

MARBLE FALLS SURVEYING & MAPPING, LLC

1500 Ollie Lane
Marble Falls, Texas 78654
(830) 893-8815 Fax (830) 893-8915

LAND TITLE SURVEY

BEING LOT NO. 476-A, A MINOR REPLAT OF LOT NOS. 476 AND 477, SHERWOOD SHORES, GREENBRIAR SECTION, A SUBDIVISION IN BURNET COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN DOCUMENT NO. 201508130, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

OF NO: 2015081208-HB

CLIENT: ADOLPH SPITTA

NOTE:
THE PROPERTY SHOWN HEREON DOES LIE WITHIN ZONE X, DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 4805330380F, DATED MARCH 15, 2012.

NOTE:
THE EASEMENTS AND SETBACKS ADDRESSED HEREON ARE THOSE NOTED ON TITLE COMMITMENT OF NO. 2015081208-HB, EFFECTIVE DATE AUGUST 28, 2015, AND OTHER EASEMENTS AND SETBACKS THAT THE SURVEYOR MAY BE AWARE OF. ABSTRACT OF TITLE WAS NOT RESEARCHED BY SURVEYOR TO ADDRESS ADDITIONAL EASEMENTS OR OTHER MATTERS OF TITLE, IF ANY, THAT MAY AFFECT THIS PROPERTY. RESTRICTIONS, COVENANTS, CONDITIONS, TERMS, AGREEMENTS, ASSESSMENTS, LEASES, GRANTS, RESERVATIONS, MINERAL RIGHTS AND OTHER MATTERS OTHER THAN EASEMENTS AND BUILDING SETBACKS CAN BE FOUND ON SCHEDULE "B" OF SAID TITLE COMMITMENT.

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING:

1. UTILITY EASEMENTS AND BUILDING SETBACKS AS SHOWN HEREON AND AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201508130, O.P.R.B.C.T.
2. UTILITY EASEMENTS AS SHOWN HEREON AND AS STATED IN VOL. 133, PG. 117, D.R.B.C.T.
3. BUILDING SETBACKS AS SHOWN HEREON AND AS STATED IN VOL. 133, PG. 117, D.R.B.C.T.
4. 5' UTILITY EASEMENT ALONG ALL LOT LINES, WITH ACCESS RIGHTS, TO P.E.C., INC. IN VOL. 144, PG. 120 D.R.B.C.T.
5. RESTRICTIONS IN VOL. 133, PG. 117, D.R.B.C.T.
6. TERMS AND CONDITIONS OF CURRENT ORDINANCES OF THE CITY OF GRANITE SHOALS, BURNET CO., TX.
7. WAIVER OF DAMAGES BELOW THE 840' CONTOUR OF LAKE L.B.J. AS NOTED ON FLOWAGE AND INUNDATION EASEMENT TO L.C.R.A. IN VOL. 107, PG. 41, D.R.B.C.T.

I, CHARLES CALHOUN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY EXCLUSIVELY TO ADOLPH A. SPITTA, FIRST FINANCIAL BANK, N.A., AND HIGHLAND LAKES TITLE CO. THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON (AND/OR METES AND BOUNDS ON ATTACHED SHEET) AND THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OR IMPROVEMENTS, VISIBLE ENCROACHMENTS, VISIBLE UTILITY LINES, VISIBLE PIPELINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. CHARLES CALHOUN AND MARBLE FALLS SURVEYING & MAPPING, LLC ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES. HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION. MODIFICATIONS, REVISIONS, AND/OR ADDITIONS (INCLUDING LINE-WORK, TEXT, DATE, EDITING OF NOTES, ETC.) MADE BY ANY PARTY OTHER THAN MARBLE FALLS SURVEYING & MAPPING, LLC IS STRICTLY PROHIBITED. NONCOMPLIANCE OF THIS STIPULATION WILL CAUSE THIS SURVEY TO BECOME NULL AND VOID. COPYRIGHT 2015, MARBLE FALLS SURVEYING & MAPPING, LLC

WITNESS MY HAND AND SEAL THIS 15th DAY OF SEPTEMBER 2015.

REVISED 10-1-15 (MINOR REPLAT)

CHARLES CALHOUN REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4452

JOB NO: 14843

DRAWN BY: J. CALHOUN

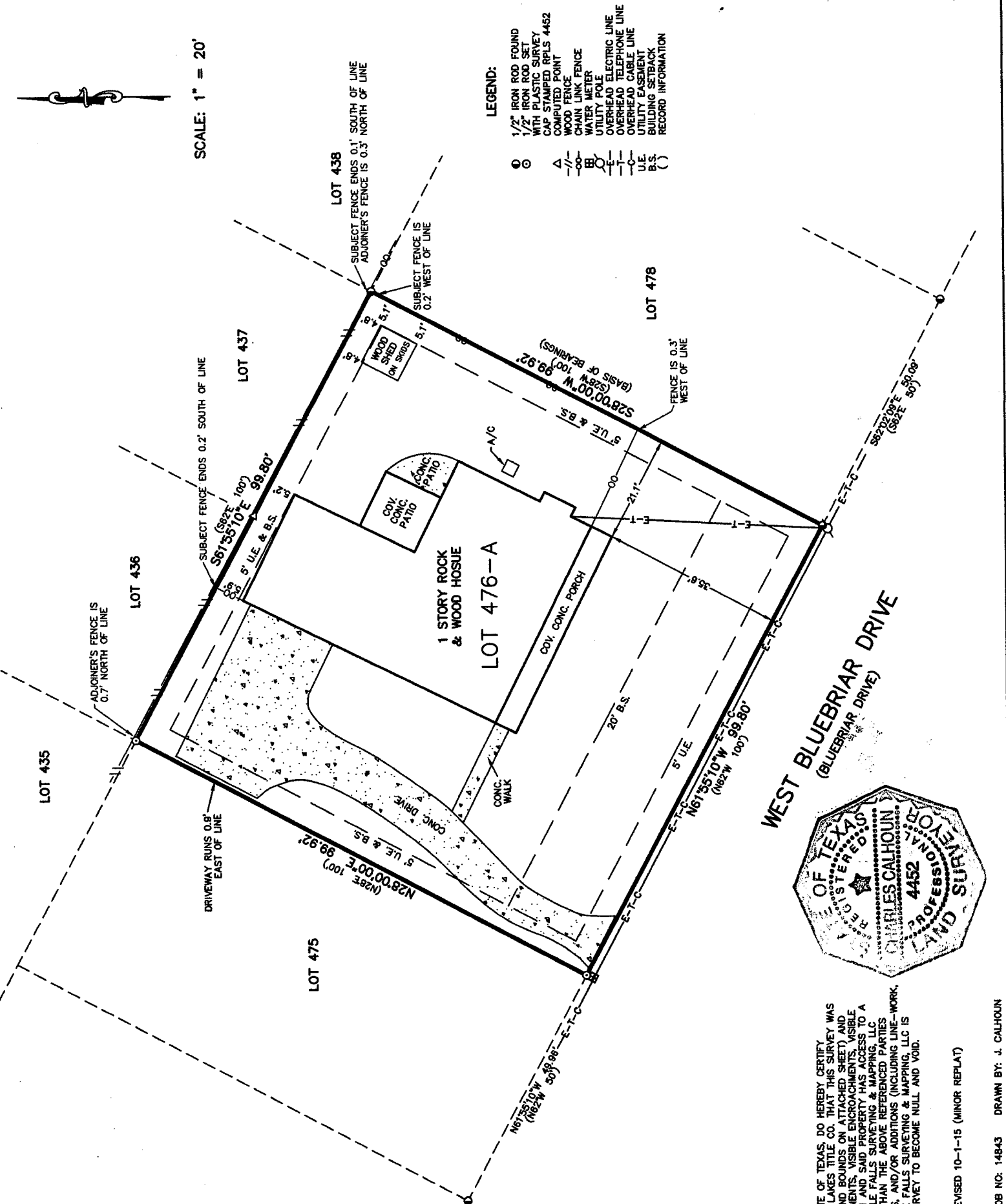
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SCALE: 1" = 20'

LEGEND:

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- WITH PLASTIC SURVEY
- CAP STAMPED RPLS 4452
- COMPUTED POINT
- WOOD FENCE
- CHAIN LINK FENCE
- WATER METER
- UTILITY POLE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- OVERHEAD CABLE LINE
- UTILITY EASEMENT
- BUILDING SETBACK
- B.S.
- RECORD INFORMATION



WEST BLUEBRIAR DRIVE
(BLUEBRIAR DRIVE)

