

LEGEND / ABBREVIATIONS

- ADJOINER LINE
- =====

BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- |||||

ASPHALT
- IRON ROD FOUND
- CAPPED IRON ROD SET
- ▲

NAIL FOUND
- ⚡

ELECTRIC METER
- T

TELEPHONE PEDESTAL
- W

WATER METER
- T

TELEPHONE JUNCTION BOX
- D.E.

DRAINAGE EASEMENT
- U.E.

UTILITY EASEMENT
- B.L.

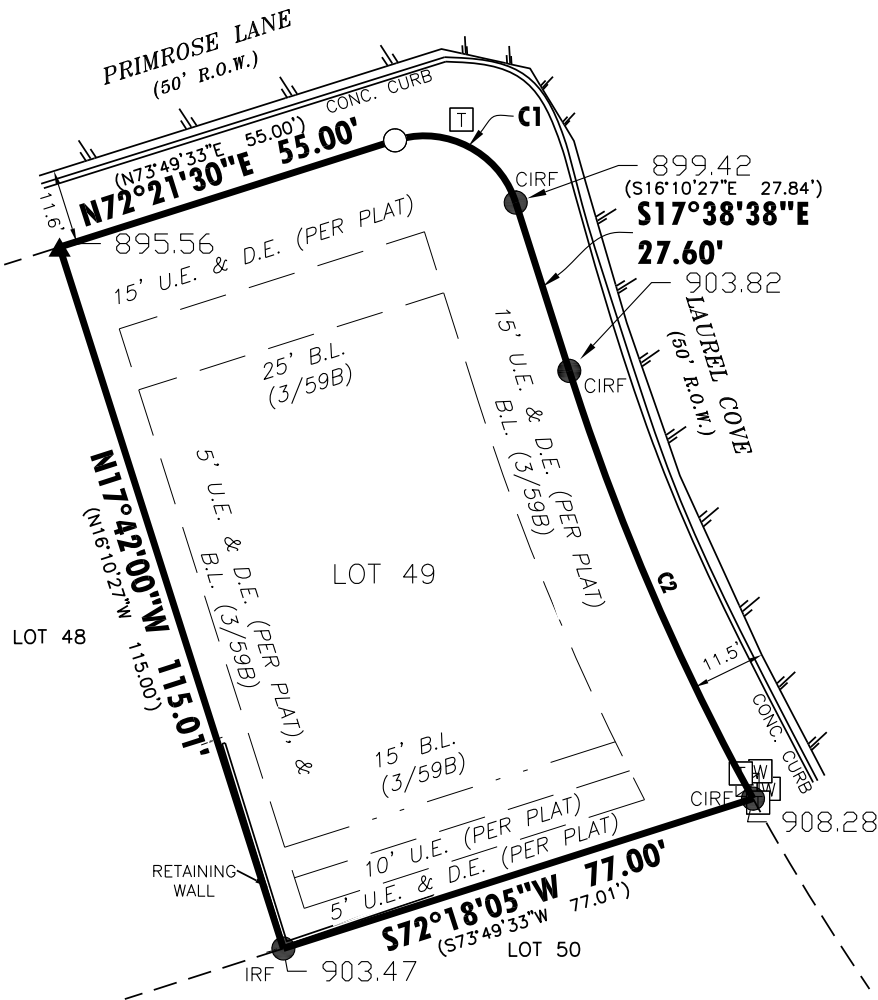
BUILDING LINE
- IRF

IRON ROD FOUND
- CIRF

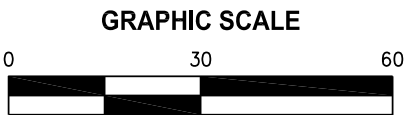
CAPPED IRON ROD FOUND

GENERAL NOTES

REFER TO SHEET 2



| Curve Table |                    |         |                                  |                    |
|-------------|--------------------|---------|----------------------------------|--------------------|
| CURVE #     | ARC LENGTH         | RADIUS  | CHORD BEARING                    | CHORD LENGTH       |
| C1          | 23.56'             | 15.00'  | S62° 45' 29"E<br>(S61° 10' 27"E) | 21.21'             |
| C2          | 72.83'<br>(72.62') | 375.00' | S23° 14' 18"E<br>(S21° 43' 17"E) | 72.72'<br>(72.50') |



1 INCH = 30 FT.

TO: NATIONAL INVESTORS TITLE INS. CO.  
G.F. NO.: GA-2131875  
106 LAUREL COVE  
MARBLE FALLS, TEXAS 78654

I, Chris Walterscheidt, certify that this plat was prepared under my direct supervision from a survey made on the ground on 06-22-21, that this plat correctly represents the facts found at the time of said survey.

  
Chris Walterscheidt Texas R.P.L.S. No. 6180



TITLE SURVEY OF  
LOT 49,  
WILDFLOWER VILLAGE,  
SECTION ONE  
CABINET 3, SLIDE 99A  
PLAT RECORDS  
BURNET COUNTY, TEXAS



500 NORTH LOOP 1604 EAST,  
SUITE 200  
SAN ANTONIO, TX 78232  
(318) 226-0100  
www.landpoint.net  
TBPELS REG. NO. 10193814  
SHEET 1 OF 2

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GENERAL NOTES

- 1. Property lines have been established based upon found monuments, measurements and evidence obtained in the field, along with records as provided by the client.
- 2. Bearing based on Texas State Plane Coordinates, Central Zone, 4203, NAD83-US Survey feet, derived from GPS observations.
- 3. All 'CIRS' are 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.
- 4. This property is subject to any visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use.
- 5. This property is subject to those restrictive covenants recorded in Cabinet 3, Slide 59-B, and Cabinet 3, Slide 99-A, Plat Records, and Volume 1131, Page 37, Volume 1131, Page 51, Volume 1231, Page 311 and Volume 1231, Page 316, Official Public Records of Burnet County, Texas, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- 6. This property is subject to all leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- 7. This property is subject to Rights of parties in possession.
- 8. This property is subject to Rights of tenants, as tenants only, under unrecorded leases or rental agreements..
- 9. This property is subject to Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
- 10. This property is subject to Easements, restrictions, reservations, covenants, zoning ordinances, and/or building set back lines, if any, as shown on Map or Plat recorded in Cabinet 3, Slide 99-A, Plat Records, Burnet County, Texas.
- 11. This property is subject to Terms and conditions of current ordinances of the City of Marble Falls, Burnet County, Texas.
- 12. Channel Easement granted to State of Texas, recorded in Volume 111, Page 32, Deed Records of Burnet County, Texas. (DOES NOT AFFECT)
- 13. Sewer line granted to City of Marble Falls and Marble Falls Independent School District, recorded in Volume 381, Page 484, Real Property Records of Burnet County, Texas. (DOES NOT AFFECT)
- 14. Drainage easements recorded in Volume 587, Page 76, Real Property Records of Burnet County, Texas. (DOES NOT AFFECT)
- 15. Access easement reserved to Malcolm R. Miller and Don Reese Miller, recorded in Volume 807, Page 254, Official Public Records of Burnet County, Texas. (DOES NOT AFFECT)
- 16. This property is subject to Drainage easements recorded in Cabinet 3, Slide 99-A, Plat Records of Burnet County, Texas.
- 17. This property is subject to Assessments set out in Volume 1131, Page 37 and Volume 1131, Page 51, Official Public Records of Burnet County, Texas; said assessments are subordinate tdo any first lien mortgage.
- 18. No oil drilling, oil development operation, oil refining, quarrying or mining operations of any kind shall be permitted in or on the Property, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any part of the Property. No derrick or other structure designed for use in quarrying or boring for oil, natural gas or other minerals shall be erected, maintained or permitted on the property, set out in Volume 1131, Page 51, Official Public Records of Burnet County, Texas.
- 19. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.

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