NOTE:

SCHEDULE B ITEMS, AS PER:
NATIONAL INVESTORS TITLE INSURANCE COMPANY
EFFECTIVE DATE: JUNE 21, 2019, 4:30 PM
ISSUED DATE: JULY 2, 2019, 11:00 AM
GF NO. 2019061177L-OC

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: 11/92 L.C.P.R., 1062/124 L.C.O.P.R., 1146/233 L.C.O.P.R., 1524/1923 L.C.O.P.R. AND 1580/4337 L.C.O.P.R.

EASEMENTS:

10.

A. EASEMENT FOR PUBLIC ROAD ALONG THE WEST BOUNDARY LINE OF THE PROPERTY AND PRESCRIPTIVE EASEMENT FOR ROAD PURPOSES VESTED IN MRS. ARTHUR SAGEBIEL ACROSS THE ABOVE DESCRIBED PREMISES AND ALL UTILITY SERVICE LINE EASEMENTS SET OUT IN WARRANTY DEED FROM A. A. TOVERA, INC. TO JAMES T. DOYLE AND DOROTHY S. DOYLE DATED JUNE 26, 1964, RECORDED IN VOLUME 171, PAGE 415, DEED RECORDS OF LLANO COUNTY, TEXAS. – **NOT SHOWN HEREON DUE TO INSUFFICIENT LEGAL DESCRIPTION**

B. EASEMENT FOR ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM AND TELEPHONE LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LANDS, GRANTED BY RUBEN SAGEBIEL TO CENTRAL TEXAS ELECTRIC COOPERATIVE BY INSTRUMENT DATED MAY 13, 1976, RECORDED IN VOLUME 213, PAGE 78, DEED RECORDS OF LLANO COUNTY, TEXAS. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

C. RELINQUISHMENT OF EASEMENT RIGHTS DATED FEBRUARY 16, 2000, RECORDED IN VOLUME 1064, PAGE 276, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, LLANO COUNTY, TEXAS, EXECUTED BY CENTRAL TEXAS ELECTRIC COOP., INC. TO ENCHANTED VISTAS, RELEASING LOT NOS. 1, 2, 3, 4, 6, 7, 8, 9, 10, 13 AND 14, ENCHANTED VISTAS, FROM THE RIGHT OF WAY EASEMENTS RECORDED IN VOLUME 85, PAGE 60 AND VOLUME 87, PAGE 208, DEED RECORDS OF GILLESPIE COUNTY, TEXAS AND VOLUME 213, PAGE 78, DEED RECORDS OF LLANO COUNTY, TEXAS. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

D. SEVENTY-FIVE FOOT (75') SEPTIC SETBACK FROM ALL LOT LINES SET OUT ON THE PLAT OF ENCHANTED VISTAS, RECORDED IN VOLUME 11, PAGE 92, PLAT RECORDS OF LLANO COUNTY, TEXAS. – **SHOWN HEREON**

E. TEN FOOT (10') UTILITY EASEMENT ALONG ALL LOT LINES SET OUT ON THE PLAT OF ENCHANTED VISTAS, RECORDED IN VOLUME 11, PAGE 92, PLAT RECORDS OF LLANO COUNTY, TEXAS. – **SHOWN HEREON**

F. TWENTY FOOT (20') UTILITY EASEMENT ALONG THE PERIMETER OF THE SUBDIVISION SET OUT ON THE PLAT OF ENCHANTED VISTAS, RECORDED IN VOLUME 11, PAGE 92, PLAT RECORDS OF LLANO COUNTY, TEXAS. – **SHOWN HEREON**

G. TEN FOOT (10') UTILITY EASEMENTS ALONG THE BOUNDARIES OF ALL STREETS AND ROADS SET OUT ON THE PLAT OF ENCHANTED VISTAS, RECORDED IN VOLUME 11, PAGE 92, PLAT RECORDS OF LLANO COUNTY, TEXAS. – **SHOWN HEREON**

H. BURIED TELEPHONE CABLE LOCATED ALONG GRANITE SPRINGS DRIVE SET OUT ON THE PLAT OF ENCHANTED VISTAS, RECORDED IN VOLUME 11, PAGE 92, PLAT RECORDS OF LLANO COUNTY, TEXAS. – **NOT SHOWN HEREON DUE TO INSUFFICIENT LEGAL DESCRIPTION**

I. ROAD EASEMENT OF SIXTY FEET (60') SET OUT IN DECLARATION OF COVENANTS, RESTRICTIONS AND MAINTENANCE AGREEMENTS FOR ENCHANTED VISTAS DATED FEBRUARY 7, 2000, RECORDED IN VOLUME 1062, PAGE 124, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, LLANO COUNTY, TEXAS, AND IN AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND MAINTENANCE AGREEMENTS FOR ENCHANTED VISTAS DATED SEPTEMBER 1, 2010, RECORDED IN VOLUME 1524, PAGE 1923, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS; SAID EASEMENT SHOWN OF RECORD ON THE PLAT OF ENCHANTED VISTAS, RECORDED IN VOLUME 11, PAGE 92, PLAT RECORDS OF LLANO COUNTY, TEXAS. – **SHOWN HEREON**

J. ASSESSMENTS AND ASSESSMENT LIENS SET OUT IN DECLARATION OF COVENANTS, RESTRICTIONS AND MAINTENANCE AGREEMENTS FOR ENCHANTED VISTAS DATED FEBRUARY 7, 2000, RECORDED IN VOLUME 1062, PAGE 124, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, LLANO COUNTY, TEXAS, AND IN AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND MAINTENANCE AGREEMENTS FOR ENCHANTED VISTAS DATED SEPTEMBER 1, 2010, RECORDED IN VOLUME 1524, PAGE 1923, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. ASSESSMENTS ARE SUBORDINATED TO THE LIEN OF ANY FIRST MORTGAGE. – **NOT ADDRESS HEREON**

K. BUILDING SETBACK OF SEVENTY-FIVE FEET (75) FROM ANY PROPERTY LINE SET OUT IN DECLARATION OF COVENANTS, RESTRICTIONS AND MAINTENANCE AGREEMENTS FOR ENCHANTED VISTAS DATED FEBRUARY 7, 2000, RECORDED IN VOLUME 1062, PAGE 124, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, LLANO COUNTY, TEXAS, AND IN AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND MAINTENANCE AGREEMENTS FOR ENCHANTED VISTAS DATED SEPTEMBER 1, 2010, RECORDED IN VOLUME 1524, PAGE 1923, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. – **SHOWN HEREON**

I. ANY "SOLID" OR "PRIVACY" FENCES MUST BE ERECTED WITHIN FIFTY FEET (50') OF DWELLINGS, PROVIDED FENCES BUILT PRIOR TO OCTOBER 2009 SHALL BE EXEMPTED FROM THE ENFORCEMENT OF THIS RESTRICTION AS SET OUT IN AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND MAINTENANCE AGREEMENTS FOR ENCHANTED VISTAS DATED SEPTEMBER 1, 2010, RECORDED IN VOLUME 1524, PAGE 1923, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. – **DOES AFFECT NOT SHOWN HEREON**

M. AN EASEMENT FOR UTILITY PURPOSES TEN FEET (10') WIDE ON THE FRONT AND SIDE BOUNDARY OF ALL TRACT LINES AND TWENTY FEET (20') WIDE ALONG THE ENTIRE PERIMETER (BOUNDARY) OF THE PROPERTY IS RESERVED, GRANTED AND CONVEYED TO PUBLIC UTILITY PROVIDERS, SET OUT IN AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND MAINTENANCE AGREEMENTS FOR ENCHANTED VISTAS DATED SEPTEMBER 1, 2010, RECORDED IN VOLUME 1524, PAGE 1923, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. – **SHOWN HEREON**

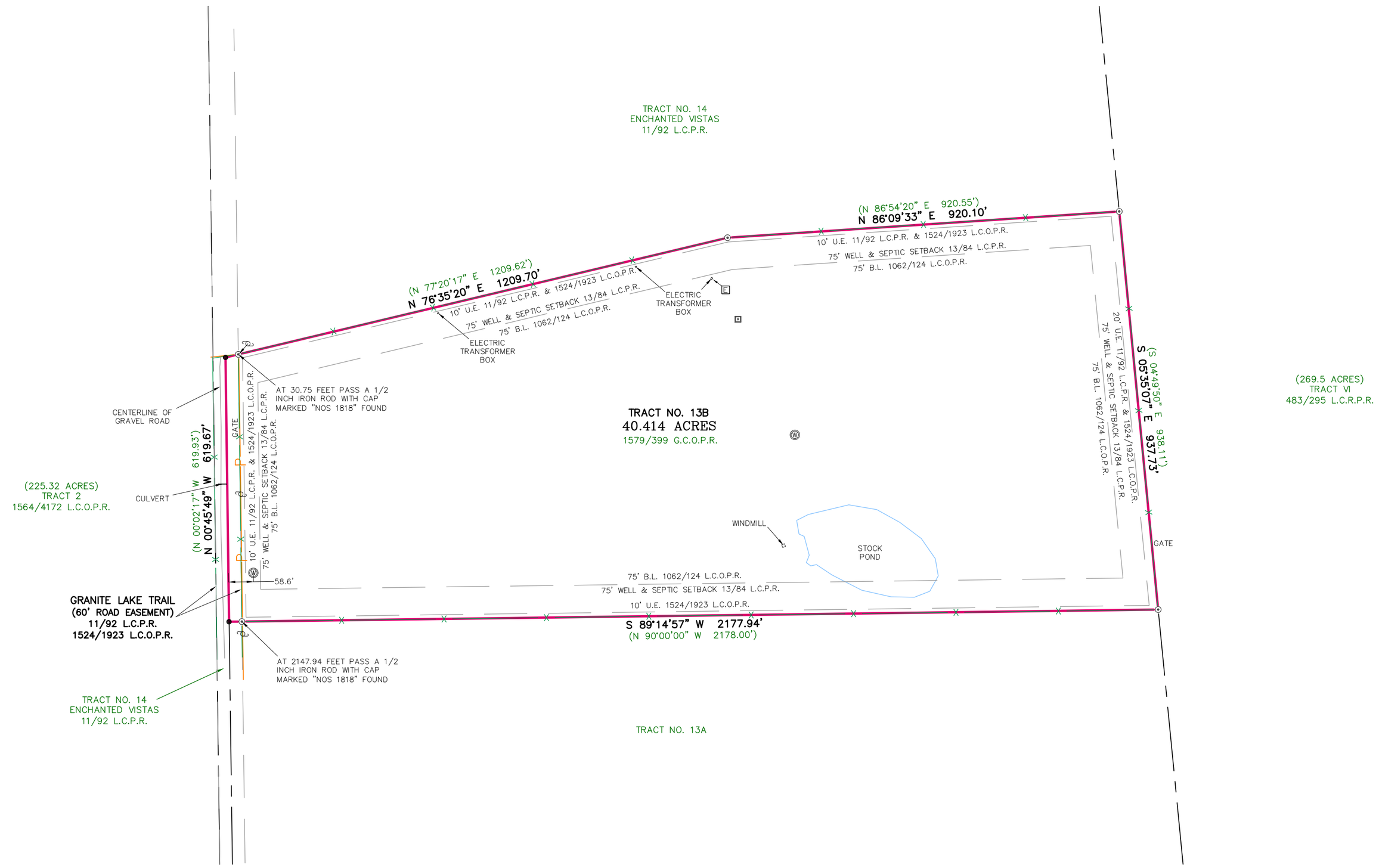
N. MINERAL EXPLORATION OF ANY TYPE, WHICH WILL DAMAGE THE SURFACE, SHALL NOT BE PERMITTED ON ANY TRACT, SET OUT IN AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND MAINTENANCE AGREEMENTS FOR ENCHANTED VISTAS DATED SEPTEMBER 1, 2010, RECORDED IN VOLUME 1524, PAGE 1923, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. – **NOT ADDRESS HEREON**

O. RIGHT OF WAY EASEMENT DATED OCTOBER 13, 2000, FILED MARCH 8, 2001, EXECUTED BY ENCHANTED VISTAS, L. P. AND KENNETH A. BARFIELD, MANAGER TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1110, PAGE 447, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, LLANO COUNTY, TEXAS. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

P. RIGHT OF WAY EASEMENT EXECUTED BY GARY RANDOLPH AND AMY RANDOLPH TO CENTRAL TEXAS ELECTRIC COOPERATIVE, RECORDED IN VOLUME 1218, PAGE 67, OFFICIAL RECORDS OF LLANO COUNTY, TEXAS. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

Q. RIGHT OF WAY EASEMENT EXECUTED BY GARY RANDOLPH AND AMY RANDOLPH TO CENTRAL TEXAS ELECTRIC COOPERATIVE, RECORDED IN VOLUME 1224, PAGE 553, OFFICIAL RECORDS OF LLANO COUNTY, TEXAS. – **BLANKET IN NATURE, NOT SHOWN HEREON.**

R. RIGHT OF WAY EASEMENT EXECUTED BY GARY RANDOLPH AND AMY RANDOLPH TO CENTRAL TEXAS ELECTRIC COOPERATIVE, RECORDED IN VOLUME 1238, PAGE 754, OFFICIAL RECORDS OF LLANO COUNTY, TEXAS. – **BLANKET IN NATURE, NOT SHOWN HEREON.**



STATE OF TEXAS
REGISTERED
ABRAHAM J. LEAMONS
6275
PROFESSIONAL
LAND SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON JULY 10, 2019; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

07-16-2019
DATE

SEARCHERS
LAND SURVEYING, LLC
MASON | FREDERICKSBURG
P.O. Box 528 Mason, TX 76856 | 325-347-7489 | TBPLS Firm #10193966
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LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- BURIED UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 3/8" IRON ROD FOUND
- IRON PIPE FOUND
- 1200 NAIL FOUND
- NAIL SET
- AS MARKED
- BENCH MARK
- FIRE HYDRANT
- UTILITY POLE
- GUY
- WATER WELL
- ELECTRIC METER
- GAS METER
- AIR CONDITIONER
- BREAKER BOX
- E ELECTRIC METER PEDESTAL
- W WATER METER
- U.E. – UTILITY EASEMENT
- B.L. – BUILDING SETBACK LINE
- (BRG.–DIST.) – RECORD CALL
- P.O.B. – POINT OF BEGINNING
- L.C.P.R. – LLANO COUNTY PLAT RECORDS
- L.C.D.R. – LLANO COUNTY DEED RECORDS
- L.C.O.P.R. – LLANO COUNTY OFFICIAL PUBLIC RECORDS
- L.C.R.P.R. – LLANO COUNTY REAL PROPERTY RECORDS

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
2. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.
3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.
4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275."

0' 200' 400' 600'
SCALE: 1" = 200'

TITLE SURVEY

40.414 ACRES BEING ALL OF TRACT NO. 13B OF THE RE-SUBDIVISION OF TRACT NO. 13 ENCHANTED VISTAS IN LLANO COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 13, PAGE 84 OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS.

REFERENCE: BRIAN LEHNE AND SHAWN LEHNE	JOB NO. 19-3268
------- REV. 0	DRAWN BY: FAL