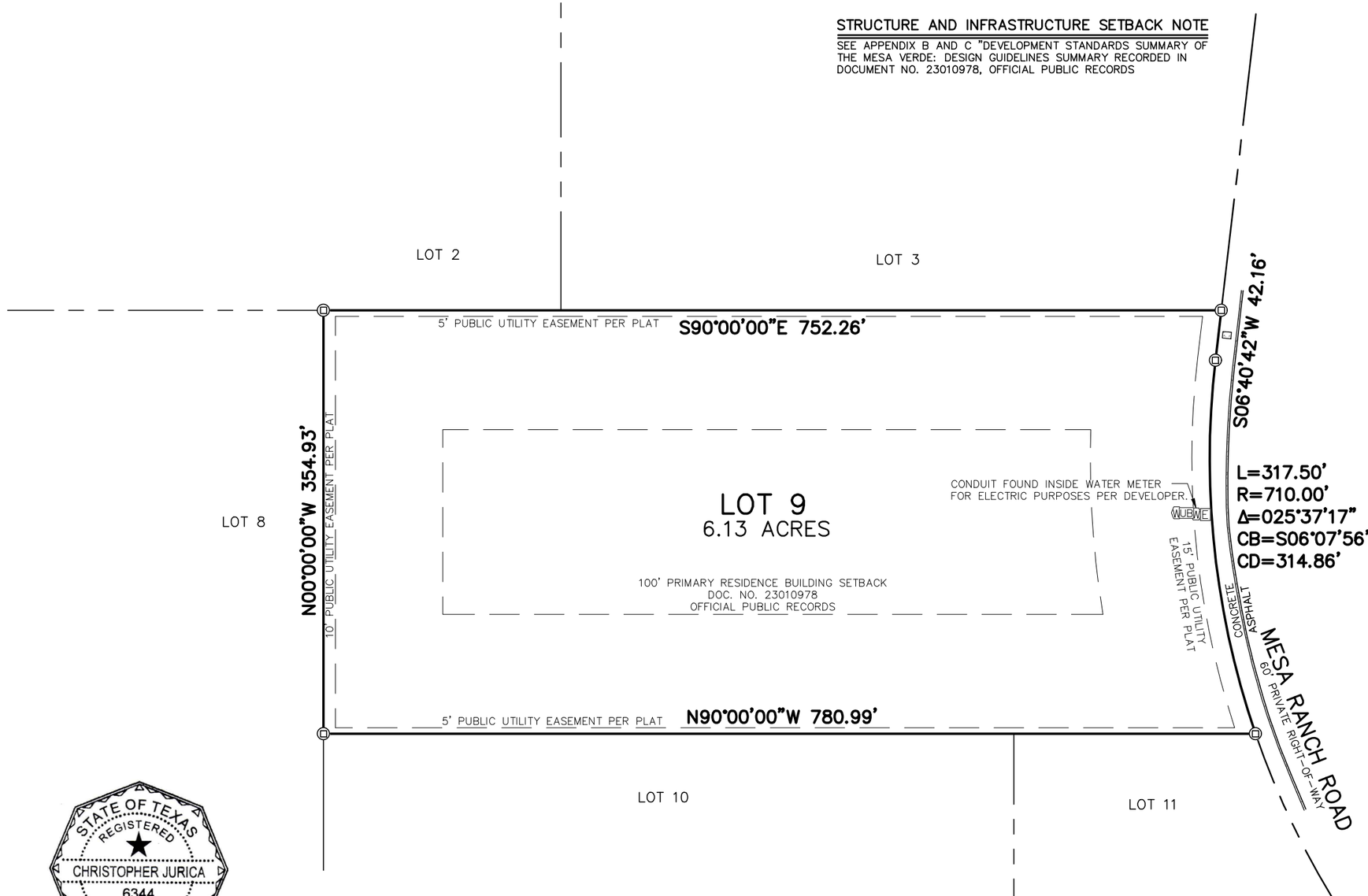
SURVEY SHOWING LOT 9, 272 AC FITZHUGH RECORDED IN DOCUMENT NO. 23007411, PLAT RECORDS, HAYS COUNTY, TEXAS



STRUCTURE AND INFRASTRUCTURE SETBACK NOTE

SEE APPENDIX B AND C "DEVELOPMENT STANDARDS SUMMARY OF THE MESA VERDE: DESIGN GUIDELINES SUMMARY RECORDED IN DOCUMENT NO. 23010978, OFFICIAL PUBLIC RECORDS

SCHEDULE B RECORDED EXCEPTION DOCUMENTS

10.c. BLANKET
10.d. BLANKET
*NWB = NOT WITHIN BOUNDS OF THE SUBJECT TRACT
*UNK = UNKNOWN IF WITHIN THE BOUNDS OF THE SUBJECT TRACT WITHOUT ADDITIONAL RESEARCH AND/OR FIELDWORK WHICH IS OUTSIDE THE SCOPE OF THIS SURVEY.
*MINERAL AND ROYALTY INTEREST DOCUMENTS NOT REVIEWED BY SURVEYOR.
*SEE TITLE COMMITMENT FOR A FULL/COMPLETE LIST OF EXCEPTIONS AND/OR RECORD DOCUMENT FOR MORE DETAILED INFORMATION OF THE DOCUMENTS LISTED ABOVE OR IN SCHEDULE B OF TITLE COMMITMENT.

GENERAL SURVEY NOTES

1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
2) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, G.F. NUMBER 2403599-LAK, EFFECTIVE DATE OF JANUARY 31, 2024, ISSUED DATE OF FEBRUARY 6, 2024, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES, ENCUMBRANCES, EASEMENTS, SETBACKS, RESTRICTIONS, COVENANTS, ZONING OR LAND USE REGULATIONS STIPULATED THEREIN (SEE SCHEDULE B). 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) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

LEGEND

( )	RECORD CALL PER PLAT
●	FOUND 3/4" IRON ROD (UNLESS OTHERWISE NOTED)
◎	FOUND IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
—X—	WIRE FENCE
W	WATER METER
E	ELECTRIC PEDESTAL/BOX
UB	UNIDENTIFIED UTILITY PEDESTAL/BOX

N
W E
S

1" = 100'

100' 50' 0 100'

STATE OF TEXAS
REGISTERED
CHRISTOPHER JURICA
6344
PROFESSIONAL
LAND SURVEYOR

I CERTIFY THIS SURVEY SUBSTANTIALLY COMPLIES WITH STANDARDS ESTABLISHED BY THE TEXAS ADMINISTRATIVE CODE, TITLE 22, PART 6, CHAPTER 138, SUBCHAPTER E AND THAT IT REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

02/12/2024

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

WCR
LAND SURVEYING
P.O. BOX 481 BLANCO, TX 78606
830-833-3010 INFO@WCRLANDSURVEYING.COM
TBPE&LS FIRM #10194135

JOB NO.: 2316-24	
DRAWN BY: EJF	CHECKED BY: CJJ
SHEET: 1 OF 1	