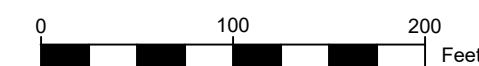
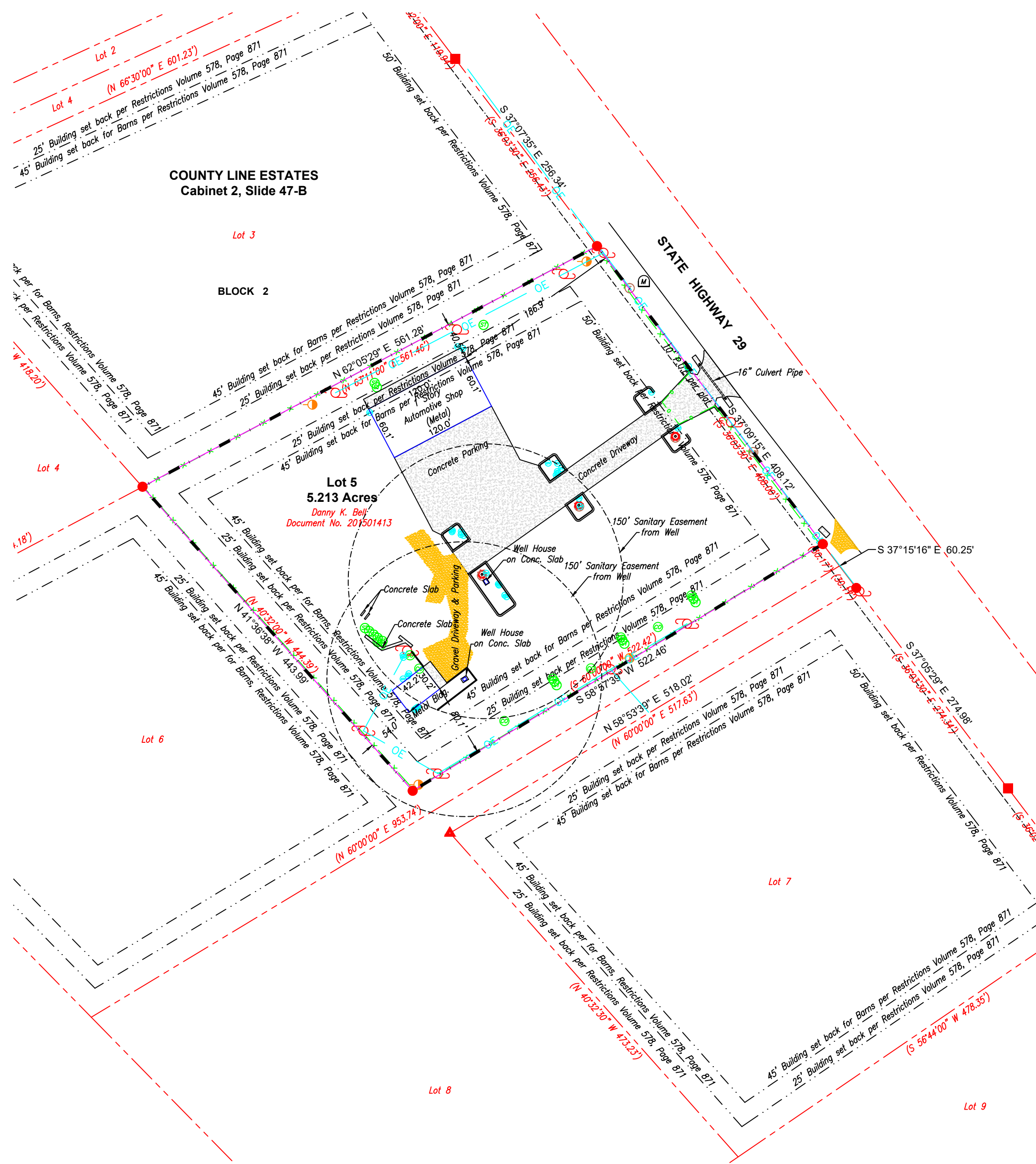


SURVEY FOR
Danny K. Bell
Document No. 201501413
5.213 Acres
Lot 5, Block 2,
County Line Estates,
Cabinet 2, Slide 47-B
a Subdivision in Burnet County, Texas
4333 E State Highway 29, Bertram, Texas 78605



SCALE: 1" = 100'

Note:
 The bearing basis for this survey is the State Plane Coordinate System NAD83, Texas Central Zone, (4203)
 GEOID: 18
 DATUM: NAVD88
 CONVERGENCE: 1"11"51.01"
 COMBINED SCALE FACTOR: 0.99984147
 All distances shown hereon are surface values, based on a grid to surface combined scale factor of 1.00015856



LEGEND

- 1/2" IRON PIN FOUND (STEEL PIN) ●
- 1/2" CAPPED IRON PIN SET "FOREST RPLS 1847" ○
- 1/2" CAPPED IRON PIN FOUND "FOREST RPLS 1847" ●
- NAIL FOUND ▲
- CAPPED IRON PIN FOUND ●
- TXDOT TYPE I CONCRETE MARKER ■
- PROPANE TANK ⊗
- GAS METER ⊗
- STORMWATER MANHOLE ⊗
- CABLE TV PEDESTAL ⊗
- FIBER OPTIC MARKER ⊗
- TELEPHONE PEDESTAL ⊗
- ELECTRIC POWER POLE ⊗
- TELEPHONE POLE ⊗
- GUY WIRE ⊗
- MAILBOX ⊗
- LIGHT STANDARD ⊗
- WASTEWATER CLEANOUT ⊗
- WASTEWATER MANHOLE ⊗
- SEPTIC TANK ⊗
- ELECTRIC BOX ⊗
- WATER VALVE ⊗
- ICY WATER VALVE ⊗
- WATER METER ⊗
- WATER WELL ⊗
- OVERHEAD ELECTRIC —
- OVERHEAD ELECTRIC TRANSMISSION —
- TELEPHONE LINE —
- CABLE TV —
- FIBER OPTIC CABLE —
- WIRE FENCE (approximate location) —x—x—x—
- CHAINLINK FENCE (approximate location) —o—o—o—
- BOXWIRE FENCE (approximate location) —[—[—[—
- METAL FENCE (approximate location) —o—o—o—
- WOODEN FENCE (approximate location) —//—//—//—
- SURVEY/ABSTRACT LINES —
- TRACT LINES —
- BOUNDARY LINES —

Commitment for: Lot 5, Block Two, County Line Estates, a subdivision in Burnet and Williamson County, Texas, according to the map or plat of record in Cabinet 2, Slide 47B, Plat Records Burnet County, Texas (PRBCT). (This Lot lies wholly in Burnet County), of record to Danny K. Bell, Document 201501413, Official Property Records Burnet County, Texas (OPRBCT).

Proposed Insured: Danny K. Bell
 Proposed Borrower: Noel S. Larson and K. Larson.

This survey has been completed without the benefit of an abstracted Record easements have been listed hereon as identified for this survey by Commitment File No: 25-887445-HB, effective date, September 29, 2025, issued October 3, 2025 by First National Title Insurance Company and Capital Title of Texas, LLC, Horseshoe Bay, as follows (may apply if extending to site):

- A) Liens, leases, mineral rights and other matters that have not been requested have not been reviewed as a part of this survey
- B) Restrictive covenants etc., for this survey – Schedule B:
 - 1.) Restrictive covenants recorded in Cabinet 2, Slide 47B, Plat Records, Burnet County, TX
- 10f) The following easement(s) and/or building line(s) affecting the subject property as shown on Map or Plat recorded in Cabinet 2, Slide 47B, (PRBCT). 10 foot public utility easement along the front property line. 150 foot sanitary easement from well. As shown.
- 10g) Subject to that one certain Order of April 25, 2000, adopting Burnet County Subdivision and Development Regulations, amended in Volume 943, Page 399, amended in Volume 993, Page 620, Volume 1043, Page 85, Volume 1377, Page 722, and in Document Nos. 201100417 and 201100547, (OPRBCT).
- 10h) Utility easement granted to Pedernales Electric Cooperative, Inc., 10 ft. on each side of powerline as constructed, recorded in Document No. 2020200205, (OPRBCT).
- 10i) Electric utility easement granted to Pedernales Electric Cooperative, Inc., 10ft. on each side of powerline as constructed, recorded in Document No. 202306708, (RPRBCT).

I, The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This map is correct to the best of my knowledge and belief and identifies any evidence of utilities, boundary line conflicts, shortages in area, protrusions, intrusions, and overlapping of significant improvements. This property abuts a public roadway, as shown hereon.

Survey Date October 3, 2025

William F. Forest, Jr. R.P.L.S. 1847



Forest Surveying & Mapping Company
 1002 Ash Street, Georgetown, Texas
 Phone: (512) 930-5927
 www.forestsurveying.com
 TBPLS FIRM NO. 100020000

Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors
 1017 S. Interstate 35 Austin, TX 78741, US (512) 440-7723

Drawing Date: October 6, 2025

Field Book/Page: 169/53

PP: P:\4333 E HWY 29 BERTRAM

Dwg: 4333 E HWY 29.dwg

LO: Lot 5 Block 2

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