

Reduced Copy

MARBLE FALLS SURVEYING & MAPPING

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LAND TITLE SURVEY

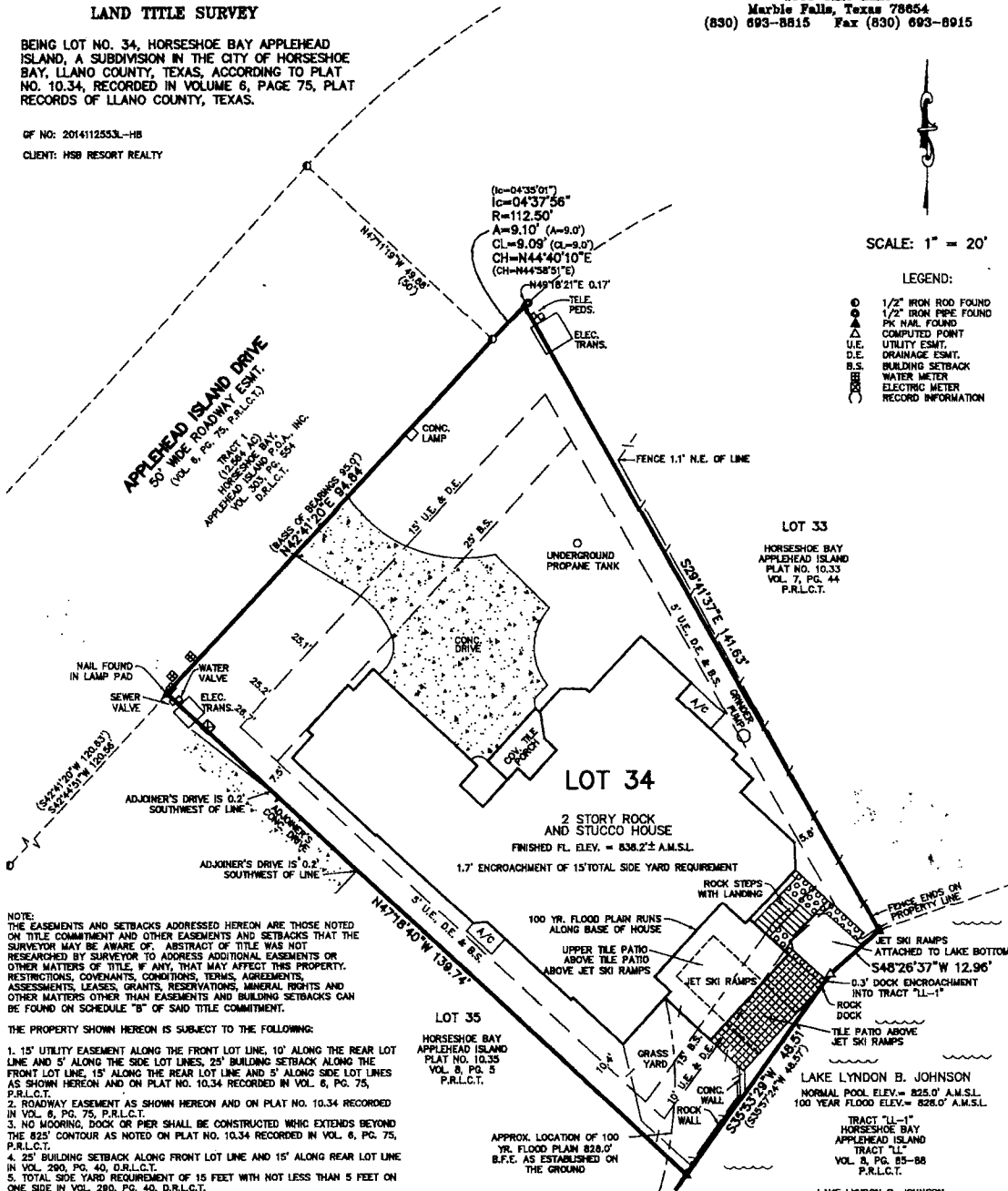
BEING LOT NO. 34, HORSESHOE BAY APPLEHEAD ISLAND, A SUBDIVISION IN THE CITY OF HORSESHOE BAY, LLANO COUNTY, TEXAS, ACCORDING TO PLAT NO. 10.34, RECORDED IN VOLUME 6, PAGE 75, PLAT RECORDS OF LLANO COUNTY, TEXAS.

OF NO: 201412553L-HB  
CLIENT: HSB RESORT REALTY

SCALE: 1" = 20'

LEGEND:

- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- △ PK WALL FOUND
- △ COMPUTED POINT
- U.E. UTILITY ESMT.
- D.E. DRAINAGE ESMT.
- B.S. BUILDING SETBACK
- ⊗ WATER METER
- ⊗ ELECTRIC METER
- ⊗ RECORD INFORMATION



NOTE: THE EASEMENTS AND SETBACKS ADDRESSED HEREON ARE THOSE NOTED ON TITLE COMMITMENT AND OTHER EASEMENTS AND SETBACKS THAT THE SURVEYOR MAY BE AWARE OF. ABSTRACT OF TITLE WAS NOT RESEARCHED BY SURVEYOR TO ADDRESS ADDITIONAL EASEMENTS OR OTHER MATTERS OF TITLE, IF ANY, THAT MAY AFFECT THIS PROPERTY. RESTRICTIONS, COVENANTS, CONDITIONS, TERMS, AGREEMENTS, ASSESSMENTS, LEASES, GRANTS, RESERVATIONS, MINERAL RIGHTS AND OTHER MATTERS OTHER THAN EASEMENTS AND BUILDING SETBACKS CAN BE FOUND ON SCHEDULE "B" OF SAID TITLE COMMITMENT.

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING:

1. 15' UTILITY EASEMENT ALONG THE FRONT LOT LINE, 10' ALONG THE REAR LOT LINE AND 5' ALONG THE SIDE LOT LINES, 25' BUILDING SETBACK ALONG THE FRONT LOT LINE, 15' ALONG THE REAR LOT LINE AND 5' ALONG SIDE LOT LINES AS SHOWN HEREON AND ON PLAT NO. 10.34 RECORDED IN VOL. 6, PG. 75, P.R.L.C.T.
2. ROADWAY EASEMENT AS SHOWN HEREON AND ON PLAT NO. 10.34 RECORDED IN VOL. 6, PG. 75, P.R.L.C.T.
3. NO MOORING, DOCK OR PIER SHALL BE CONSTRUCTED WHICH EXTENDS BEYOND THE 825' CONTOUR AS NOTED ON PLAT NO. 10.34 RECORDED IN VOL. 6, PG. 75, P.R.L.C.T.
4. 25' BUILDING SETBACK ALONG FRONT LOT LINE AND 15' ALONG REAR LOT LINE IN VOL. 290, PG. 40, D.R.L.C.T.
5. TOTAL SIDE YARD REQUIREMENT OF 15 FEET WITH NOT LESS THAN 5 FEET ON ONE SIDE IN VOL. 290, PG. 40, D.R.L.C.T.
6. STRUCTURES ON ANY WATERFRONT LOT MAY BE LOCATED AT THE 825' CONTOUR AS STATED IN VOL. 290, PG. 40, D.R.L.C.T.
7. MAXIMUM BUILDING HEIGHT NOT TO EXCEED 25 FEET FROM THE HIGHEST NATURAL CONTOUR LINE OF THE APPLICABLE LOT IN VOL. 290, PG. 40, D.R.L.C.T.
8. 15' UTILITY & DRAINAGE EASEMENT ALONG THE FRONT LOT LINE, 10' ALONG THE REAR LOT LINE AND 5' ALONG THE SIDE LOT LINES IN VOL. 290, PG. 40, D.R.L.C.T.
9. INUNDATION EASEMENT WITH WAIVER OF DAMAGES BELOW THE 840' CONTOUR LINE TO L.C.R.A. IN VOL. 80, PG. 831, D.R.L.C.T.
10. EASEMENT FOR ACCESS, INGRESS & EGRESS OVER THE LAKE BOTTOM ON A STRIP 30' WIDE FROM THE 825' CONTOUR IN VOL. 290, PG. 29, D.R.L.C.T.
11. R.O.W. AND ACCESS EASEMENTS OVER THE ROADS IN VOL. 308, PG. 80, D.R.L.C.T. AND VOL. 1509, PG. 884, O.P.R.R.P.L.C.T.
12. TERMS AND CONDITIONS OF CURRENT ORDINANCES OF THE CITY OF HORSESHOE BAY, LLANO CO., TX.

THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE FOLLOWING:

1. EASEMENT TO L.C.R.A. IN VOL. 80, PG. 634, D.R.L.C.T.

I, CHARLES CALHOUN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY EXCLUSIVELY TO ROBERT HAZLER, DAWN D. HAZLER, AND HIGHLAND LAKES TITLE CO. THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON (AND/OR METES AND BOUNDS ON ATTACHED SHEET) AND THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE ENCROACHMENTS, VISIBLE UTILITY LINES, VISIBLE PIPELINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. CHARLES CALHOUN AND MARBLE FALLS SURVEYING & MAPPING, LLC ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION, MODIFICATIONS, REVISIONS, AND/OR ADDITIONS (INCLUDING LINE-WORK, TEXT, DATE, EDITING OF NOTES, ETC.) MADE BY ANY PARTY OTHER THAN MARBLE FALLS SURVEYING & MAPPING, LLC IS STRICTLY PROHIBITED. NONCOMPLIANCE OF THIS STIPULATION WILL CAUSE THIS SURVEY TO BECOME NULL AND VOID. COPYRIGHT 2014, MARBLE FALLS SURVEYING & MAPPING, LLC.

WITNESS MY HAND AND SEAL THIS 2nd DAY OF DECEMBER, 2014.

CHARLES CALHOUN REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4452

REF NO: 98725  
JOB NO: 14497  
DRAWN BY: J. CALHOUN

