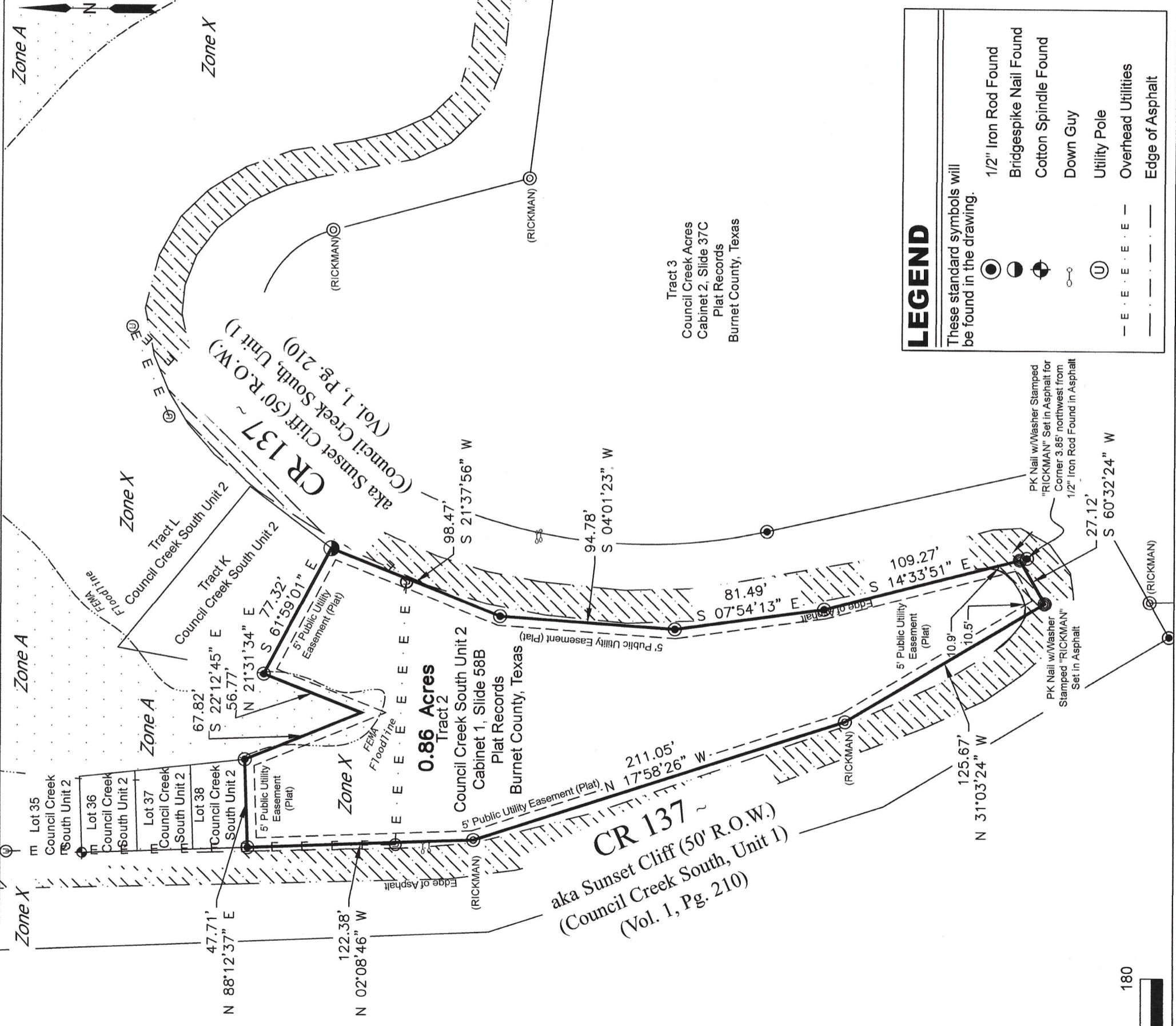


WATERWAY LANE, LLC
 TBD CR 137
 BURNET, TEXAS



SURVEY OF TRACT 2, COUNCIL CREEK SOUTH, UNIT 2, ACCORDING TO PLAT RECORDED IN CABINET 1, SLIDE 58-D, AND ALSO RECORDED AS VOL. 2, PG. 28, PLAT RECORDS, BURNET COUNTY, TEXAS.

COMMITMENT FOR TITLE INSURANCE
 ISSUED BY: Alamo Title Insurance
 ISSUED: July 13, 2023
 G.F. NO. 20230708658-BU
 EFFECTIVE: July 12, 2023

AS IT PERTAINS TO "TRACT II": TRACTS 2 & 4

1. Restrictive Covenants of record in Vol. 164, Pg. 799, Deed Records, Vol. 505, Pg. 129, Real Property Records, Document No(s). 200902409, & 201105987, Official Public Records & Cabinet 1, Slide 58-A, also recorded as Vol. 2, Pg. 28, Plat Records Burnet County, Texas.
- 10g. Subject to a Right-of-Way Easement; per Vol. 129, Pg. 6, Deed Records, Burnet County, Texas; DOES AFFECT.
- 10h. A Blanket Type Utility Easement to Pedernales Electric Cooperative, INC., per Vol. 191, Pg. 307, Deed Records, Burnet County, Texas; DOES AFFECT.
- 10i. 10' Building* Setback, along 1020' Contour Line, per Plat; DOES NOT AFFECT
 *(Plat note refers to monument or "pins" setback or offsets)
- 10j. 5' Public Utility Easement, along "Either side of each property line", per Plat; DOES AFFECT.
- 10k. Regulations and Ordinances per Burnet County Subdivision Regulations, per Vol. 943, Pg. 399, and amended in Vol. 993, Pg. 620, Vol. 1043, Pg. 85, Vol. 1377, Pg. 722, Document No. 201100417, and corrected in Document No. 201100547, Official Public Records, Burnet County, Texas; DOES AFFECT;
- 10l. Same as 10h.
- 10m. Access Easement per Vol. 505, Pg. 129, Real Property Records, Burnet County, Texas; DOES NOT AFFECT.

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. 48053C0325G, dated November 01, 2019, this property is located in Zone X: Areas determined to be outside the 0.2% annual chance floodplain or areas of minimal flooding; AND Special Flood Hazard Areas, Zone A; Areas without Base Flood Elevations.

CERTIFICATION:
 THE UNDERSIGNED DOES HEREBY
 CERTIFY THAT THIS EXHIBIT REPRESENTS
 A SURVEY MADE ON THE GROUND ON
 JULY 19, 2023, OF THE PROPERTY
 SHOWN HEREON:



Marion Ruth Bolton
 Marion Ruth Bolton,
 Registered Professional Land Surveyor No. 4727
 Job Number: 23-085

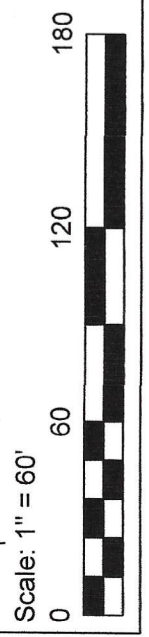
LEGEND

These standard symbols will be found in the drawing.

	1/2" Iron Rod Found
	Bridgespike Nail Found
	Cotton Spindle Found
	Down Guy
	Utility Pole
	Overhead Utilities
	Edge of Asphalt

Tract 2
 Council Creek Acres
 Cabinet 2, Slide 37C
 Plat Records
 Burnet County, Texas

Tract 3
 Council Creek Acres
 Cabinet 2, Slide 37C
 Plat Records
 Burnet County, Texas



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 LAND SURVEYING, LLC

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