

THIS IS TO BE INSERTED INTO THE DEED to the Buyer.

“Reservation of Easement Appurtenant”

Grantor expressly reserves unto itself and its successors and assigns a non-exclusive easement and right-of-way, over, through and across the property described in Exhibit A (the “Easement Tract”) for the purpose of installing, constructing, operating, expanding, reconstructing, maintaining, repairing and replacing utilities, landscaping, walking trails, water quality improvements, monumentation and signage, or any other improvements or infrastructure, and access over, across, and upon the Easement Tract. The foregoing rights include the right of Grantor and its members to collect and store refuse, including household waste, on the Easement Tract in the area depicted on Exhibit A as “Detail B”, to include the 0.32 ACRE area marked “Joint Use Easement.” The easement, rights, and privileges reserved herein are non-exclusive, and Grantee shall have the right to convey similar easements to such other persons as Grantee may deem proper to the extent such future easements do not interfere with the easement reserved hereunder. Grantor will have no responsibility, liability or obligation with respect to any property of Grantee, it being acknowledged and understood by Grantee that the safety and security of any property is the sole responsibility and risk of Grantee. In the event the reservation of the Easement Tract pursuant to this instrument is ineffective or deficient to any extent or in any manner, Grantee, upon and as a condition to the delivery and acceptance of the Property from Grantor hereunder, does hereby agree to hold the Easement Tract or any portion thereof not fully reserved by Grantor pursuant to this instrument, in trust for the sole benefit of Grantor and its successors and assigns, and agrees to exert its best efforts at Grantor’s expense, to transfer, assign and allocate the Easement Tract to Grantor to effect the intent of the reservations hereunder. From time to time and at any time, at the request of Grantor at Grantor’s expense, Grantee, its successors or assigns, will execute and deliver such instruments and take such other actions as Grantor may request to more effectively reserve and exclude the Easement Tract reserved hereunder.

EASEMENT TO PERMANENT ELECTRIC CORP., RECORDED IN VOLUME 921, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS.
 (BLANET TYPE)
 EASEMENT RECORDED IN VOLUME 311, PAGE 921, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS. (DOES NOT AFFECT)
 SUBJECT TO EASEMENT RECORDED IN VOLUME 311, PAGE 954, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS.
 BOUNDARY LINE AGREEMENT RECORDED IN VOLUME 311, PAGE 95, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS. (DOES NOT AFFECT)



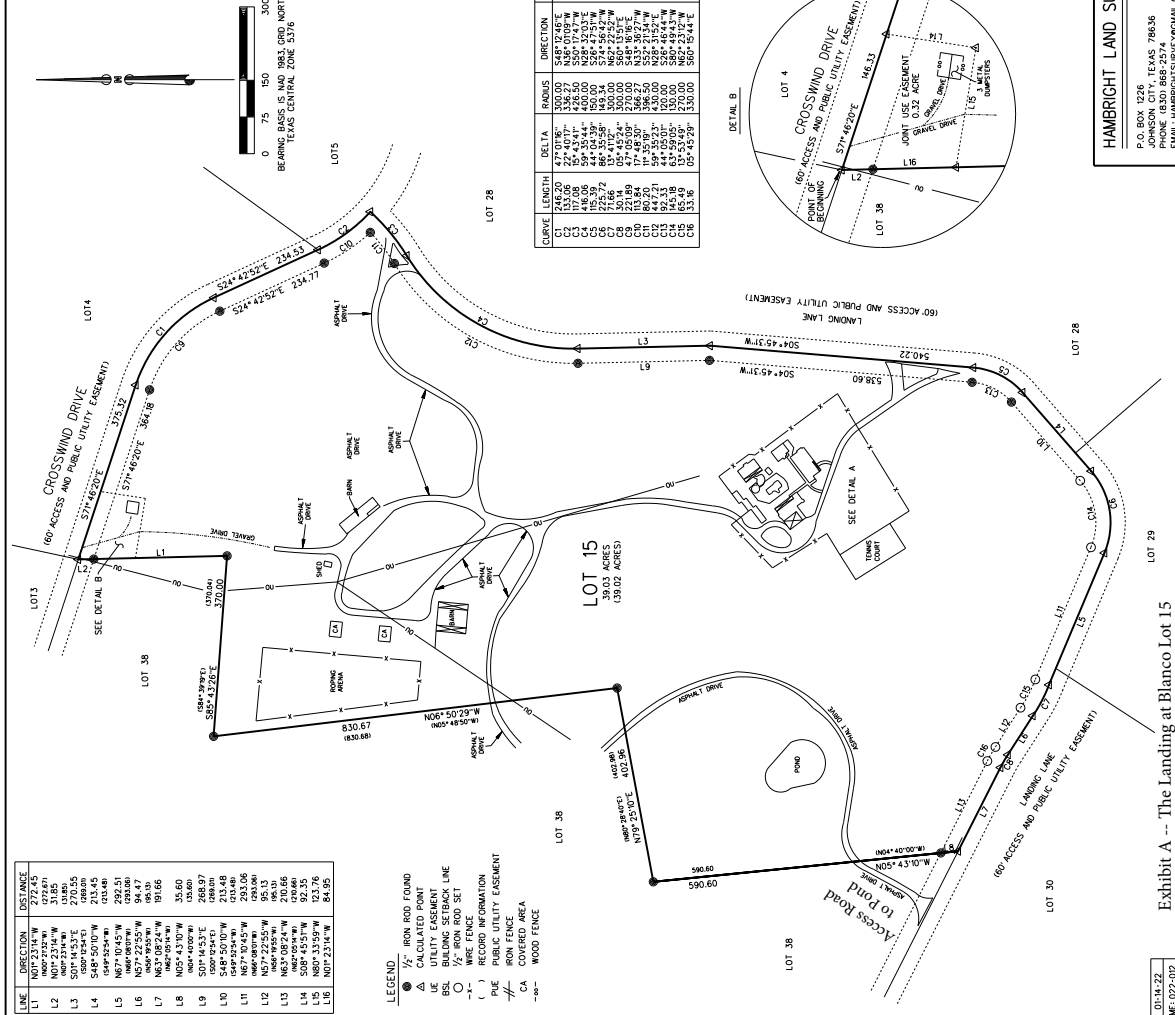
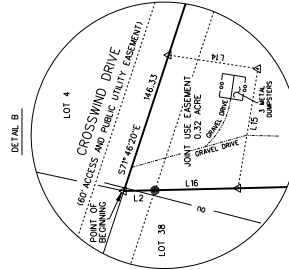
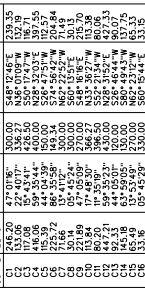
DATE 1-14-22
Randall H. Hambright
RANDALL H. HAMBRIGHT, R.P.L.S.
TEXAS CERTIFICATE NO. 5263
COUNTY SURVEYOR, BLANCO COUNTY, TEXAS

UTILITY EASEMENT NOTES:

30' FROM FRONT LINE ADJACENT TO A ROAD
10' FROM SIDE LINES AND REAR LINES

BUILDING SETBACK LINE NOTES:

THERE ARE NO BUILDING SETBACK RESTRICTIONS FOR LOT 15 ACCORDING TO THE SUBDIVISION RESTRICTIVE COVENANTS.



HAMBRIGHT LAND SURVEYING

SURVEY OF LOT 15,
THE LANDING AT BLANCO SUBDIVISION,
VOLUME 2, PAGES 44-47,
PLAT RECORDS, BLANCO COUNTY, TEXAS

DATE:	01-14-22
FILE NAME:	022-012
JOB NO:	022-012