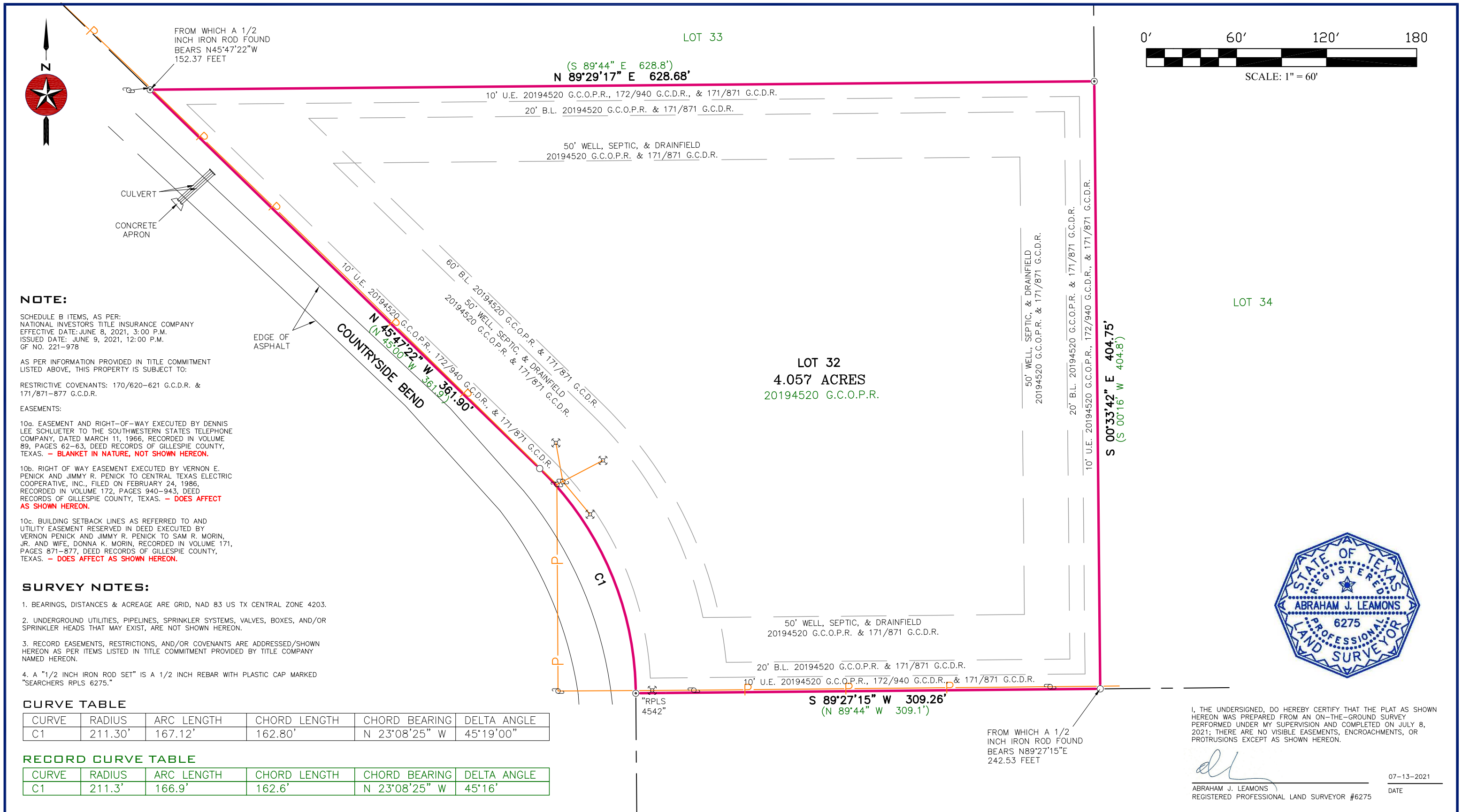

NOTE:

SCHEDULE B ITEMS, AS PER:
NATIONAL INVESTORS TITLE INSURANCE COMPANY
EFFECTIVE DATE: JUNE 8, 2021, 3:00 P.M.
ISSUED DATE: JUNE 9, 2021, 12:00 P.M.
GF NO. 221-978

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

RESTRICTIVE COVENANTS: 170/620-621 G.C.D.R. & 171/871-877 G.C.D.R.

EASEMENTS:

10a. EASEMENT AND RIGHT-OF-WAY EXECUTED BY DENNIS LEE SCHLUETER TO THE SOUTHWESTERN STATES TELEPHONE COMPANY, DATED MARCH 11, 1966, RECORDED IN VOLUME 89, PAGES 62-63, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

10b. RIGHT OF WAY EASEMENT EXECUTED BY VERNON E. PENICK AND JIMMY R. PENICK TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., FILED ON FEBRUARY 24, 1986, RECORDED IN VOLUME 172, PAGES 940-943, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. – **DOES AFFECT AS SHOWN HEREON.**

10c. BUILDING SETBACK LINES AS REFERRED TO AND UTILITY EASEMENT RESERVED IN DEED EXECUTED BY VERNON PENICK AND JIMMY R. PENICK TO SAM R. MORIN, JR. AND WIFE, DONNA K. MORIN, RECORDED IN VOLUME 171, PAGES 871-877, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. – **DOES AFFECT AS SHOWN HEREON.**

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."

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	211.30'	167.12'	162.80'	N 23°08'25" W	45°19'00"

RECORD CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	211.3'	166.9'	162.6'	N 23°08'25" W	45°16'

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 UNDER MY SUPERVISION AND COMPLETED ON JULY 8, 2021; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

07-13-2021
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
120D 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

TITLE SURVEY

4.057 ACRES BEING ALL OF LOT 32 OF COUNTRYSIDE BEND AS SHOWN ON THE PLAT RECORDED IN VOLUME 1, PAGE 117 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

REFERENCE: WILLIAM SCOT FALCONER & ALLYSON O'KANE — JOB NO. 21-5134
ADDRESS: 1306 COUNTRYSIDE BEND — REV. 0 — DRAWN BY: HLS