

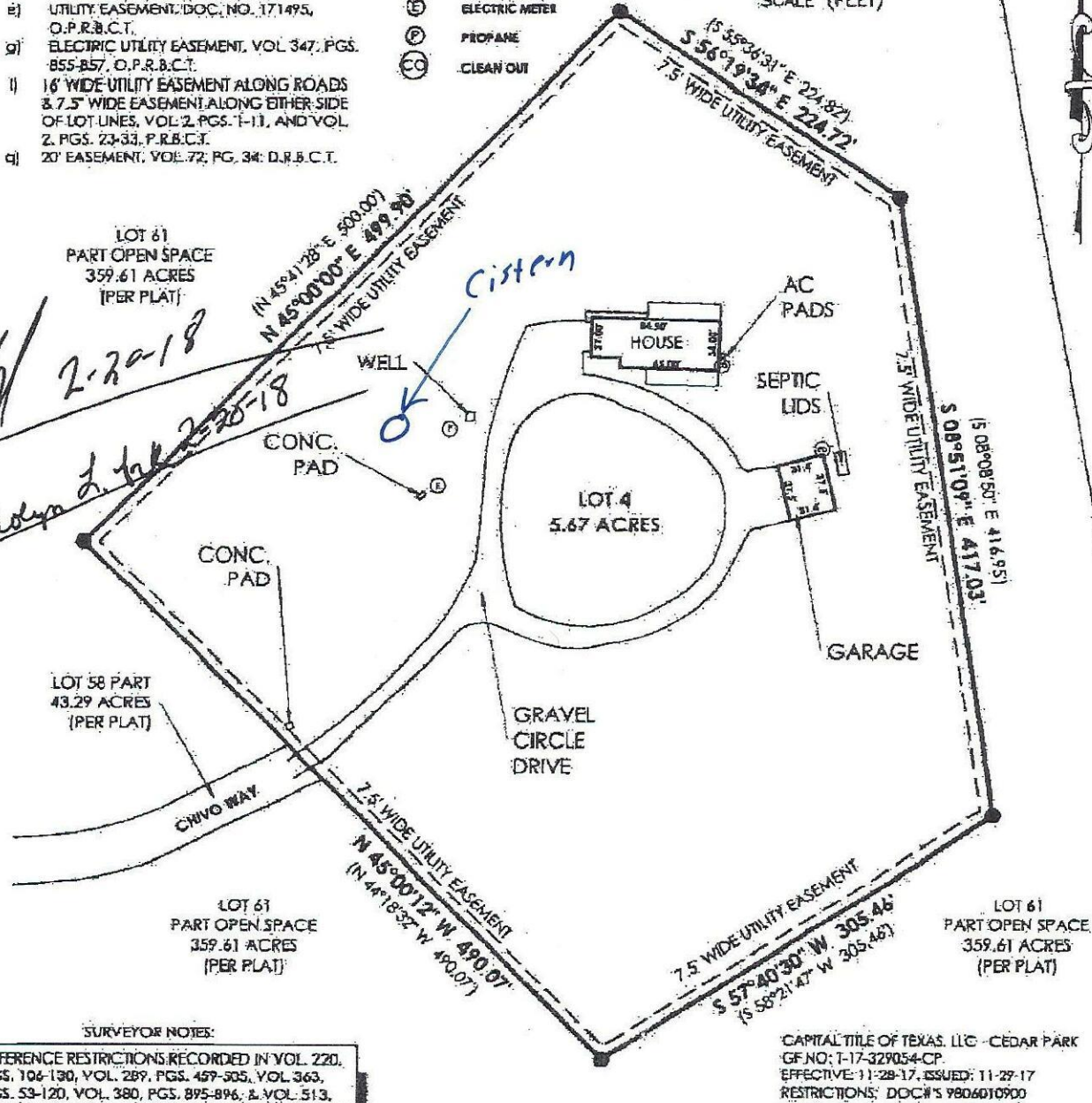
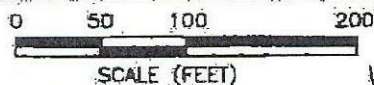
e) UTILITY EASEMENT, DOC. NO. 171495,
O.P.R.B.C.T.

f) ELECTRIC UTILITY EASEMENT, VOL. 347, PGS.
855-857, O.P.R.B.C.T.

l) 16' WIDE UTILITY EASEMENT ALONG ROADS
3 & 7.5' WIDE EASEMENT ALONG EITHER SIDE
OF LOT LINES, VOL. 2, PGS. 1-11, AND VOL.
2, PGS. 23-33, P.R.B.C.T.

q) 20' EASEMENT, VOL. 72, PG. 34; D.R.B.C.T.

- LEGEND**
- | | |
|------|---------------------|
| ● | 1/2" IRON ROD FOUND |
| (E) | ELECTRIC METER |
| (P) | PROPANE |
| (CO) | CLEAN OUT |



SURVEYOR NOTES:

REFERENCE RESTRICTIONS: RECORDED IN VOL. 220,
PGS. 104-130, VOL. 289, PGS. 457-505, VOL. 363,
PGS. 53-120, VOL. 380, PGS. 895-896, & VOL. 513,
PGS. 468-486, OFFICIAL PUBLIC RECORDS, AND VOL.
2, PAGES 1-11, & VOL. 2, PAGES 23-33, PLAT
RECORDS, BLANCO COUNTY, TEXAS.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE
COORDINATES, CENTRAL ZONE

DATE OF FIELDWORK: 1-25-18

LEGAL DESCRIPTION

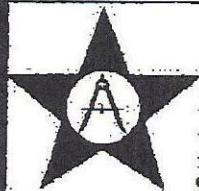
BEING LOT 4, THE PRESERVE AT WALNUT SPRINGS, RECORDED IN
VOLUME 2, PAGES 23-33, PLAT RECORDS, BLANCO COUNTY, TEXAS.

SURVEYORS' CERTIFICATE

L. RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL
LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION
NUMBER 4069, HEREBY STATE THAT DURING THE MONTH
OF JANUARY, 2018, A SURVEY OF THE REAL PROPERTY
SHOWN HEREON WAS MADE UPON THE GROUND
UNDER MY DIRECTION AND SUPERVISION.

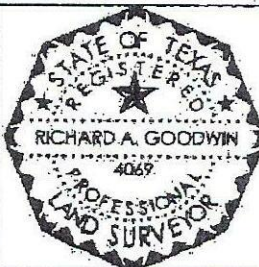
RICHARD A. GOODWIN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4069

DATE:



SHERWOOD
SURVEYING & S.U.E.

UTILITIES / RESIDENTIAL / COMMERCIAL / INDUSTRIAL
6477 FM 311, P.O. BOX 992 TBPLS FARM 10041200
SPRING BRANCH, TEXAS 76070
PHONE (830) 228-5788 FAX (830) 885-2170



DATE 1-25-18

DRAWN BY: CTE

PROJECT NO.

14 SEP 15 1960

10. e.) Blaker Utility Element granted to Pedernales Electric Cooperative, Inc., dated January 14, 2004, recorded in Volume 347, Pages 855-857, Official Public Records of Real Property of Blanco County, Texas.

of Blanco County, Texas.

10. *h.*) *Sideroxylon* (*S.*) wide utility easement will be preserved along either side of all street/crossroad intersections and seven and one-half foot (7 1/2') wide easement will be reserved along either side of side lot lines as shown on plat recorded in Volume 2, Pages 1-11, and in Volume 2, Pages 23-33, Plat Records of Blanco County, Texas.

10.13. No further subdivision of Lots 1-53 of The Preserve at Walnut Springs subdivision shall be allowed as shown on plat recorded in Volume 2, Pages 1-11, Plat Records of Blanco County, Texas, and as set forth in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Preserve at Walnut Springs, recorded in Volume 363, Pages 53-120, Official Public Records of Real Property of Blanco County, Texas.

10.n.) No structure in this subdivision shall be occupied until connected to an individual water well, the location of which has been approved by Blinn County, Texas, as shown on plat recorded in Volume 2, Pages 1-11, Plat Records of Blinn County, Texas.

10. a.) The boundary fences around the perimeter of any Lot is allowed as set forth in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Preserve at Walnut Springs, recorded in Volume 163, Page 53-120, Official Public Records of Real Property of Milam County, Texas.

30, p.2) Blanket unaffiliated Every foot (20) with document dated February 15, 1964, from Lyndon B. Johnson to Southwestern Bell Telephone Company, recorded in Volume 72, Page 34, Deed Records of Blanco County, Texas, as it affects the property.

10.v.) Sewage facility rules, regulations, and orders governing residential subdivision, private sewerage facilities, state disposal and the drilling, construction and use of water wells as passed by the Commissioners Court of Blanco County, Texas, and the Texas Natural Resource Conservation Commission.

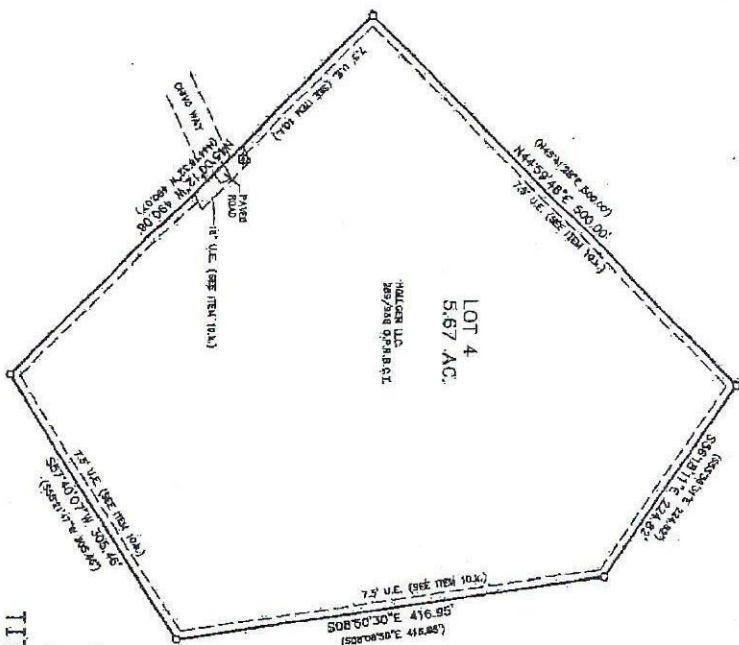
PROPERTY NOT SUBJECT TO THE FOLLOWING

10. f.) Rights of others in and to that certain ingress and egress easement recorded in Volume 50, Pages 636-637, Deed Records of Blanco County, Texas, as it affects the property.

Willis - Sherman Associates, Inc.



LAND SURVEYORS AND PLANNERS
3703 MAINWAY DRIVE, FLLA, TEXAS 77064
(954) 986-6100 FAX (954) 986-6102



LOT 4
5.67 AC.

WALTON L.L.C.
2055/989 Q.P.M.B.C.T.

BEARING BASES, ALL BEARINGS, DISTANCES AND ELEVATIONS ARE BASED ON THE U.S. LATEST GRID. CENTRAL ZONE AND 33° AND 40' SURFACE DISTANCES CAN BE OBTAINED USING LEA GYG CONTROL POINTS. SURFACE DISTANCES CAN BE OBTAINED USING STANDARD ADJUSTMENT FACTORS OF 1.00012.

1) DEVIOTE RECORD INFORMATION

ÉCRIVEZ-LE • 201

ADDRESS: 228 CHIVD WAY
JOHNSON CITY, TX. 78636

TITLE SURVEY PLAT OF LOT 4
THE PRESERVE AT WALNUT
SPRINGS

VOLUME 2, PAGE 23-33 PLAT
RECORDS OF

BLAND COUNTY, TEXAS

[illegible]

BLANCO COUNTY, TEXAS

DONALD EDEMAN REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 1877

DATE 11-15-22

OFFICE DAWLIS FIELD J.MARTINKA	JOB NO. 14235 FIELD BOOK NO. N/A
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