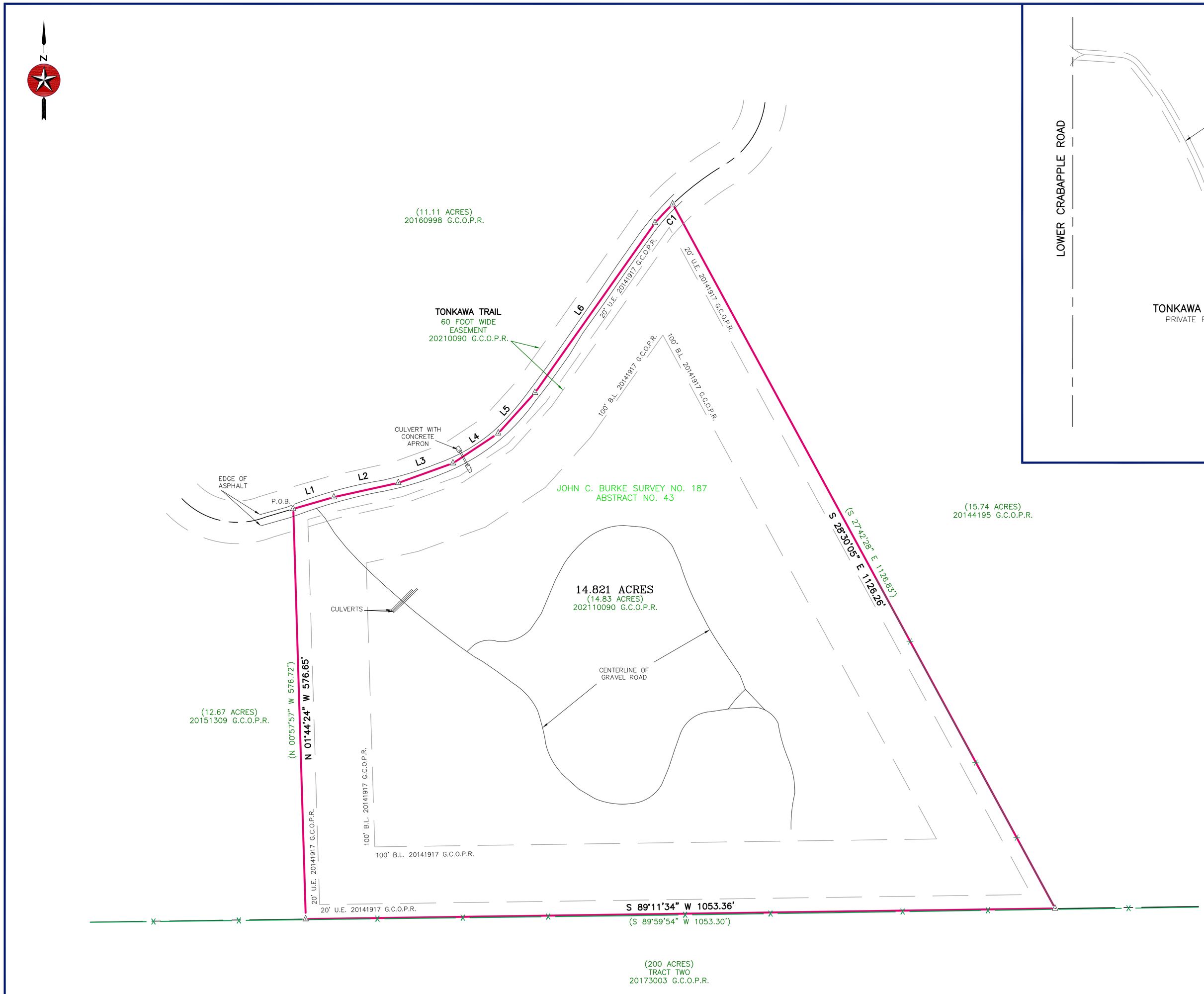


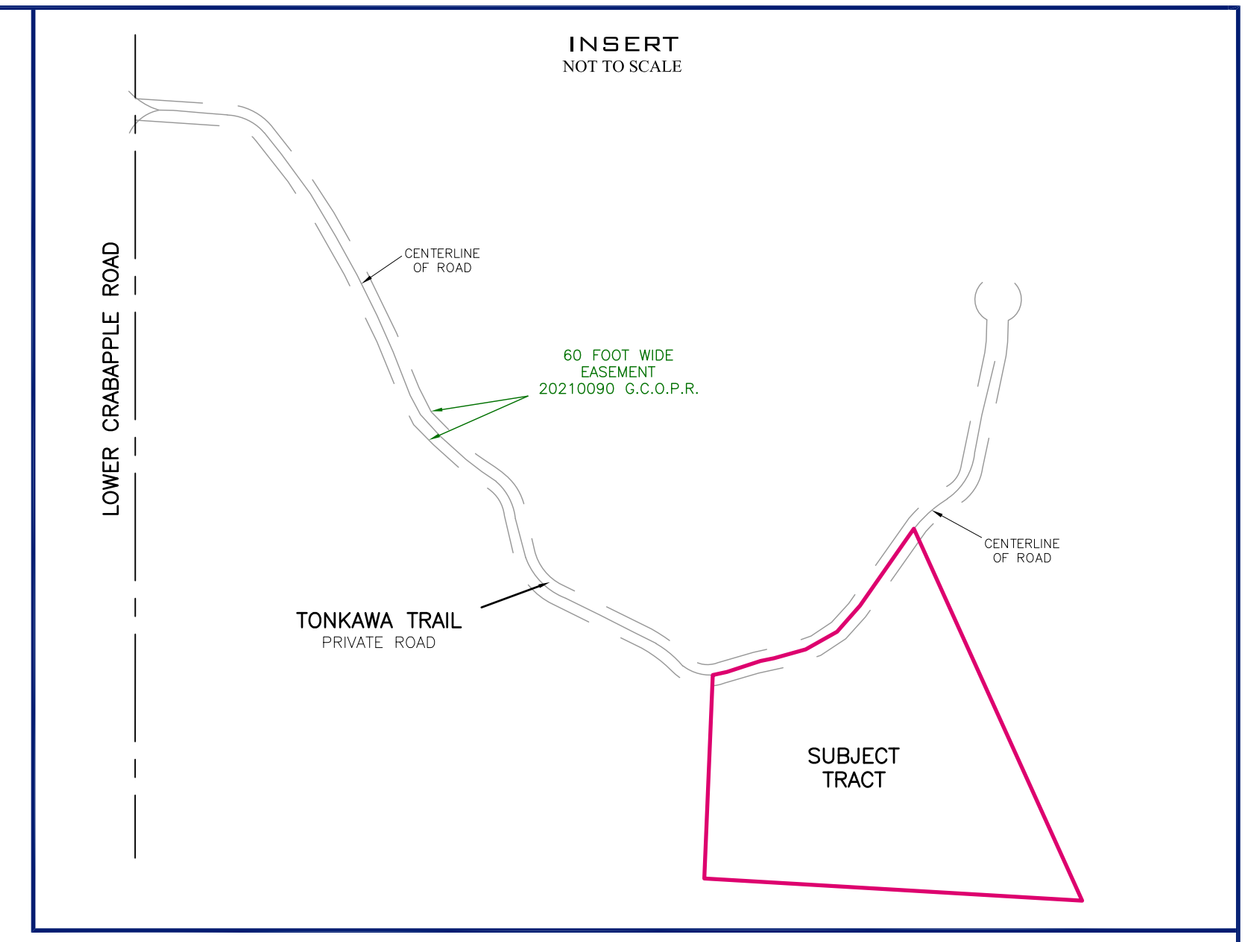


## NOTE:

SCHEDULE B ITEMS, AS PER:
FIRST NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: FEBRUARY 17, 2022M 8:00 A.M.
ISSUED DATE: FEBRUARY 22, 2022, 8:00 A.M.
GF NO. T-22-657027-WL

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: 20141916 G.C.O.P.R., 20141917 G.C.O.P.R.

EASEMENTS:

10.

e. EASEMENT AND RIGHT OF WAY DATED FEBRUARY 3, 1966, EXECUTED BY MRS. EMIL DIETRICH TO THE SOUTHWESTERN STATES TELEPHONE COMPANY, FOUND OF RECORD IN VOLUME 88, PAGES 559-560, DEED RECORDS, GILLESPIE COUNTY, TEXAS. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

f. RIGHT OF WAY EASEMENT DATED JUNE 8, 2009, EXECUTED BY HPS CRABAPPLE, LTD., BY LEE C. HARBIN TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., FOUND OF RECORD UNDER CLERK'S FILE NO. 20092834, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

g. RIGHT OF WAY EASEMENT DATED OFFICIAL APRIL 21, 2014, EXECUTED BY CRABAPPLE GROVE, LLC TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., FOUND OF RECORD UNDER CLERK'S FILE NO. 20144588, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

h. SUBJECT TO ALL DEFINITIONS, EASEMENTS, RESTRICTIONS, COVENANTS, LIMITATIONS, CONDITIONS, RIGHTS, PRIVILEGES, OBLIGATIONS, LIABILITIES, CHARGES, LIENS, ASSESSMENTS, AND OTHER TERMS AND PROVISIONS OF THAT CERTAIN BYLAWS OF THE RANCHES AT CRABAPPLE SPRINGS PROPERTY OWNERS ASSOCIATION, A TEXAS NON-PROFIT CORPORATION, FOUND OF RECORD UNDER CLERK'S FILE NO. 20141916, OFFICIAL PUBLIC RECORDS, AND IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE RANCHES AT CRABAPPLE SPRINGS, FOUND OF RECORD UNDER CLERK'S FILE NO. 20141917, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS. – **20 FOOT UTILITY EASEMENT DOES AFFECT AS SHOWN HEREON, INGRESS AND EGRESS EASEMENT IS BLANKET IN NATURE, NOT SHOWN HEREON. 100' BUILDING SETBACK LINE SHOWN HEREON.**

i. CERTIFICATE OF FORMATION OF THE RANCHES AT CRABAPPLE SPRINGS PROPERTY OWNERS ASSOCIATION DATED MAY 12, 2014, FOUND OF RECORD UNDER CLERK'S FILE NO. 20141915, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS. – **NOT ADDRESSED HEREON.**

j. RESOLUTION OF THE BOARD OF DIRECTORS OF THE RANCHES AT CRABAPPLE SPRINGS PROPERTY OWNERS ASSOCIATION REGARDING PAYMENT PLAN GUIDELINES DATED AUGUST 11, 2014, FOUND OF RECORD UNDER CLERK'S FILE NO. 20143563, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS. – **NOT ADDRESSED HEREON.**

k. RESOLUTION OF THE BOARD OF DIRECTORS OF THE RANCHES AT CRABAPPLE SPRINGS PROPERTY OWNERS ASSOCIATION REGARDING PRODUCTION, COPYING, AND RETENTION DATED AUGUST 11, 2014, FOUND OF RECORD UNDER CLERK'S FILE NO. 20143564, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS. – **NOT ADDRESSED HEREON.**

### LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 73°52'35" E | 59.52' |
| L2 | N 77°31'44" E | 92.77' |
| L3 | N 70°10'58" E | 81.66' |
| L4 | N 56°31'48" E | 76.30' |
| L5 | N 42°07'46" E | 76.81' |
| L6 | N 35°15'17" E | 292.29' |

### RECORD LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 74°33'46" E | 59.55' |
| L2 | N 78°17'59" E | 92.79' |
| L3 | N 70°57'33" E | 81.68' |
| L4 | N 57°17'36" E | 76.40' |
| L5 | N 42°55'34" E | 76.74' |
| L6 | N 36°01'52" E | 292.31' |

### CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|
| C1 | 395.07' | 36.16' | N 43°26'34" E | 36.14' |

### RECORD CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|
| C1 | 395.07' | 36.03' | N 44°12'09" E | 36.02' |

STATE OF TEXAS
REGISTERED
ABRAHAM J. LEAMONS
6275
PROFESSIONAL
LAND SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON MARCH 22, 2022; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

04/21/2022
DATE


SEARCHERS
SURVEYING & ENGINEERING LLC
MASON | FREDERICKSBURG
P.O. Box 528 Mason, TX 76856 | P.O. Box 1504 Fredericksburg, TX 78624
830-383-1211 | Firm #10193966
www.searchersls.com


### LEGEND:

BOUNDARY LINE
ADJOINER LINE
SURVEY LINE
BURIED UTILITY LINE
OVERHEAD UTILITY LINE
FENCE
PIPE FENCE CORNER POST FOUND
WOOD FENCE CORNER POST FOUND
POINT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
3/8" IRON ROD FOUND
IRON PIPE FOUND
60D NAIL FOUND
NAIL SET
CONCRETE MONUMENT FOUND
BENCH MARK
PEDESTAL
UTILITY POLE
GUY
ELECTRIC METER
BURIED CABLE SIGN
GAS METER
AIR CONDITIONER
AS MARKED
MAILBOX
SEWER MANHOLE
SEWER CLEANOUT
SEPTIC TANK
WATER WELL
WATER METER
FIRE HYDRANT
AS MARKED

U.E. – UTILITY EASEMENT
B.L. – BUILDING SETBACK LINE
(BRG.–DIST.) – RECORD CALL
P.O.B. – POINT OF BEGINNING
G.C.P.R. – GILLESPIE COUNTY PLAT RECORDS
G.C.D.R. – GILLESPIE COUNTY DEED RECORDS
G.C.O.P.R. – GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
G.C.R.P.R. – GILLESPIE COUNTY REAL PROPERTY RECORDS

### SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
2. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.
3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.
4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275."
5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

0' 100' 200' 300'
SCALE: 1" = 100'

# TITLE SURVEY

14.821 ACRES OUT OF THE JOHN C. BURKE SURVEY NO. 187, ABSTRACT NO. 43 IN GILLESPIE COUNTY, TEXAS.

REFERENCE: SHARON KAY BAYUS AND MICHAEL ALLEN BAYUS JOB NO. 22-5779
ADDRESS: 482 TONKAWA TRAIL REV. 0 DRAWN BY: MJW