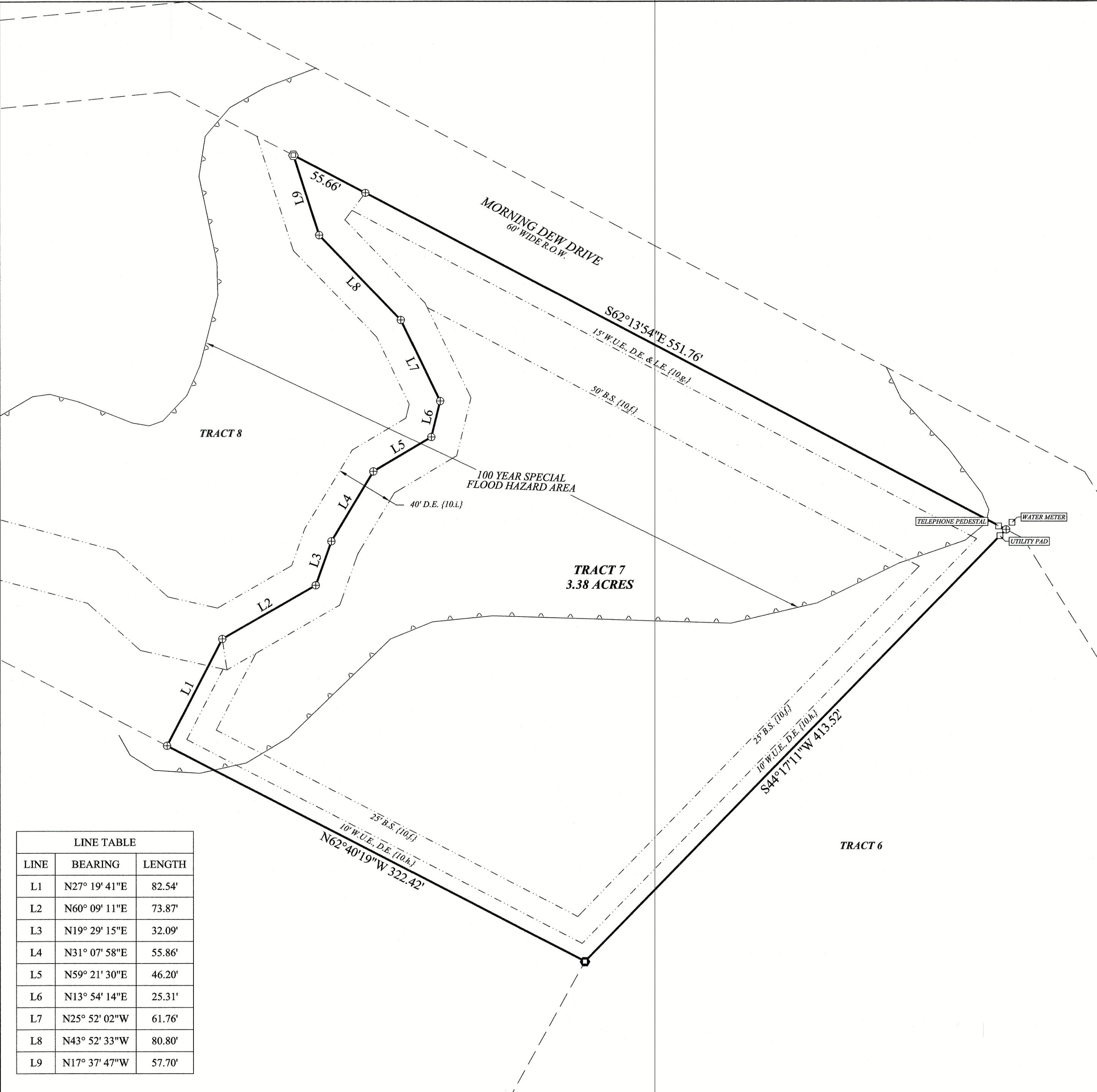
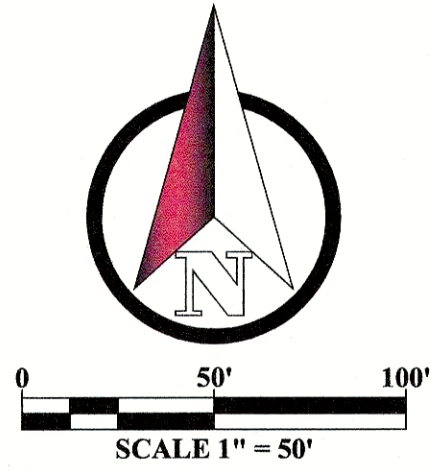




LEGEND	
	1/2" REBAR FOUND WITH CAP STAMPED "WILLIS"
	MAG NAIL SET WITH WASHER STAMPED "WILLIS"
	MAG NAIL FOUND WITH WASHER STAMPED "WILLIS"
W.U.E.	WATER UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT
B.S.	BUILDING SETBACK



BASIS OF BEARING NOTE:
THE BASIS OF BEARINGS FOR THIS SURVEY IS TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD83.

PROPERTY SUBJECT TO THE FOLLOWING:

- 10.c. Easement granted to United Telephone Company, recorded in Volume 66, Page 439, Deed Records of Blanco County, Texas. (Blanket access easement)
- 10.f. Building setbacks of fifty feet (50') from main road, twenty five feet (25') from side and rear Tract lines as set out on plat recorded in Cabinet 3, Slides 360-367, Plat Records of Blanco County, Texas.
- 10.g. Fifteen foot (15') water utility, drainage and landscape easement adjacent to all streets as set out on plat recorded in Cabinet 3, Slides 360-367, Plat Records of Blanco County, Texas.
- 10.h. Ten foot (10') water utility and drainage easement located on all non-street lot lines as set out on plat recorded in Cabinet 3, Slides 360-367, Plat Records of Blanco County, Texas.
- 10.i. Forty foot (40') drainage easement centered on all natural runoff channels, creeks or swales as set out on plat recorded in Cabinet 3, Slides 360-367, Plat Records of Blanco County, Texas.
- 10.k. Sewage facility regulations and orders governing residential subdivision, private sewage facilities, waste disposal and the drilling and use of water wells as passed by the Commissioners Court of Blanco County, Texas, and the Texas Natural Resource Conservation Commission.

PROPERTY NOT SUBJECT TO THE FOLLOWING:

- 10.d. Terms and conditions set out in Lease Agreement by and between Herman L. Kast to General Telephone Company of the Southwest, recorded in Volume 104, Page 330, Deed Records of Blanco County, Texas.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N27° 19' 41"E	82.54'
L2	N60° 09' 11"E	73.87'
L3	N19° 29' 15"E	32.09'
L4	N31° 07' 58"E	55.86'
L5	N59° 21' 30"E	46.20'
L6	N13° 54' 14"E	25.31'
L7	N25° 52' 02"W	61.76'
L8	N43° 52' 33"W	80.80'
L9	N17° 37' 47"W	57.70'

Willis - Sherman Associates, Inc.
LAND SURVEYORS AND PLANNERS
310 MAIN • MARBLE FALLS, TEXAS • 78654
(830) 693-3566 FAX (830) 693-5362
FIRM NUMBER: 10027600

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ACCORDING TO THE PLAT SET FORTH SHOWING THE TRUE RELATIONSHIP OF ALL EXTERIOR CORNERS AND BOUNDARY LINES TO THE BUILDINGS AND IS TRUE AS TO THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS THEREON. BASED ON MY KNOWLEDGE, BELIEF, INFORMATION AND EXISTING FIELD EVIDENCE SHOWS THE LOCATION OF ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION OF SUCH EASEMENTS (WITH BOOK AND NUMBER INDICATED), AS FURNISHED BY SAID BENEFICIARY AND THAT THERE IS NO EVIDENCE OF ENCROACHMENTS EITHER WAY ACROSS THE BOUNDARY LINES OF THE SUBJECT PROPERTY, EXCEPT AS SHOWN ON THIS SURVEY.

THIS SURVEY WAS MADE FOR THE BENEFIT OF JOSEPH C. SWYNNERTON AND HILL COUNTRY NATIONAL BANK AND SERVICE TITLE G.F. NO.44639.

DONALD SHERMAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1877 DATE 1/19/21



**A TITLE SURVEY PLAT OF
LOT 7
TRINITY OAKS PRESERVE
AT ROUND MOUNTAIN
CABINET 3, SLIDES 260-267,
PLAT RECORDS OF
BLANCO COUNTY, TEXAS**

OFFICE: J.FRAILEY FIELD: T.MARTINKA JOB #: 15819 T.S.

P:\2020 JOB# 15404\15819 T.S. TRACT 7 TRINITY OAKS\DWG15819 T.S.LOT 7.dwg 2020/12/23 8:54am James