

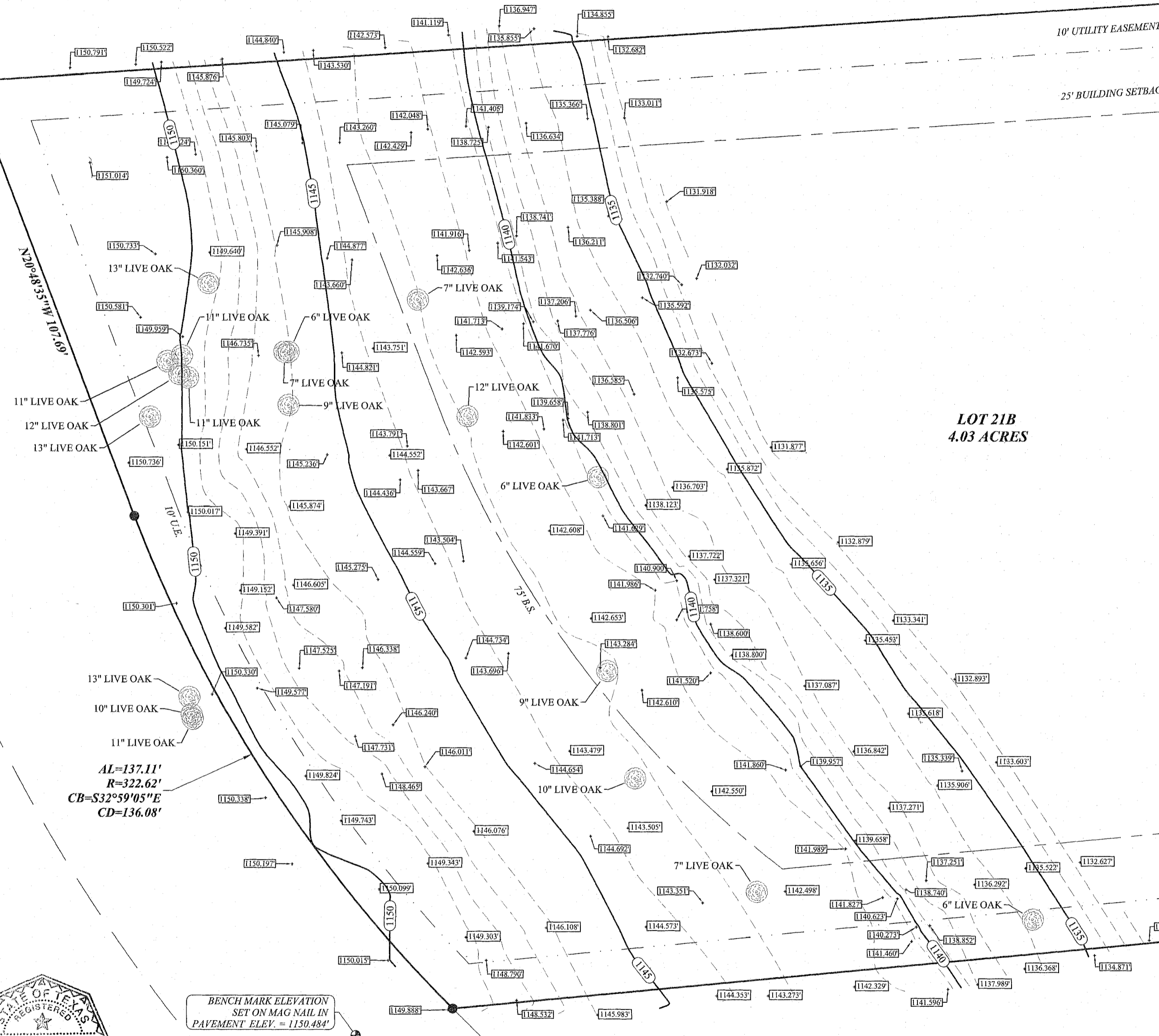
LOT 21A
THE OAKS AT SPICEWOOD BLOCK "A"
DOC.# 202203716 O.P.R.B.C.T.

N86°12'16"E 874.00'

PERSIMMON LANE

10' UTILITY EASEMENT

25' BUILDING SETBACK



LOT 21B
4.03 ACRES

AL=137.11'
R=322.62'
CB=S32°59'05"E
CD=136.08'

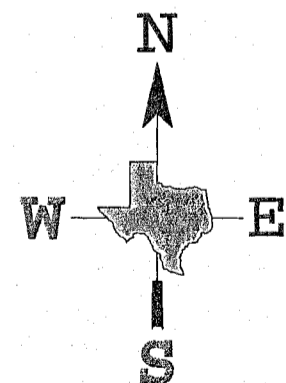
BENCH MARK ELEVATION
SET ON MAG NAIL IN
PAVEMENT ELEV. = 1150.484'

25' BUILDING SETBACK

10' UTILITY EASEMENT

S84°33'10"W 765.33'

LOT 20A
THE OAKS AT SPICEWOOD BLOCK "A"
DOC.# 202203716 O.P.R.B.C.T.

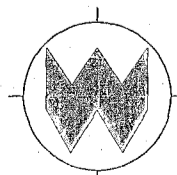


0 20' 40'

SCALE 1" = 20'

LEGEND/ABBREVIATIONS

- 1/2" REBAR FOUND
- ⊕ 1/2" REBAR FOUND WHIT "WILLIS" CAP



WILLIS AND ASSOCIATES
SURVEYORS AND PLANNERS
310 MAIN STREET
MARBLE FALLS, TEXAS 78654
(830) 693-3566
FIRM NUMBER: 10194764

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ACCORDING TO THE PLAT SET FORTH SHOWING THE TRUE RELATIONSHIP OF ALL EXTERIOR CORNERS AND BOUNDARY LINES TO THE BUILDINGS AND IS TRUE AS TO THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS THEREON, BASED ON MY KNOWLEDGE, BELIEF, INFORMATION AND EXISTING FIELD EVIDENCE SHOWS THE LOCATION OF ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION OF SUCH EASEMENTS (WITH BOOK AND NUMBER INDICATED), AS FURNISHED BY SAID BENEFICIARY AND THAT THERE IS NO EVIDENCE OF ENCROACHMENTS EITHER WAY ACROSS THE BOUNDARY LINES OF THE SUBJECT PROPERTY, EXCEPT AS SHOWN ON THIS SURVEY.

THIS SURVEY WAS MADE FOR THE BENEFIT OF TROY MUTTER.

Kenneth H. Ross
KENNETH H. ROSS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2012 DATE 02-23-2023

ADDRESS: PERSIMMON LANE

OFFICE: J. FRAILEY
FIELD: T.MARTINKA
JOB#: 16513

A TOPOGRAPHIC SURVEY
OF LOT 21B
THE OAKS AT SPICEWOOD BLOCK "A"
DOCUMENT NO. 202203716
PLAT RECORDS BURNET COUNTY, TEXAS