

DATE	22
BY	DA
FOR	TR. 8
PROJECT	1
NO.	1

PREPARED FOR:
Gregory W. & Sylvie B. Andrews
Skyline Drive
Albert, TX

TITLE COMPANY: Title
1461 FM 5823
Canyon Lake, TX 78133

LINE	BEARING	LENGTH
L10	N 24°47'24" E	32.48'
L11	N 74°47'24" E	92.80'
L12	N 87°29'36" E	135.31'
L25	S 52°04'23" W	31.04'

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C10	355.97'	385.20'	53°23'28"	N 76°30'32" W	343.23'

This tract is subject to following easements listed in Independence Title Company's Commitment for Title Insurance, G. F. No. 2202192-C15, issued January 17th, 2022:
- Restricitive covenants of record under Clerk's File No. 218852, Official Public Records of Blanco County, TX. ESTABLISH BUILDING SETBACK LINES - SHOWN HEREON & ESTABLISHES A SHARED ACCESS DRIVEWAY, WALKWAY IS COMPRISED OF THE MAIN ENTRANCE OFF OF RR 1623 AND SKYLINE DRIVE & LEWDELE LANE AS SHOWN ON PLAT RECORDED IN VOLUME 3, PAGES 354-356, BLANCO COUNTY PLAT RECORDS
- Any visible and apparent easement, either public or private, located on or across the land, the evidence of which is not obscured by the Public Records, covenants and restrictions as set forth in plat recorded in Vol. 3, Pg. 354-356, Plat Records, Blanco County, TX.
- Building setback lines as set for in instrument recorded under Clerk's File No. 215857, Official Public Records, Blanco County, TX. SHOWN HEREON.
- Any portion of subject property lying within the boundaries of 60' wide roadway, Skyline Drive, as shown on Plat recorded in Vol. 3, Pg. 354-356, Plat Records, Blanco County, TX. SHOWN HEREON.
- Utility easements: 10' along side/rear lot lines, 20' along subdivision perimeter and 20' along lot lines adjacent to roadway easements per Plat recorded in Vol. 3, Pg. 354-356, Plat Records of Blanco County, TX. SHOWN HEREON.
- Electric Distribution Line Easement recorded under Clerk's File No. 202586, Official Public Records, Blanco County, TX.
- Electric Distribution Line Easement recorded under Clerk's File No. 204211, Official Public Records, Blanco County, TX.

The undersigned does hereby certify that a survey was made on the ground of the property shown herein, that it is correct and that there are no obvious boundary line conflicts, encroachments, overlapping of improvements or roads in place except as shown hereon and that said property has access to and from a dedicated roadway.

Dale Allen Sultemeier
Dale Allen Sultemeier
Registered Professional Land
Surveyor
No. 4542 - State of Texas

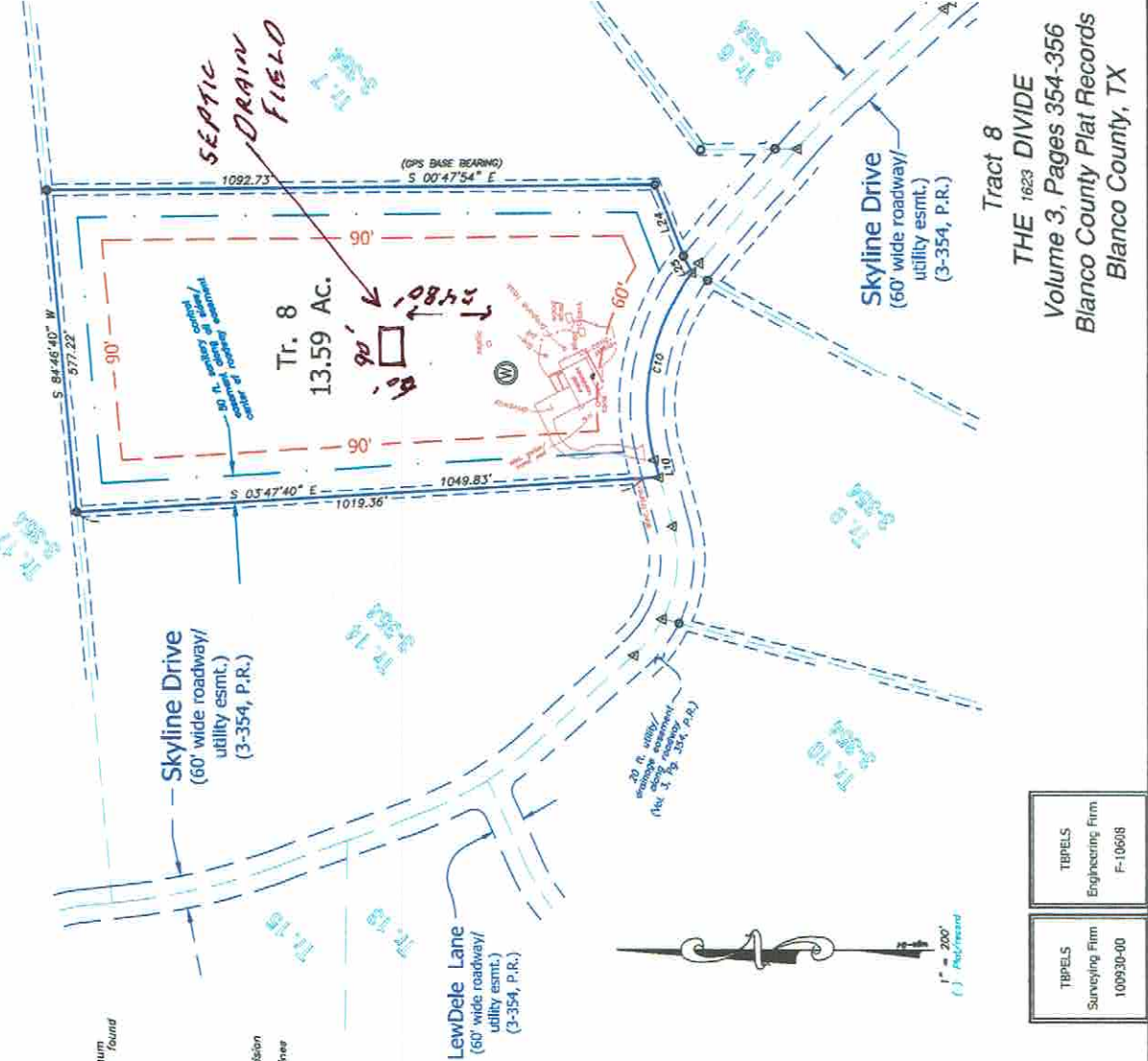


12-16-2022

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Tract 8
THE 1623 DIVIDE
Volume 3, Pages 354-356
Blanco County Plat Records
Blanco County, TX