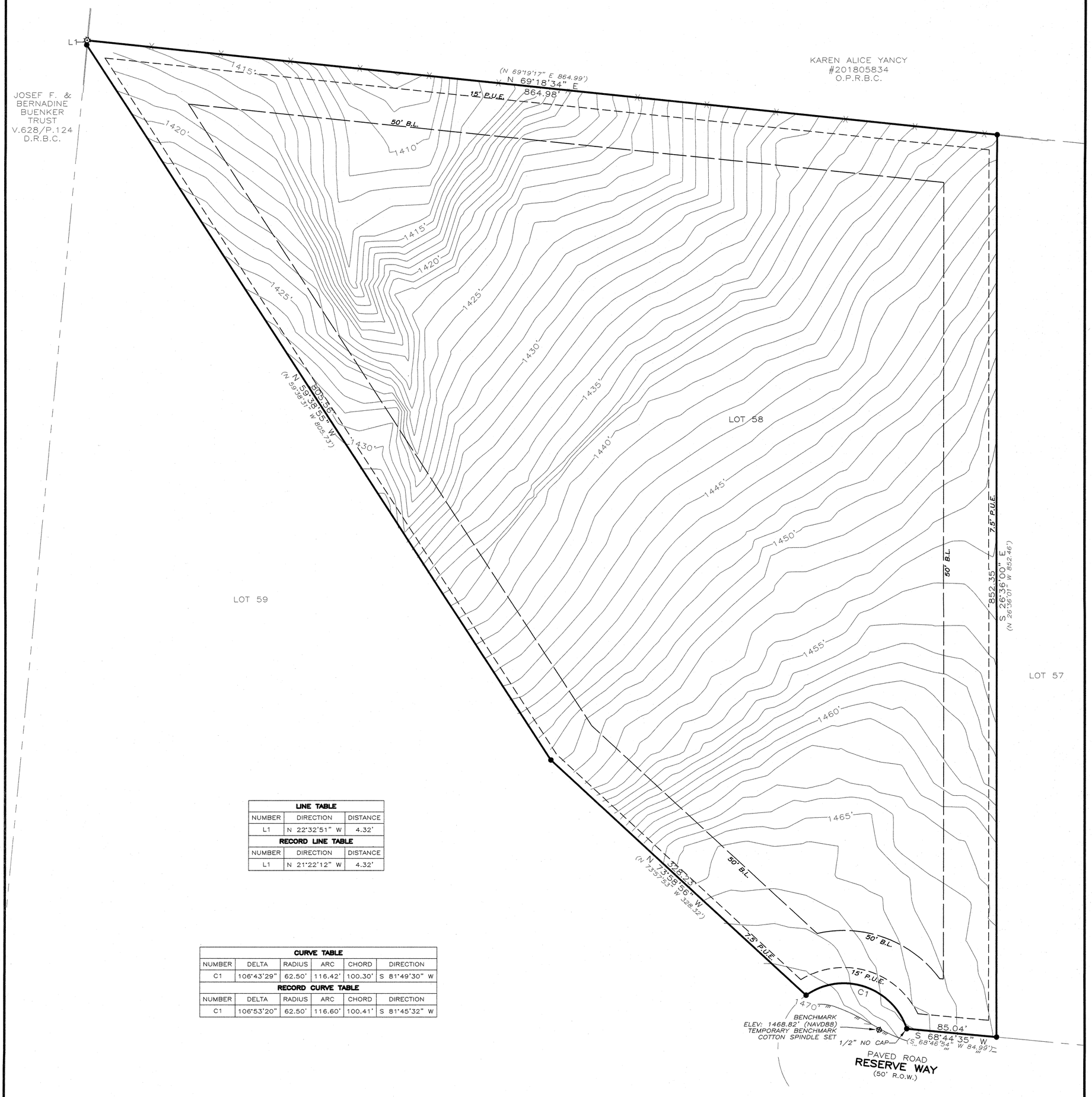
RESTRICTIVE COVENANTS:
ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT #2317390-LBH, EFFECTIVE DATE OF MAY 5, 2023 AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY:

I.) RESTRICTIVE COVENANTS - #202013106, #202014609 (SUBJECT TO)
10A.) 7.5' UTILITY EASEMENT ALONG THE SIDE LOT LINES AND 15' ALONG THE FRONT AND REAR LOT LINES - #202013106 (SUBJECT TO)
10B.) INGRESS AND EGRESS EASEMENT TO LOWER COLORADO RIVER AUTHORITY - V.115/P.328 (DOES NOT AFFECT, NOT LOCATED ON THIS TRACT)
10C.) TERMS, CONDITIONS AND STIPULATIONS IN THE EASEMENT AGREEMENT FOR UTILITIES - #201501095 (DOES NOT AFFECT, NOT LOCATED ON THIS TRACT)
10E.) BUILDING SETBACK LINES - #202014609 (SUBJECT TO)
10F.) MAINTENANCE CHARGES AND/OR ASSESSMENTS - #202014609 (SUBJECT TO)
10G.) ELECTRIC DISTRIBUTION SYSTEM EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. - #202205494 (BLANKET)
10H.) NOTICE REGARDING MANAGEMENT CERTIFICATE - #202210784 (SUBJECT TO)
10I.) NOTICE REGARDING GUIDELINES FOR ALTERNATIVE PAYMENT PLANS - #202216081 (SUBJECT TO)
10J.) SUBJECT TO THAT ONE CERTAIN ORDER OF APRIL 25, 2000, ADOPTING BURNET COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS - V.943/P.399, AMENDED IN V.993/P.620, AMENDED IN V.1043/P.85, AMENDED IN V.1377/P.722, AMENDED IN #201100417, #201100547 (SUBJECT TO)

THIS AREA DOES NOT APPEAR TO BE IN SPECIAL FLOOD HAZARD AREAS PER FEMA'S FLOOD INSURANCE RATE MAP #48053C0175F, DATED MARCH 15, 2012. THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.

LOT 58, HOMESTEAD HILLS, ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 202013106, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS.

JOB NO: 230455
DRAWN: RCG
F.C.: CC/CO/HD/EV



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 22°32'51" W	4.32'
RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 21°22'12" W	4.32'

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	106°43'29"	62.50'	116.42'	100.30'	S 81°49'30" W
RECORD CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	106°53'20"	62.50'	116.60'	100.41'	S 81°45'32" W

LEGEND	
●	IRON ROD FOUND WITH YELLOW CAP STAMPED "CCC 4835" (UNLESS OTHERWISE NOTED)
☼	COTTON SPINDLE SET
⫼	PAVEMENT
●	FENCE POST
— X —	WIRE FENCE
( )	RECORD INFORMATION
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
D.R.B.C.	DEED RECORDS OF BURNET COUNTY, TEXAS
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

Scale: 1" = 60'
BEARINGS CITED HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, TEXAS CENTRAL ZONE.

NOTE:
1) ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE PER THE PLAT OF RECORD - DOCUMENT NO. 202013106, O.P.R.B.C.
2) ALL BUILDING SETBACK LINES SHOWN HEREON ARE PER THE RESTRICTIONS - DOCUMENT NO. 202014609, O.P.R.B.C.

CERTIFY TO: INDEPENDENCE TITLE / OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY / PAUL EUGENE WILSON AND MICHELLE DIANE WILSON / GF# 2317390-LBH

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.
-A Land Surveying Firm-
3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
TBPELS LAND SURVEYING FIRM NO.10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE STAMP AND SIGNATURE OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

STATE OF TEXAS
REGISTERED
WILLIAM C. STEWART
5785
PROFESSIONAL
LAND SURVEYOR

Witness my hand and seal this the 6th Day of June, 2023 A.D.

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