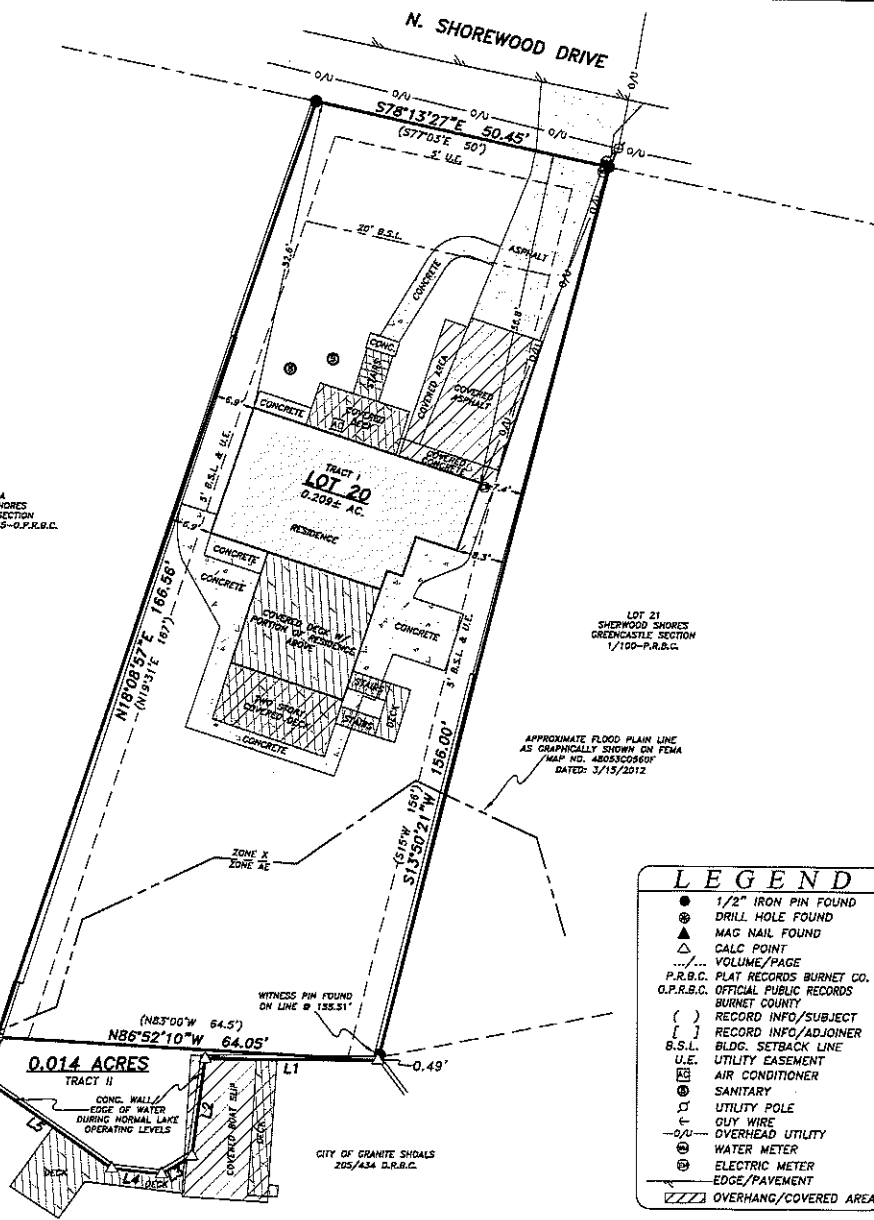




LOT 19-A  
SHERWOOD SHORES  
GREENCASTLE SECTION  
D.C. NO. 20146949-072.P.R.B.C.

LOT 21  
SHERWOOD SHORES  
GREENCASTLE SECTION  
1/100-P.R.B.C.

LINE	BEARING	DISTANCE
L1	N89°51'08" W	29.04'
L2	S07°32'28" W	16.46'
L3	S58°53'07" W	5.95'
L4	N83°55'00" W	8.39'
L5	N55°11'22" W	25.08'
L6	N72°48'20" W	1.16'
L7	N18°08'57" E	7.64'
[L7]	N19°31'00" E	17.32'



LEGEND	
●	1/2" IRON PIN FOUND
⊙	DRILL HOLE FOUND
▲	MAG NAIL FOUND
△	CALC POINT
-/-	VOLUME/PAGE
P.R.B.C.	PLAT RECORDS BURNET CO.
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
( )	RECORD INFO/SUBJECT
[ ]	RECORD INFO/ADJOINER
B.S.L.	BLDG. SETBACK LINE
U.E.	UTILITY EASEMENT
AC	AIR CONDITIONER
⊙	SANITARY
⊙	UTILITY POLE
—	CUY WIRE
—/—	OVERHEAD UTILITY
⊙	WATER METER
⊙	ELECTRIC METER
—	EDGE/PAVEMENT
▨	OVERHANG/COVERED AREA

LAKE LYNDON B. JOHNSON

NOTES:  
1) PORTIONS OF SUBJECT PROPERTY ARE LOCATED WITHIN ZONE AE (AREAS WITHIN THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M. MAP NO. 48053C050F, EFFECTIVE 03/15/2012.  
2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.  
3) BUILDING SETBACKS AS SHOWN HEREON ARE PER THE CITY OF GRANITE SHOALS ZONED R-1, SINGLE FAMILY RESIDENTIAL.  
4) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.

**LAND TITLE SURVEY**

LOCAL ADDRESS: 1109 N SHOREWOOD DRIVE, GRANITE SHOALS, TEXAS.

LEGAL DESCRIPTIONS: TRACT I: BEING LOT NO. 20, SHERWOOD SHORES, GREENCASTLE SECTION, A SUBDIVISION LOCATED IN THE CITY OF GRANITE SHOALS, BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 100 OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.  
TRACT II: BEING A 0.014 ACRE TRACT OF LAND OUT OF THE ARTHUR LUCKEY SURVEY NO. 23, ABSTRACT NO. 530 IN BURNET COUNTY, TEXAS, LYING SOUTHERLY & ADJACENT TO LOT NO. 20, SHERWOOD SHORES, GREENCASTLE SECTION, A SUBDIVISION LOCATED IN THE CITY OF GRANITE SHOALS, BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 100 OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND BEING A PART OF THE TRACT DESCRIBED TO THE CITY OF GRANITE SHOALS, RECORDED IN VOLUME 205, PAGE 434, DEED RECORDS OF BURNET COUNTY, TEXAS, SAID 0.014 ACRES BEING MORE PARTICULARLY DESCRIBED IN SEPARATE METES & BOUNDS, OF EVEN DATE TO ACCOMPANY THIS SURVEY.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: CAPITAL TITLE OF TEXAS, LLC.  
C.F. NO.: C-20-463239-HB EFFECTIVE DATE: JANUARY 15, 2020 ISSUED: JANUARY 22, 2020

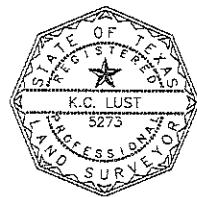
SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:  
SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF THE CITY OF GRANITE SHOALS, BURNET COUNTY, TEXAS.

RESTRICTIVE COVENANTS: 132/246, 182/315, 205/468, 205/815-D.R.B.C. 425/859-R.P.R.B.C.  
RECORDED PLAT: 1/100-P.R.B.C.

EASEMENT TO LOWER COLORADO RIVER AUTHORITY: 107/41-D.R.B.C.  
EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC.: 144/120-D.R.B.C.

I HEREBY CERTIFY EXCLUSIVELY TO CAPITAL TITLE OF TEXAS, LLC., JOSEPH F. WILLMAN & MARY M. WILLMAN, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES. HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2020 CUPLIN & ASSOCIATES, INC. ©.

*K.C. LUST*  
K.C. LUST, R.P.L.S. NO. 5273 DATED 02/03/2020



1 SHEET OF 1	PROJ. NO. 20116	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH.325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 20'	2
	PREPARED FOR: JOSEPH F. WILLMAN & MARY M. WILLMAN			1
	TECH: RPM			
	APPROVED: K.C. LUST			
	FIELDWORK PERFORMED ON: 01/23/2020 JC/GM/AJ			
	CDP/RIGHT-2020 PROFESSIONAL FIRM NO: 10126900			
				DATE NO. DESCRIPTION
				REVISIONS

**BEING A 0.014 ACRE TRACT OF LAND OUT OF THE ARTHUR LUCKEY SURVEY NO. 23, ABSTRACT NO. 530 IN BURNET COUNTY, TEXAS, LYING SOUTHERLY & ADJACENT TO LOT NO. 20, SHERWOOD SHORES, GREENCASTLE SECTION, A SUBDIVISION LOCATED IN THE CITY OF GRANITE SHOALS, BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 100 OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND BEING A PART OF THE TRACT DESCRIBED TO THE CITY OF GRANITE SHOALS, RECORDED IN VOLUME 205, PAGE 434, DEED RECORDS OF BURNET COUNTY, TEXAS, SAID 0.014 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

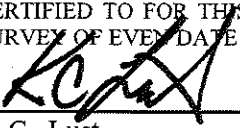
**BEGINNING** at a drill hole found at the southwest corner of said Lot 20, at the northwest corner hereof, from whence a 1/2" iron pin found at the northwest corner of said Lot 20 bears North 18°08'57" East, a distance of 166.56';

**THENCE** South 86°52'10" East, along the south line of said Lot 20, and the north line hereof, a distance of 64.05' to a point at the southeast corner of said Lot 20, and the northeast corner hereof, from whence a mag nail found bears North 13°50'21" East, a distance of 0.49' and a 1/2" iron pin found at the northeast corner of said Lot 20 bears North 13°50'21" East, a distance of 156.00';

**THENCE** over and across the said City of Granite Shoals tract, and along a concrete bulkhead/edge of Lake Lyndon B. Johnson, the following seven courses and distances:

- 1) North 89°51'08" West, a distance of 29.04' to a calculated point;
- 2) South 07°32'28" West, a distance of 16.46' to a calculated point;
- 3) South 58°53'07" West, a distance of 5.95' to a calculated point;
- 4) North 83°55'00" West, a distance of 8.39' to a calculated point;
- 5) North 55°11'22" West, a distance of 25.08' to a calculated point;
- 6) North 72°48'20" West, a distance of 1.16' to a calculated point;
- 7) North 18°08'57" East, a distance of 7.64' to the **POINT OF BEGINNING**, containing 0.014 of an acre, more or less.

I HEREBY CERTIFY EXCLUSIVELY TO JOE AND MARY WILLMAN THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2020, CUPLIN & ASSOCIATES, INC. © A PLAT OF SURVEY OF EVEN DATE WAS PREPARED AS IS INTENDED TO ACCOMPANY THE ABOVE DESCRIBED TRACT OF LAND.



**Dated: 1/30/2020**

K. C. Lust

Registered Professional Land Surveyor No. 5273

