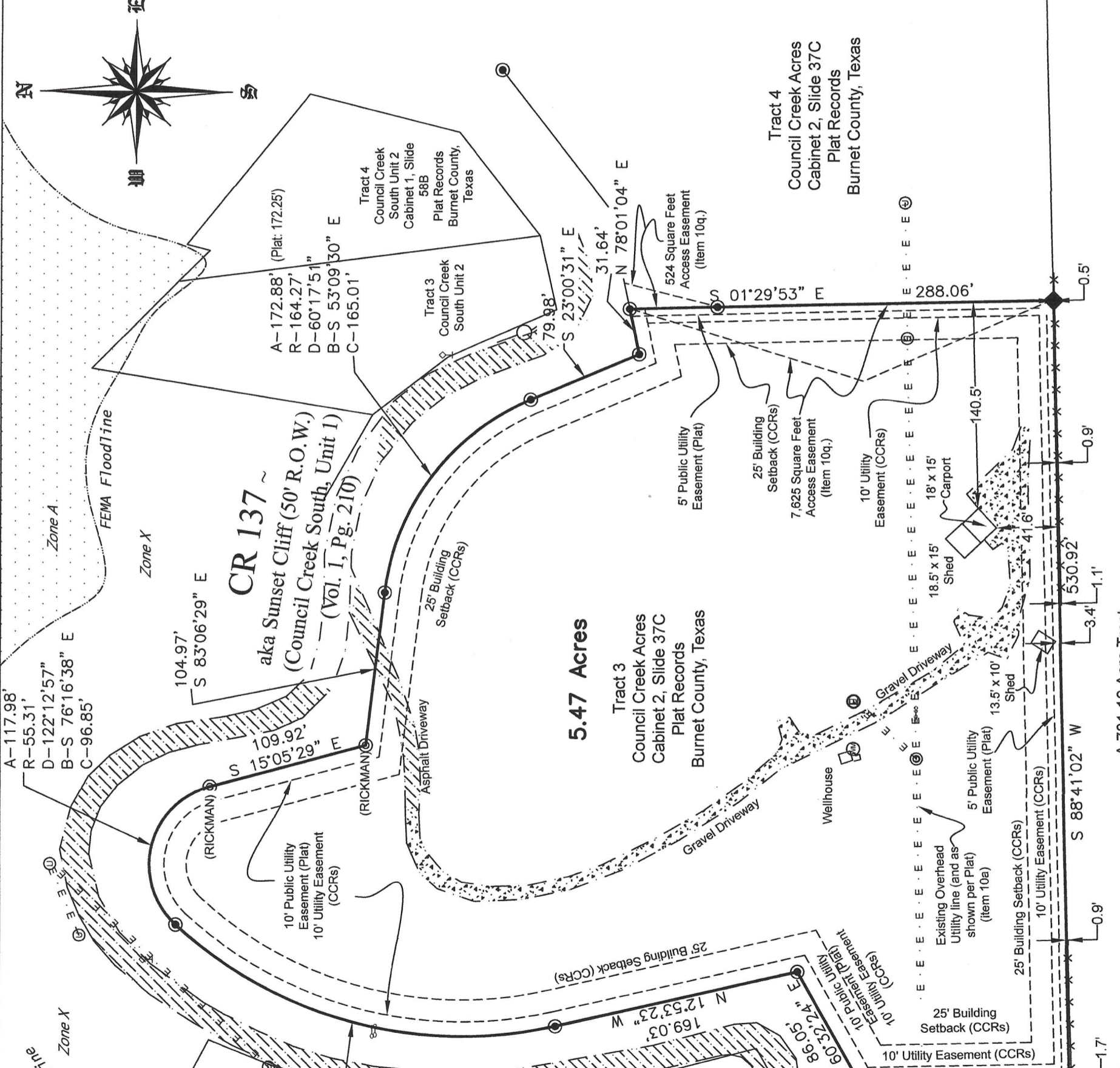


**WATERWAY LANE, LLC**  
**1201 CR 137**  
**BURNET, TEXAS**

**LEGEND**

- These standard symbols will be found in the drawing.
- 1/2" Iron Rod Found
  - 1/2" Iron Rod Set
  - Rail Road Spike Found
  - Road Sign
  - Water Meter
  - Down Guy
  - Utility Pole
  - Overhead Utilities
  - Wire Fence
  - Guardrail
  - Edge of Asphalt



**SURVEY OF TRACT 3, COUNCIL CREEK ACRES, ACCORDING TO PLAT RECORDED IN CABINET 2, SLIDE 37-C, PLAT RECORDS, BURNET COUNTY, TEXAS.**

**COMMITMENT FOR TITLE INSURANCE**  
 ISSUED BY: Alamo Title Insurance  
 ISSUED: July 13, 2023  
 G.F. NO. 2023070865B-BU  
 EFFECTIVE: July 12, 2023

**AS IT PERTAINS TO "TRACT I": TRACT 3**

1. Restrictive Covenants of record in Vol. 481, Pg. 395, Real Property Records, Vol. 505, Pg. 129, & Cabinet 2, Slide 37-C, Plat Records Burnet County, Texas.

- 10a. Electric Transmission line shown per Plat; DOES AFFECT.  
 10b. Per Plat; DOES AFFECT.  
 -5' Public Utility Easement - along Side and Rear Tract lines  
 -10' Public Utility Easement - along Front Tract lines  
 10d. 25' Building Setbacks, along Front, Side, & Rear Tract lines, per Vol. 481, Pg. 395, Real Property Records, Burnet County, Texas; DOES AFFECT.  
 10f. 10' Utility Easement, along Front, Side, & Rear Tract lines, per Vol. 481, Pg. 395, Real Property Records, Burnet County, Texas; DOES AFFECT.  
 10g. 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; DO AFFECT.  
 10p. A Blanket Type Utility Easement to Pedernales Electric Cooperative, INC., per Vol. 191, Pg. 307, Deed Records, Burnet County, Texas; DOES NOT AFFECT subject Lot.  
 10q. Access Easements per Vol. 505, Pg. 129, Real Property Records, Burnet County, Texas; DOES AFFECT, AS SHOWN.

**Survey Notes:**

- Bearings based on NAD83 Texas Central Zone 4203; US Survey Feet.
- Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.
- 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.  
 According to the Flood Insurance Rate Map (FIRM) No.48053C0325G, dated November 01, 2019, this property is located in Zone X: "Areas of minimal flood hazard."
- Per Plat;  
 -150' Private Water Well Easement - from a Soul Absorption Wastewater Disposal System

**CERTIFICATION:**  
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS EXHIBIT REPRESENTS A SURVEY MADE ON THE GROUND ON JULY 17, 2023, OF THE PROPERTY SHOWN HEREON:

*Marion Ruth Bolton*  
 Marion Ruth Bolton,  
 Registered Professional Land Surveyor No. 4727  
 Job Number: 23-085  
 Revised: 7-19-23



**RICKMAN**  
 LAND SURVEYING, LLC

TBPLS Firm No. 101919-00  
 419 Big Bend, Canyon Lake,  
 Texas 78133  
 Phone (830) 935-2457  
 www.rickmanlandsurveying.com

A 731.19 Acre Tract  
 Owen Don Reich  
 Vol. 379, Pg. 403  
 Official Public Records  
 Burnet County, Texas

