

DEVIN RAINER JOHNS
1700 CR 402,
MARBLE FALLS, TEXAS

Remainder of a 436.14 Acres (Part of Tract One)
Robert J. Goodall, Jr. as Trustee of the Robert J.
Goodall, Jr. Trust created under the
Robert and Marguerite Goodall Family Trusts
Volume 1040 Pg. 368
Official Public Records
Burnet County, Texas
(Described as Tract 1 in deed to Robert and
Marguerite Goodall Family Trusts
Vol. 500, Pg. 190
Deed Records, Burnet County, Texas)

Remainder of a 187.017 Acres (Part of Tract One)
Robert J. Goodall, Jr. as Trustee of the Robert J.
Goodall, Jr. Trust created under the
Robert and Marguerite Goodall Family Trusts
Volume 1040 Pg. 368
Official Public Records
Burnet County, Texas
(Described as Tract 2 in deed to Robert and
Marguerite Goodall Family Trusts
Vol. 500, Pg. 190
Deed Records, Burnet County, Texas)

365 Acres, First Tract
Fred Heffington
Vol. 105, Pg. 636
Deed Records
Burnet County, Texas

365 Acres, First Tract
Fred Heffington
Vol. 105, Pg. 636
Deed Records
Burnet County, Texas

W.M. ROBERTS
SURVEY NO. 13
ABSTRACT NO. 714

30.02 Acre Tract
Douglas Lee Johns
Document No. 707302
Official Public Records
Burnet County, Texas

56.13 Acres

26.11 Acre Tract
Douglas Lee Johns
Document No. 707304
Official Public Records
Burnet County, Texas

Remainder 6.00 Acre Tract
Annette Hooks
Document No. 201007659
Official Public Records
Burnet County, Texas

1.00 Acre Tract
Jean Denniston Eades
Document No. 202212567
Deed of Trust
Official Public Records
Burnet County, Texas

28.625 Acre Tract
Kendal Stewart
Document 202211395, further described in
Document No. 201007659
Official Public Records
Burnet County, Texas

LEGEND

- These standard symbols will be found in the drawing.
- 1/2" Iron Rod Found
 - Culvert
 - Wellhead
 - Cleanout
 - Reflector
 - Mailbox
 - Gate
 - Cattle Guard
 - Steel Fence Post Found
 - Telecommunication Pedestal
 - Down Guy
 - Electric Box
 - Utility Pole
 - Overhead Utilities
 - Chainlink Fence
 - Drillpipe Fence
 - Wire Fence
 - Edge of Asphalt

SURVEY OF A 56.13 ACRE TRACT OF LAND OUT OF THE W.M. ROBERTS SURVEY NO. 13, ABSTRACT NO. 714, BURNET COUNTY, TEXAS, BEING ALL OF A 30.02 ACRE TRACT DESCRIBED IN DEED TO DOUGLAS LEE JOHNS OF RECORD IN DOCUMENT NO. 707302, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS AND ALL OF A 26.11 ACRE TRACT DESCRIBED IN DEED TO DOUGLAS LEE JOHNS OF RECORD IN DOCUMENT NO. 707304, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS.

COMMITMENT FOR TITLE INSURANCE
ISSUED BY: HIGHLAND LAKES TITLE
G.F. NO. 2023121520B-MF
ISSUED: DECEMBER 13, 2023 EFFECTIVE: DECEMBER 11, 2023

1. Restrictive Covenants of record in Document Numbers/Clerks File Nos: 0707302 and 0707304, Official Public Records, Burnet County, Texas.

10a. Subject to regulations and ordinances of Burnet County, Texas, per regulations recorded in Volume 943, Pg. 399, and amended in Volume 993, Pg. 620, Volume 1043, Pg. 85, Volume 1377, Pg. 722, Document No. 201100417 and corrected in Document No. 201100547, Official Public Records, Burnet County, Texas.

10b. Perpetual easement and right to inundate and overflow (to 715 foot contour) granted to Lower Colorado River Authority of record in Volume 88, Pg. 238, Deed Records, Burnet County, Texas, DOES NOT AFFECT SUBJECT TRACT

10c. Subject to perpetual easement and right to use of "Old Pangle Ford Road" as right of way, per Volume 102, Pg. 202, Deed Records, Burnet County, Texas. DOES AFFECT

10d. Subject to easement and easement rights, "10' in width... being 5' on each side of (an) existing P.E.C. electrical distribution line" granted to General Telephone Company of the Southwest recorded in Volume 290, Pg. 598, Deed Records, Burnet County, Texas. DOES AFFECT

10e. Subject to easement "for buried and aerial telephone cable", granted to GTE Southwest Incorporated recorded in Volume 501, Pg. 580, Deed Records, Burnet County, Texas. DOES AFFECT

10f. Easement of record in Volume 90, Page 555, Deed Records, Burnet County, Texas, DOES NOT AFFECT SUBJECT TRACT

Survey Notes:

1. Bearings Based on NAD83 Texas Central Zone 4203; US Survey Feet.
2. Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.
3. According to the Flood Insurance Rate Map (FIRM) No. 48053C0615G, dated November 01, 2019, this property is located in Other Areas, Zone X; Areas determined to be outside of the 0.2% annual chance floodplain.
4. Subject to existing County Road No. 402 (aka Old Pangle Ford Road) Right of Way "unrecorded but agreed to be 50' in width... by Commissioner Craig Seward of Precinct 4 of Burnet County" per Document No. 201601792, Official Public Records, Burnet County, Texas. See also, Title Commitment Note "10c." above.

CERTIFICATION:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS EXHIBIT REPRESENTS A SURVEY MADE ON THE GROUND ON MARCH 18, 2024, OF THE PROPERTY SHOWN HEREON:

Marion Ruth Bolton

Marion Ruth Bolton,
Registered Professional Land Surveyor No. 4727
Job Number: 24-007



5-10-2024



TBPLS FIRM NO. 101919-00
419 BIG BEND
CANYON LAKE, TEXAS 78133
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