

SHAY WRIGHT
TBD WATERWAY LN
BURNET, TEXAS

"Lot 3C" - 2.04 Acres
KMC Assets III, LLC
Doc. No. 201911551
Official Public Records,
Burnet County, Texas

Lot 2CRR
Amended Replat of Tract 2, Replat of Swiss Village-Unit 1,
According to Plat Records in Cabinet 2, Slide 79C, Plat Records,
Burnet County, Texas, to be known as Lots 2ARR, 2BRR, & 2CRR,
Swiss Village Replat

Centerline Keith Beeman Airstrip
(Plat Cab. 2, Slide 79C)

"RICKMAN"

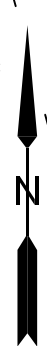
1.25 Acres

Lot 2BRR
Amended Replat of Tract 2, Replat of Swiss
Village-Unit 1, According to Plat Records in
Cabinet 2, Slide 79C, Plat Records, Burnet
County, Texas, to be known as Lots 2ARR,
2BRR, & 2CRR, Swiss Village Replat
Document No. 202401313
Official Public Records
Burnet County, Texas

0.959 Acre
David F. Garrett
Vol. 359 Pg. 85
Deed Records,
Burnet County, Texas

LEGEND

- These standard symbols will
be found in the drawing.
- 1/2" Iron Rod Found
 - 1/2" Iron Rod w/Cap
Stamped 'RICKMAN' Set
 - PK Nail Found or Set as Noted
 - 60D Nail Set as Point-on-Line
 - Transformer
 - Down Guy
 - Utility Pole
 - Overhead Utilities
 - Edge of Asphalt



SURVEY OF TRACT 2BRR, AMENDED REPLAT OF
TRACT 2, REPLAT OF SWISS VILLAGE-UNIT 1,
ACCORDING TO PLAT RECORDED IN CABINET 2,
SLIDE 79C, PLAT RECORDS, BURNET COUNTY,
TEXAS, TO BE KNOWN AS LOTS 2ARR, 2BRR, &
2CRR, SWISS VILLAGE REPLAT, ACCORDING TO
PLAT RECORDED IN DOCUMENT NO.
202401313, OFFICIAL PUBLIC RECORDS, BURNET
COUNTY, TEXAS.

Survey Notes:

- Bearings Based on NAD83 Texas Central Zone 4203; US Survey Texas.
- 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. 48053C0300F, dated March 15, 2012, this property is located in Zone X: Areas determined to be outside the 0.2% annual chance floodplain AND Other Flood Hazard Areas; Zone X; Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Subject to Restrictions and Setbacks per Cabinet 2, Slide 79C, Plat Records, Burnet County, Texas;
 - 50' Roadway Access Easement aka Waterway lane - as shown
 - 5' Easement - as Shown
 - Centerline of the Keith Beeman Airstrip - as Shown
- Subject to Restrictions and Covenants per Vol. 1477 Pg. 302, Official Public Records, Burnet County, Texas;
 - 20' Building Setback - along "any adjoining residential lot"
- Subject to 200' Restricted Water Quality Zone - located 200' from the normal elevation of Lake Buchanan, per Doc. 202308165, Official Public Records, Burnet County, Texas, and pending Amended Replat.
- Per Plat:
 - 50' Roadway Access Easement aka Waterway lane - as shown
 - 5' Easement - along side lot lines

CERTIFICATION:
THE UNDERSIGNED DOES HEREBY
CERTIFY THAT THIS EXHIBIT REPRESENTS
A SURVEY MADE ON THE GROUND ON
NOVEMBER 27, 2023, OF THE PROPERTY
SHOWN HEREON:

Marion Ruth Bolton

Marion Ruth Bolton
Registered Professional Land Surveyor No. 4727
Job Number: 22-100
Addl. Field work 1-3-24 Monumentation



5-16-2024

RICKMAN
LAND SURVEYING, LLC

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