GUY WIRE
- X— = WIRE FENCE
- X— = WOOD FENCE
- ⊕ = WATER METER
- ⊕ = POWER POLE W/METER

Property Address:
 408 RUST RANCH ROAD
Property Description:
 ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BLANCO COUNTY, TEXAS, BEING KNOWN AND DESIGNATED AS LOT 44, OF RUST RANCH, PHASE 1, A SUBDIVISION IN BLANCO COUNTY, TEXAS, AS SHOWN ON A MAP OR PLAT OF SAID SUBDIVISION AS RECORDED IN VOLUME 1, PAGES 158-161, OF THE MAP AND PLAT RECORDS OF BLANCO COUNTY, TEXAS.

Owner:
 EUSTACIA LIDIA SANCHEZ-HERNANDEZ



Westar
Alamo
 LAND SURVEYORS, LLC.
 P.O. BOX 1645 BOERNE, TEXAS 78006
 PHONE (210) 372-9500 FAX (210) 372-9999
 G.F. NO. N/A

FIRM REGISTRATION NO. 10111700
 JOB NO. 136132

TITLE COMPANY: N/A

DATE: 03/27/2026

I, RUDOLF J. PATIA, JR., Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

RUDOLF J. PATIA, JR.
 Registered Professional Land Surveyor
 Texas Registration No. 5388

THIS SURVEY IS
 ACKNOWLEDGED AND
 IS ACCEPTED:

