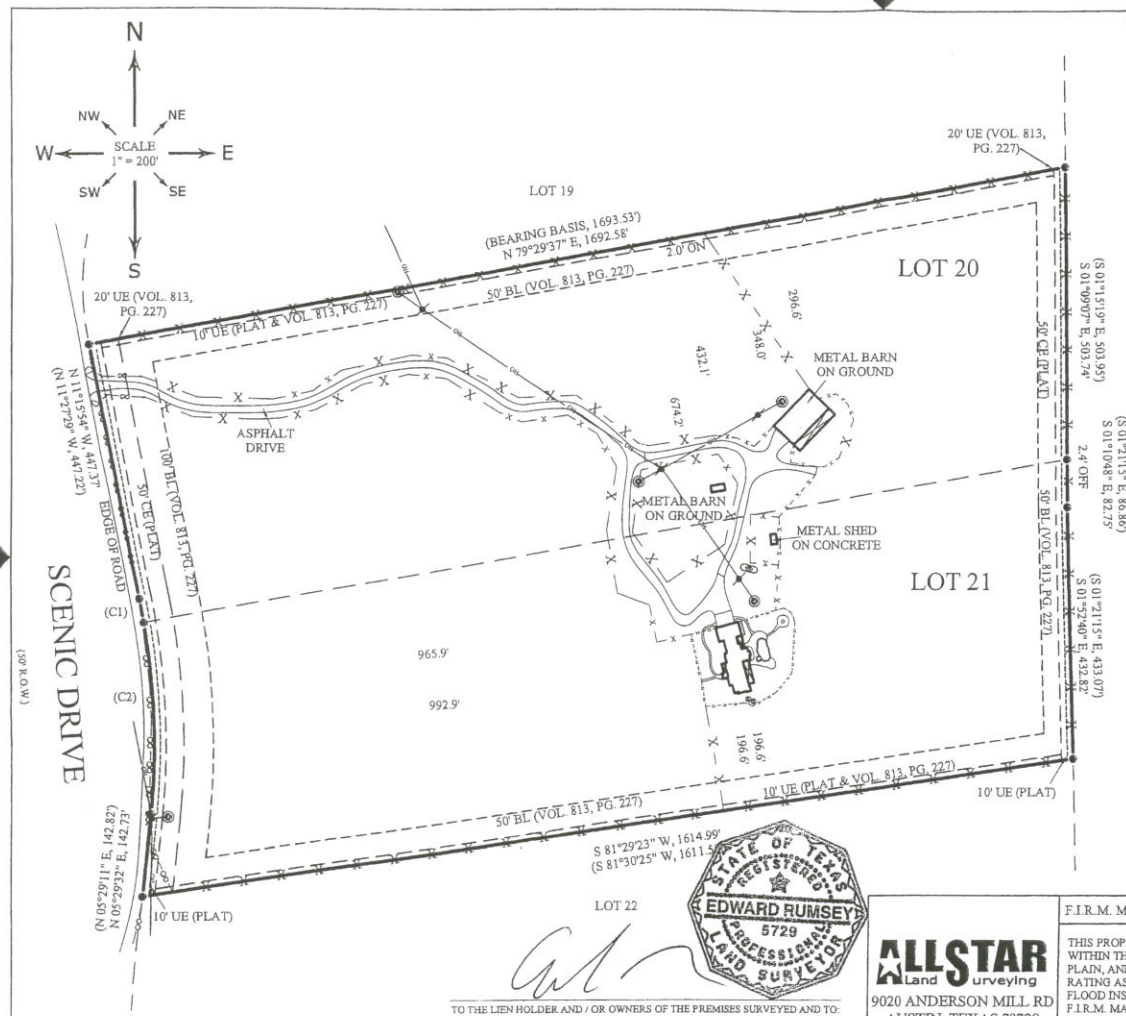
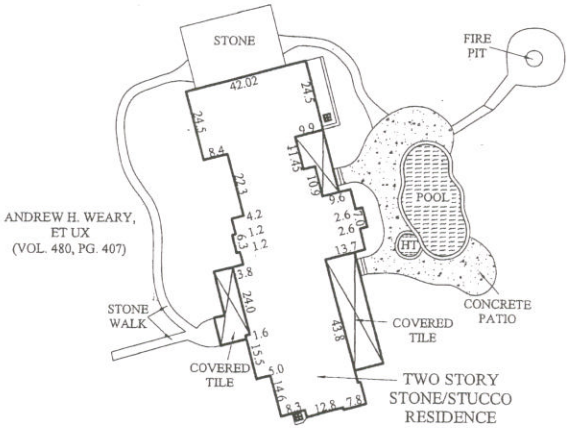



## RESTRICTIONS

SUBJECT TO RESTRICTIONS IN VOL. 813, PG. 227, AND AS PER PLAT IN CAB. 2, SLIDES 125D-126A.
ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENTS GRANTED TO THE LOWER COLORADO RIVER AUTHORITY IN VOL.2, PG.550, VOL. 205, PG. 703, ASSIGNED TO LCRA TRANSMISSION SERVICES CORPORATION IN VOL.1027, PG.472, DOES NOT AFFECT.
SUBJECT TO A UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE IN VOL. 838, PG. 626.
SUBJECT TO A 100' RADIUS (FROM INSTALLED WELL) SANITARY EASEMENT AS PER PLAT IN CAB. 2, SLIDES 125D-126A.

## LEGAL DESCRIPTION

BEING LOT NOS. TWENTY (20) AND TWENTY-ONE (21), GRANITE RIDGE, A SUBDIVISION IN BURNET COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET 2, SLIDES 125D AND 126A, PLAT RECORDS OF BURNET COUNTY, TEXAS.




## LEGEND

| | | | |
|---|---|---|---|
| —●— | 1/2" ROD FOUND | | UTILITY POLE |
| — M — | METAL FENCE | | DOWN GUY |
| — X — | WIRE FENCE | OH | OVERHEAD UTILITY LINE(S) |
| —∞— | PLASTIC FENCE | | PROPANE TANK |
| BL | BUILDING LINE | S | SEPTIC |
| UE | UTILITY ESMT | | AIR CONDITIONER |
| CE | CONSERVATION ESMT | ON | INSIDE OF SUBJECT BOUNDARY |
| HT | HOT TUB | OFF | OUTSIDE OF SUBJECT BOUNDARY |
| ( ) | RECORD INFORMATION | | |

(C1) - RADIUS = (1252.50')
ARC = 41.30'
CH = N 10°35'31" W, 41.30'
(41.43')

(C2) - RADIUS = (1252.50')
ARC = 329.06'
CH = N 02°02'29" W, 328.11'
(N 02°59'09" W, 328.98')

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

FIRST AMERICAN TITLE COMPANY

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT.

STATE OF TEXAS
REGISTERED
EDWARD RUMSEY
5729
PROFESSIONAL
LAND SURVEYOR


ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM


## F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0380C
PANEL: 0380C
DATED: 11-16-1990
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT

## ADDRESS

TBD
349 SCENIC DRIVE
SPICEWOOD, BURNET COUNTY, TEXAS

| | | | | |
|---|---|---|---|---|
| SURVEY DATE: | OCTOBER 21, 2008 | FIELDED BY: | EANON HORTON | 10/21/2008 |
| TITLE CO.: | FIRST AMERICAN TITLE CO. | CALC. BY: | ADAM MARTINEZ | 10/22/2008 |
| G.F. NO.: | 1255427-AU63 | DRAWN BY: | DAMIAN SMITH | 10/22/2008 |
| JOB NO.: | A1009308 | CHECKED BY: | DAMIAN SMITH | 10/22/2008 |
| | | RPLS CHECK. | EDWARD RUMSEY | 10/22/2008 |