

CAMILLE BALLOU
116 W ALEX JORDON
BLANCO, TEXAS

45 Acre Tract
Shirley Beck
Vol. 273, Pg. 533
Official Public Records
Blanco County, Texas

0.24 Acre

Lot 1199
Rockin J Ranch, Unit 4
Vol. 3, Pgs. 17-26
Plat Records
Blanco County, Texas

Lot 1198
Rockin J Ranch, Unit 4

LEGEND

These standard symbols will
be found in the drawing.

- 1/2" Iron Rod Found
- Cleanout
- Culvert
- Water Meter
- Down Guy
- Utility Pole
- Overhead Utilities
- Game Fence
- Edge of Asphalt

SURVEY OF LOT 1199, ROCKIN J RANCH, UNIT 4,
ACCORDING TO PLAT RECORDED IN VOLUME 3,
PAGES 17 - 26, PLAT RECORDS, BLANCO COUNTY,
TEXAS, AND DESCRIBED IN DEED TO CAMILLE &
BENJAMIN BALLOU, OF RECORD IN DOCUMENT NO.
220980, OFFICIAL PUBLIC RECORDS, BLANCO
COUNTY, TEXAS.

Survey Notes:

- Bearings Based on NAD83 Texas Central Zone 4203.
- Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.
- According to the Flood Insurance Rate Map (FIRM) No. 48031C0115C, dated February 06, 1991, this Panel is not printed.
- No Title Commitment was provided to Surveyor at time of Survey.
- Per Plat and Restrictions per Volume 305, Page 836 amended in Volume 342, Page 42, amended in Volume 380, Page 956, amended in Volume 428, Page 93, and as amended in Volume 455, Page 122, Official Public Records, Blanco County, Texas;
 - 25' Utility & Drainage Easement - along Front lot lines
 - 10' Utility & Drainage Easement - along Side lot lines
 - 20' Utility & Drainage Easement - along Rear lot lines
 - 30' Building Setback - along Front lot lines
 - 25' Building Setback - along Rear lot lines
 - 10' Building Setback - along Side lot lines
- Ingress & Egress Easement per Volume 305, Page 836, Official Public Records, Blanco County, Texas.

CERTIFICATION:
THE UNDERSIGNED DOES HEREBY
CERTIFY THAT THIS EXHIBIT REPRESENTS
A SURVEY MADE ON THE GROUND ON
MAY 24, 2023, OF THE PROPERTY
SHOWN HEREON:

Marion Ruth Bolton
Marion Ruth Bolton,
Registered Professional Land Surveyor No. 4727
Job Number: 22-089



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