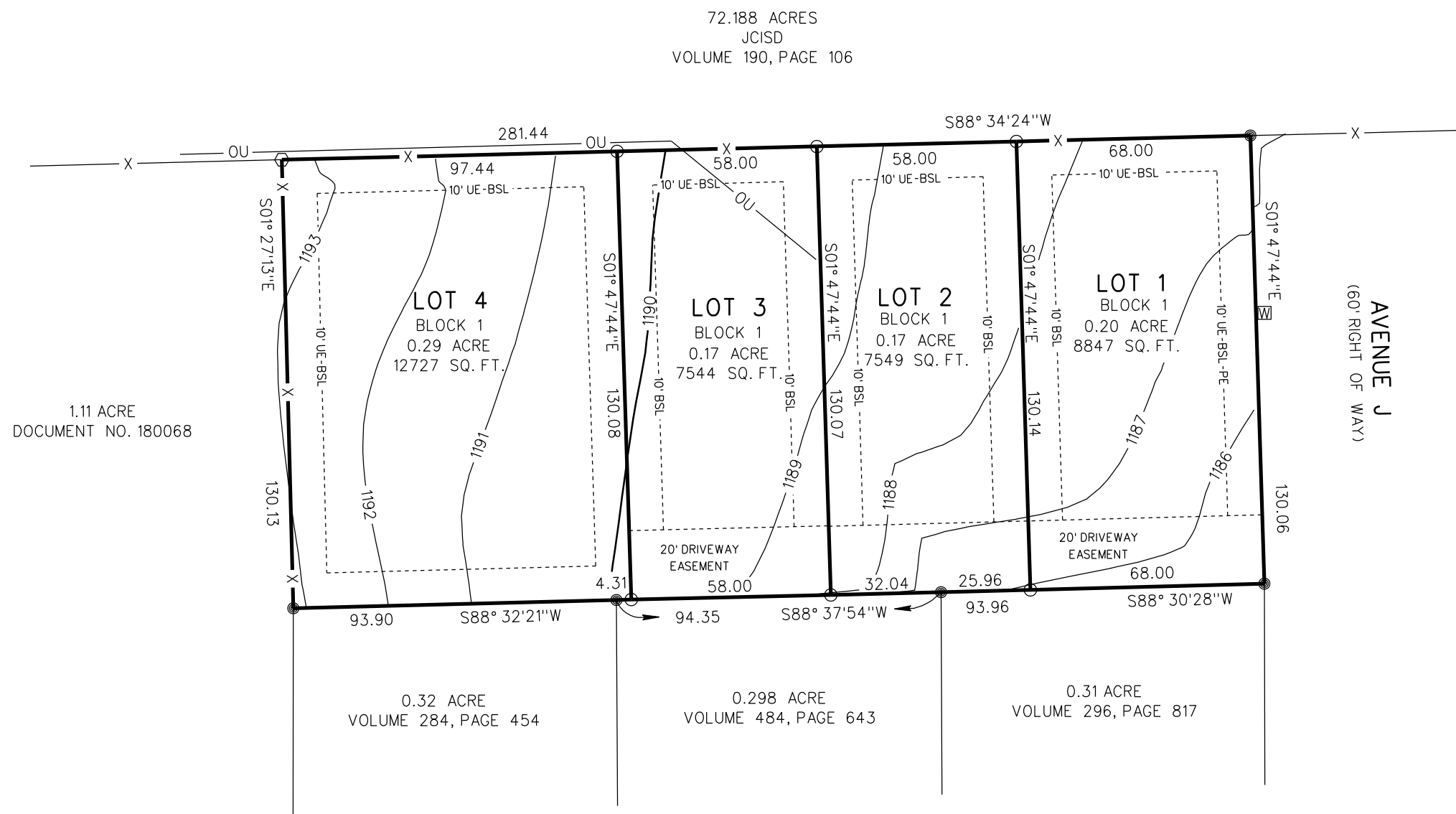


LEGEND

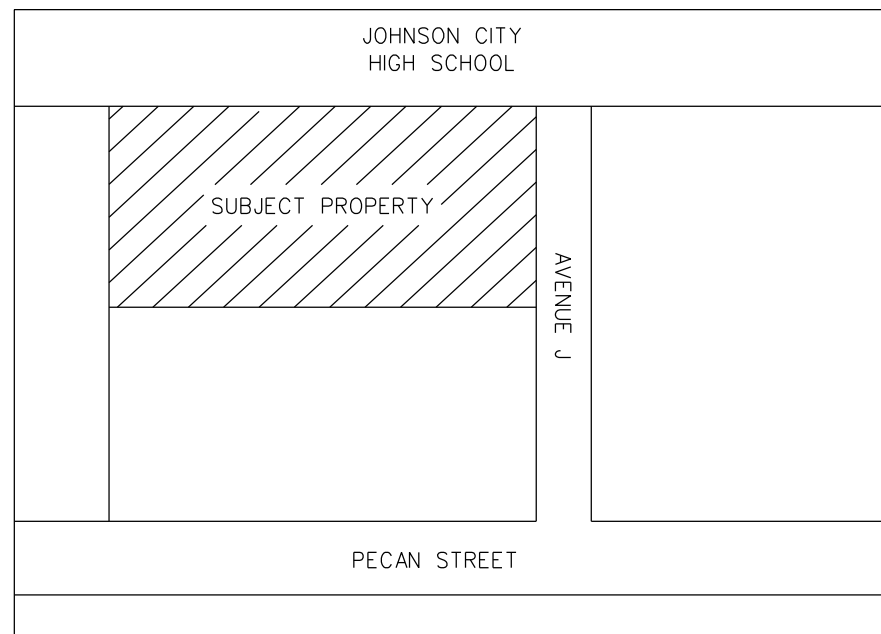
- CEDAR FENCE POST
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- OU OVERHEAD UTILITIES
- () RECORD INFORMATION
- X- WIRE FENCE
- UE UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- PE PARKING EASEMENT
- ⊞ WATER METER



NOTES:

UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC
 PARKING AND DRIVEWAY EASEMENTS WILL BE THE RESPONSIBILITY
 OF THE HOMEOWNERS.
 BOARD OF ADJUSTMENT APPROVAL OF A VARIANCE REDUCING
 THE MINIMUM FRONT YARD SETBACK FROM 15 FEET TO 10 FEET
 ON OCTOBER 5, 2021
 FRONT YARD WILL BE THE NORTH 10 FEET ON ALL LOTS

VICINITY MAP
NOT TO SCALE



THE STATE OF TEXAS :
 : Know all men:
 COUNTY OF BLANCO :

That I, Randall H. Hambricht, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made and was prepared from an actual on the ground survey made under my direction and supervision.

Randall H. Hambricht, R.P.L.S.
 State of Texas Certificate No. 5263
 County Surveyor, Blanco County, Texas

THE STATE OF TEXAS :
 : KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BLANCO :
 That JOHN PLEMMONS and TAMARA PLEMMONS being the owners of that certain 0.84 acre tract of land described in CLERKS DOCUMENT NO. 173447 of the Official Public Records of Blanco County, Texas Official Public Records of Blanco County, Texas. DO HEREBY PLAT SAID 0.84 ACRE to be known as EVERMAN WEST SUBDIVISION as shown hereon subject to any restrictions heretofore granted.

 JOHN PLEMMONS DATE _____

 TAMARA PLEMMONS DATE _____

This instrument was acknowledged before me on _____, A.D., 2021, by _____

Notary _____

My Commission Expires _____

This instrument was acknowledged before me on _____, A.D., 2021, by _____

Notary _____

My Commission Expires _____

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Johnson City, Texas with the exceptions of such variances, if any, as are noted on the plat and that it has been approved for recording in the office of the County Clerk.

 MAYOR, RHONDA STELL DATE: _____

 CITY SECRETARY, WHITNEY WALSTON DATE: _____

The State of Texas :

County of Blanco :

I, Laura Walla, County Clerk, within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the _____ day of _____, A.D., 2021 at _____ o'clock _____ M. and duly recorded on the _____ day of _____, A.D., 2021 at _____ o'clock _____ M. in the Plat Records of said County, in Plat Book _____, Page _____

Witness my hand and seal of office, this _____ day
 of _____, A.D., 2021.
 Blanco County, Texas

 Laura Walla, County Clerk

SHEET NO 1 of 1
 FILENAME 021-160
 PROJECT NO 021-160
 DATE 11-10-21

PLAT ESTABLISHING EVERMAN WEST SUBDIVISION
 SITUATED IN THE JAMES FENTRESS SURVEY NO. 171,
 ABSTRACT NO. 193, CITY OF JOHNSON CITY,
 BLANCO COUNTY, TEXAS

HAMBRIGHT LAND SURVEYING

P.O. BOX 1226
 JOHNSON CITY, TEXAS 78636
 PHONE (830) 868-2574
 EMAIL: HAMBRIGHTSURVEY@GMAIL.COM
 TEXAS FIRM NO. 100587-00

DRN			
DES			
CHK			
APP			

NO	REVISIONS	DRN	CHK	DATE
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