

SURVEY PLAT OF A LOT 4, RIDGLEY PARK, SECTION 1,

Situs Address
 F. M. Highway 1855
 Burnet County, Texas
 Prepared for Linda Lackner Wheeler
 GF No. 2017051287B-MF
 S7293-1706-04
 June 30, 2017

311.53 acres
 Mary Brownlee Baker, et al,
 to
 Mary Brownlee Barker, et al
 336/432 D.R.B.C.
 5 December 1984

6.96 acres
 Ronald Eugene Marx, et ux,
 to
 Roger Van Vorhees
 1092/134 O.P.R.B.C.
 16 September 2002

Lot 4
 7.185 acres
 PER:2,595.19'

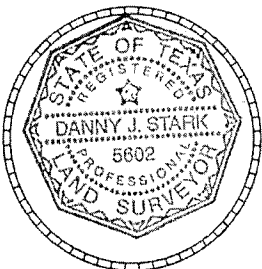
Lot 3
 2.000 acres
 PER:1,541.29'

27.602 acres
 Lois Darragh Baugh
 to
 Bob Jay Darragh, et al.
 891/232 O.P.R.B.C.
 15 December 1999

LEGEND

	1/2" Iron Rod Found
	1/2" Iron Rod Set
	Utility Pole
	Fence Corner Post
	Concrete Monument
	Adjoiner Line

Scale 1" = 100.00 Feet



Certificate

I, Danny J. Stark, do hereby certify that the foregoing Survey Plat was prepared from an actual survey made upon the ground, under my supervision, the Records of said county, and surveys of area properties, that the corners and boundaries with marks, natural and artificial are as found or set on the ground, that discrepancies, conflicts, protrusions or intrusions, overlapping of improvements, or easements, visible to me are shown or described hereon, that said property adjoins a dedicated roadway.

Danny J. Stark
 Danny J. Stark, P.L.S., State of Texas No. 5602

Note:
 For purposes of clarity, the setbacks and Utility Easements listed on page 2 hereof are not shown hereon but do apply to this tract.

ABSTRACT SURVEYING
 Firm Registration No. 10194180
 650 Lyda Ranch Road
 Bertram, Texas, 78605
 Ph 512-756-4500, Fx 512-756-0730
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Title Commitment Notes to accompany a survey plat of Lot 4, Ridgley Park, Section 1,
Prepared for: Linda Lackner Wheeler
GF No. 2017051287B-MF

The following matters of Title appear to apply to this tract:

1. Covenants, conditions and reservations set out in Cabinet 3, slide 135A, Plat Records of Burnet County, Texas.
2. Easement granted to Lone Star Gas Company dated July 6, 1949, recorded in Volume 103, Page 484, Deed Records of Burnet County, Texas.
3. Channel Easement granted to the State of Texas dated March 23, 1953, recorded in Volume 110, Page 639, Deed Records of Burnet County, Texas, as shown on accompanying survey plat.
4. Thirty foot (30') commercial building setback along front lot line per plat recorded in Cabinet 3, Slide 135A, Plat Records of Burnet County, Texas.
5. Sixty foot (60') primary residence building setback along front lot line per plat recorded in Cabinet 3, Slide 135A, Plat Records of Burnet County, Texas.
6. Fifteen foot (15') building setbacks along side and rear lot lines per plat recorded in Cabinet 3, Slide 135A, Plat Records of Burnet County, Texas.
7. Ten foot (10') utility easement along front lot line per plat recorded in Cabinet 3, Slide 135A, Plat Records of Burnet County, Texas.
8. Ten foot (10') utility easement along rear lot line per plat recorded in Cabinet 3, Slide 135A, Plat Records of Burnet County, Texas.
9. Ten foot (10') utility easements along both side of interior lot lines per plat recorded in Cabinet 3, Slide 135A, Plat Records of Burnet County, Texas.

The following matters of Title DO NOT appear to apply to this tract:

1. Right of Way easement granted to the State of Texas dated March 23, 1953, recorded in Volume 111, Page 24, Deed Records of Burnet County, Texas.



Danny J. Stark, State of Texas No. 5602
Firm Registration No 10194180
Job No. S7293-1706-04

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