

JESUS REYES  
 TBD MAJESTIC HILLS DRIVE  
 BLANCO, TEXAS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	530.00'	74.57'	74.51'	S 24°01'40" W	8°03'41"
C2	820.00'	260.52'	259.43'	S 29°05'55" W	18°12'12"
C3	25.00'	39.27'	35.36'	S 83°12'01" W	90°00'01"

BOUNDARY AND TREE SURVEY OF LOT 218,  
 MAJESTIC HILLS RANCH, PHASE TWO, ACCORDING  
 TO PLAT RECORDED IN VOLUME 3, PAGE 277-286,  
 PLAT RECORDS, BLANCO COUNTY, TEXAS.

**COMMITMENT FOR TITLE INSURANCE**

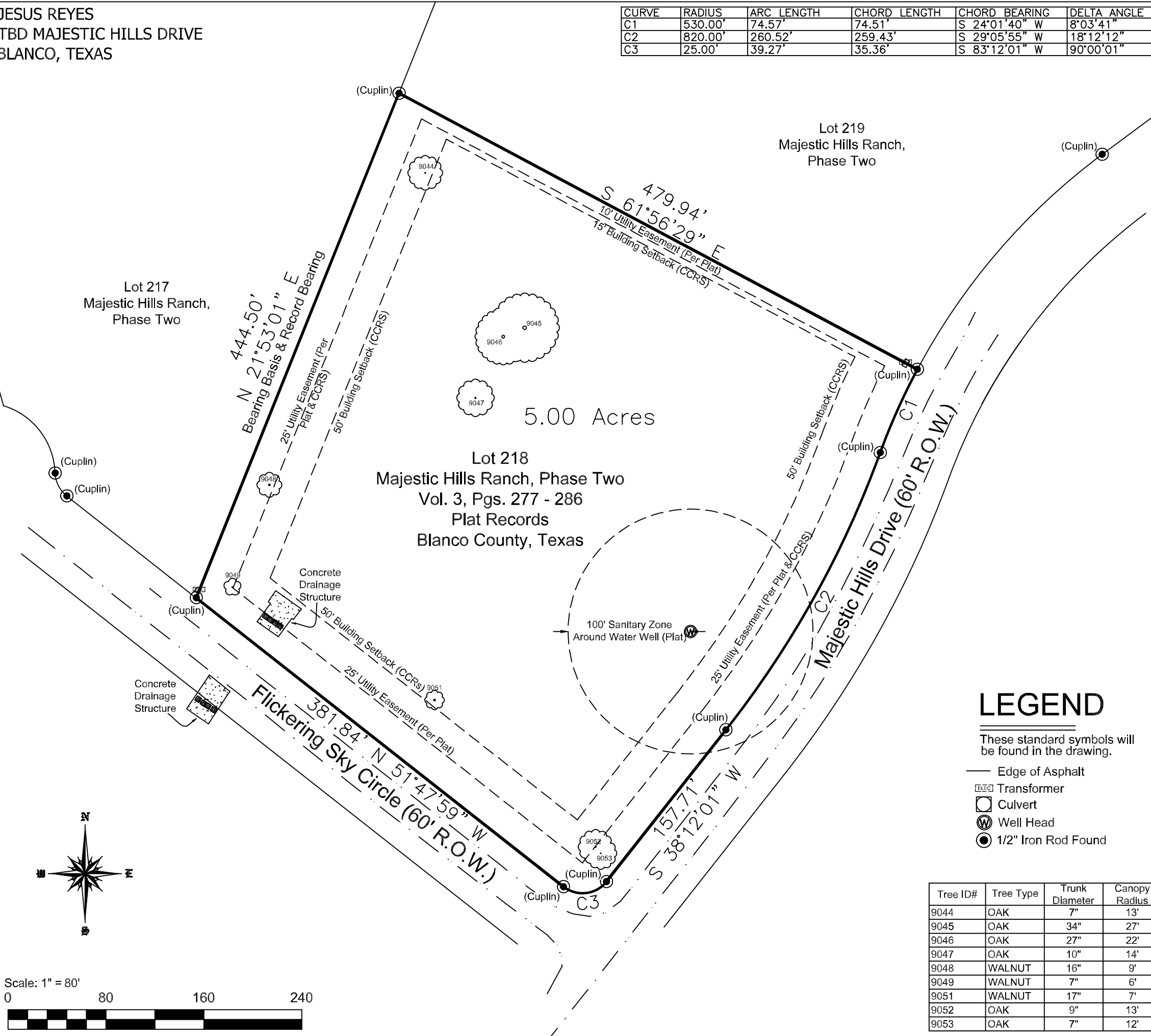
GF No. 2021267

Effective Date June 10, 2021 Issue Date June 21, 2021

1. The following Restrictive Covenants:  
 Document No. 191777 and Document No. 200883, Official Public Records, Blanco County, Texas.
- 10e. Utility Easement and Right of Way, General Telephone Company of the Southwest, Volume 114, Page 1001, Deed Records, Blanco County, Texas, MAY AFFECT.
- 10f. Application to Purchase or Lease Vacant Land, Document No. 191046, Official Public Records, Blanco County, Texas, MAY AFFECT.
- 10p. Road Access and Utility Easement, Document No. 212323, Official Public Records, Blanco County, Texas, MAY AFFECT,
- 10q. Per Plat:  
 -25' Utility Easement - along Front lot lines  
 -10' Utility Easement - along Side lot lines  
 -25' Utility Easement - along Rear lot lines  
 -100' Sanitary Sewer Easement, as shown

**Survey Notes:**

1. Bearings Based on NAD83 Texas Central Zone 4203.
2. Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.
3. According to the Flood Insurance Rate Map (FIRM) No. 48031C0025C, 2/6/1991: PANEL NOT PRINTED
4. Per restrictive covenants of record in Document No. 191777, annexed in Document No. 200883, Official Public Records, Blanco County, Texas:  
 -50' Building Setback - Front & Rear lot lines  
 -15' Building Setback - Side lot lines  
 -25' Utility Easement - Front & Rear lot lines  
 -20' Utility Easement - Centered on the common boundary line that any tract in the same subdivision shares with another tract



**LEGEND**

These standard symbols will be found in the drawing.

- Edge of Asphalt
- ☐ Transformer
- ☐ Culvert
- ⊙ Well Head
- 1/2" Iron Rod Found

Tree ID#	Tree Type	Trunk Diameter	Canopy Radius
9044	OAK	7"	13'
9045	OAK	34"	27'
9046	OAK	27"	22'
9047	OAK	10"	14'
9048	WALNUT	16"	9'
9049	WALNUT	7"	6'
9051	WALNUT	17"	7'
9052	OAK	9"	13'
9053	OAK	7"	12'

**CERTIFICATION:**

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS EXHIBIT REPRESENTS A SURVEY MADE ON THE GROUND ON JUNE 24, 2021, OF THE PROPERTY SHOWN HEREON:

*Amil M. Baker Jr.*

Amil M. Baker, Jr.,  
 Registered Professional Land Surveyor No. 1469  
 Job Number: 21-126



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