

PROPERTY SUBJECT TO THE FOLLOWING:

- 10.f. Building setback lines as set forth on the recorded plat and dedication set out in Schedule A hereof.
- 10.h. Easement as shown on the plat and dedication set out in Schedule A hereof:
Purpose: utility easement
Location: 10 feet along all property lines
- 10.j. Building setback lines as set forth in instrument recorded in Volume 270, Page 798, Deed Records; Volume 727, Page 545, Official Public Records, Burnet County, Texas.
- 10.k. Easements for installation, maintenance, repair and replacement of utilities, drainage, encroachments and protrusions, together with rights and remedies of Declarant, including but not limited to terms, conditions, covenants, options, provisions and other matters contained in Declaration of Covenants, Conditions and Restrictions, recorded in Volume 270, Page 798, Deed Records; Volume 727, Page 545, Official Public Records, Burnet County, Texas.
- 10.l. Easement:
Recorded: Volume 280, Page 186, Deed Records, Burnet County, Texas.
To: Pedernales Electric Cooperative, Inc.
Purpose: blanket utility access easement
- 10.o. Subject to that one certain Order of April 25, 2000, adopting Burnet County Subdivision And Development Regulations, amended September 25, 2000, recorded in Volume 943, Page 399, Official Public Records, amended June 25, 2001, in Volume 993, Page 620, Official Public Records, further amended January 28, 2002, in Volume 1043, Page 85, amended October 24, 2005, in Volume 1377, Page 722, amended in Clerk's Document Nos. 201100417 and 201100547, Official Public Records, Burnet County, Texas.
- 10.p. Inclusion within the Water Conservation District of Central Texas.

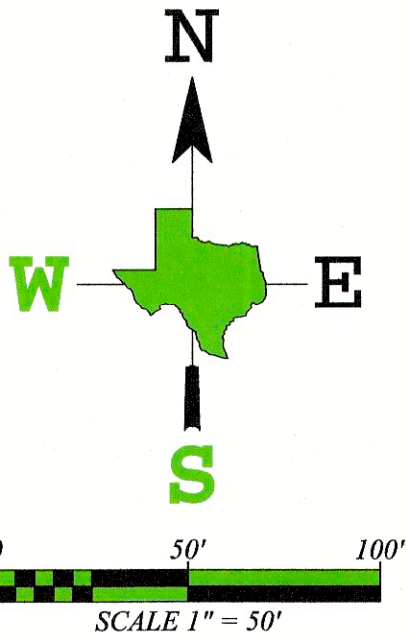
PROPERTY NOT SUBJECT TO THE FOLLOWING:

- 10.m. Easement:
Recorded: Volume 362, Page 287, Real Property Records, Burnet County, Texas.
Purpose: 30' access
- 10.n. Terms, Conditions, and Stipulations in the Road Maintenance Agreement:
Recorded: Volume 562, Page 203, Official Public Records, Burnet County, Texas.

LEGEND/ABBREVIATIONS

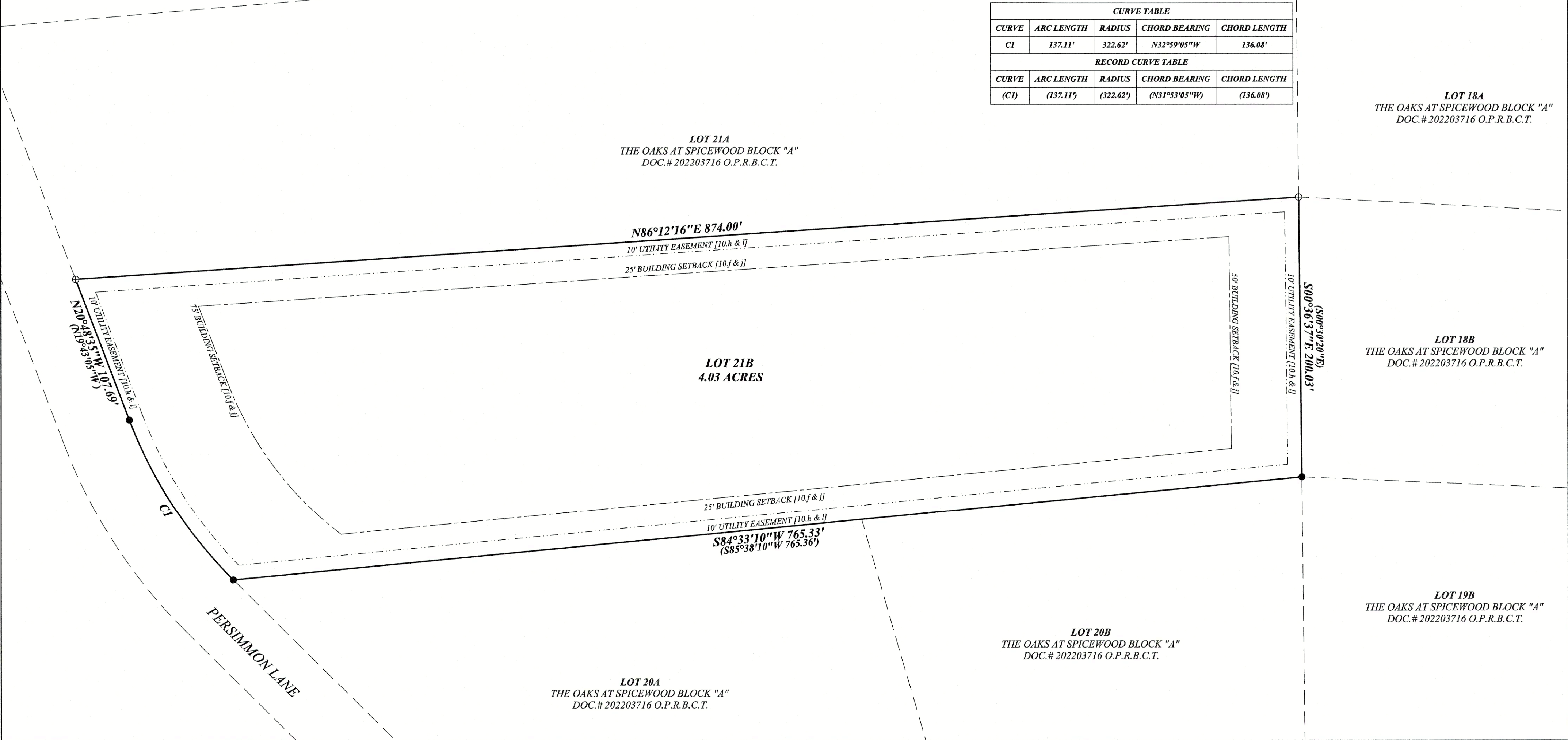
●	1/2" REBAR FOUND
⊕	1/2" REBAR FOUND WHIT "WILLIS" CAP
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BURNET COUNTY TEXAS
DOC.#	DOCUMENT NUMBER
()	RECORD INFORMATION

BASIS OF BEARING NOTE:
THE BASIS OF BEARINGS FOR THIS SURVEY IS TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD83.



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
CI	137.11'	322.62'	N32°59'05"W	136.08'

RECORD CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
(CI)	(137.11')	(322.62')	(N31°53'05"W)	(136.08')



Willis - Sherman Associates, Inc.
LAND SURVEYORS AND PLANNERS
310 MAIN • MARBLE FALLS, TEXAS • 78654
(830) 693-3566 FAX (830) 693-5362
FIRM NUMBER: 10027600

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 AND INDEPENDENCE TITLE GF NO. 2251109-COM.

Donald Sherman
DONALD SHERMAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1877
DATE 12/01/22

STATE OF TEXAS
REGISTERED
DONALD SHERMAN
1877
LAND SURVEYOR

ADDRESS: PERSIMMON LANE

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

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