

RESTRICTIONS

SCHEDULE B IS HEREBY DELETED PER COMMITMENT

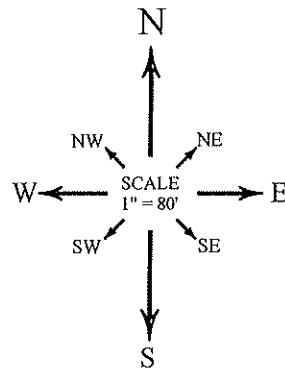
LEGAL DESCRIPTION

TRACT 1: BEING A 3.10 ACRES OF LAND, OUT OF THE R.D. MOORE SURVEY NUMBER 603, ABSTRACT NUMBER 614 AND THE W.O. BURNHAM SURVEY NUMBER 530, ABSTRACT NUMBER 142, BURNET COUNTY, TEXAS, SAME BEING THAT CERTAIN PADDLEWHEEL PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY 3.10 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 201811933, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS; SAID 3.10 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

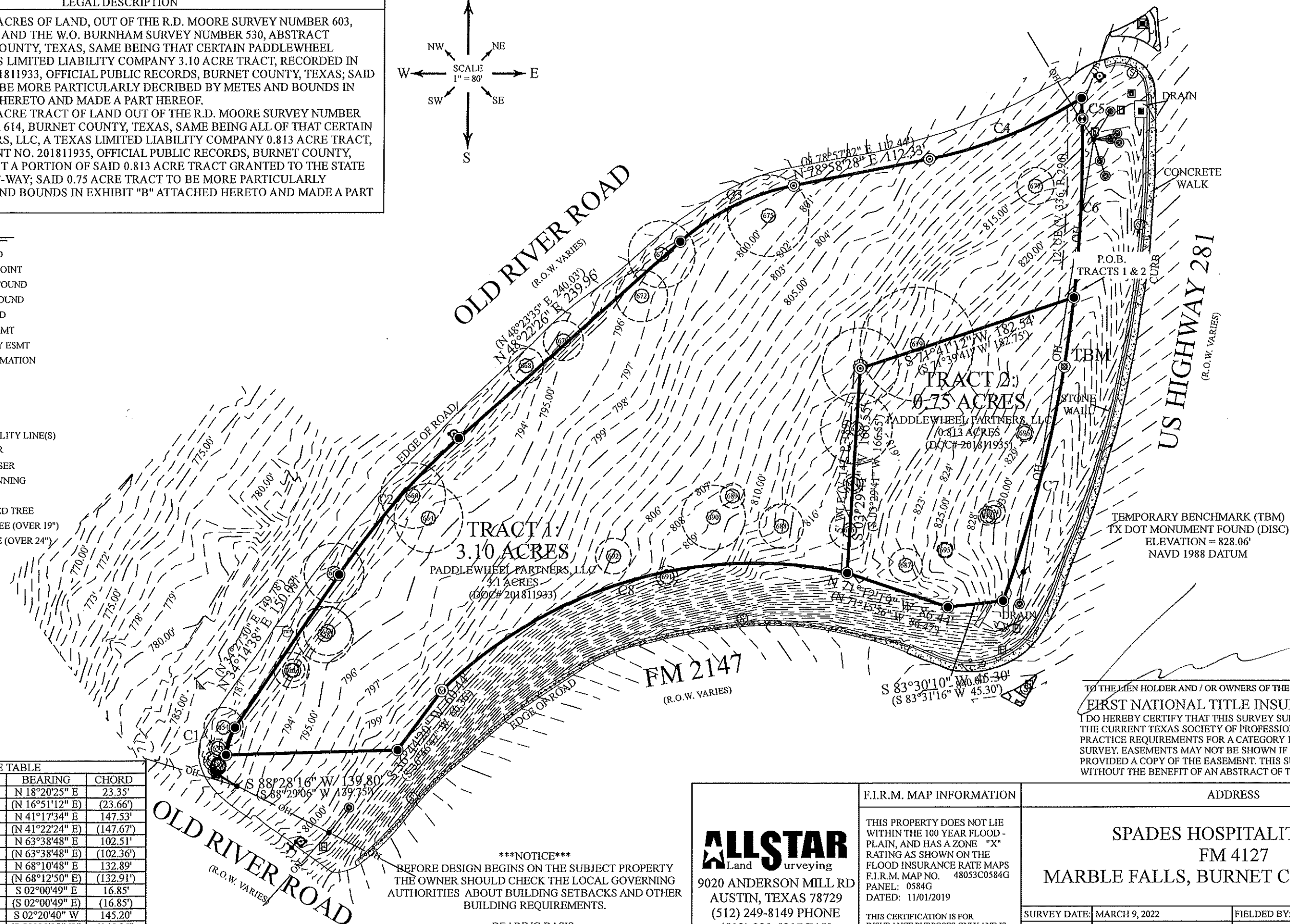
TRACT 2: BEING A 0.75 ACRE TRACT OF LAND OUT OF THE R.D. MOORE SURVEY NUMBER 603, ABSTRACT NUMBER 614, BURNET COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN PADDLEWHEEL PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY 0.813 ACRE TRACT, RECORDED IN DOCUMENT NO. 201811935, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS SAVE AND EXCEPT A PORTION OF SAID 0.813 ACRE TRACT GRANTED TO THE STATE OF TEXAS FOR RIGHT-OF-WAY; SAID 0.75 ACRE TRACT TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

LEGEND

- 1/2" ROD FOUND
- ⊙ CALCULATED POINT
- ⊕ 1/2" IRON PIPE FOUND
- ⊗ PUNCH HOLE FOUND
- ⊙ 80D NAIL FOUND
- WLE WATER LINE ESMT
- PUE PUBLIC UTILITY ESMT
- () RECORD INFORMATION
- ⊙ SEPTIC
- ⊙ FIRE HYDRANT
- ⊙ UTILITY POLE
- ⊙ DOWN GUY
- OH OVERHEAD UTILITY LINE(S)
- ⊕ ELECTRIC RISER
- ⊕ FIBER OPTIC RISER
- P.O.B. POINT OF BEGINNING
- ⊙ TREE
- (M) MULTI-STEMMED TREE
- (P) PROTECTED TREE (OVER 19")
- (H) HERITAGE TREE (OVER 24")



TREE LIST	
650	6.5" CEDAR ELM
651	6" CEDAR ELM
652	8" CEDAR ELM
653	7.5" LIVE OAK
654	16" LIVE OAK
656	14.25" LIVE OAK (M)
657	9" LIVE OAK
658	23" LIVE OAK (M)(P)
660	19.5" LIVE OAK (P)
662	24.25" LIVE OAK (M)(H)
664	28" LIVE OAK (H)
666	26.5" LIVE OAK (H)
668	14.25" LIVE OAK
670	16.25" CEDAR ELM
672	21" LIVE OAK (P)
674	27.25" LIVE OAK (M)(H)
675	33" LIVE OAK
677	15" CEDAR ELM
679	46.25" LIVE OAK (M)(H)
680	31" LIVE OAK (H)
682	29" LIVE OAK (H)
684	8" CEDAR ELM
685	16" CEDAR ELM
687	13.5" LIVE OAK (M)
688	18" CEDAR ELM
689	10" LIVE OAK
690	26" LIVE OAK (H)
691	8.75" LIVE OAK
692	14.5" LIVE OAK
694	9.25" LIVE OAK
695	6.5" PECAN
696	7" PECAN
698	7.5" LIVE OAK



CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	39.12'	23.71'	N 18°20'25" E	23.35'
(C1)	(39.12')	(24.04')	(N 16°51'12" E)	(23.66')
C2	611.48'	147.89'	N 41°17'34" E	147.53'
(C2)	(611.48')	(149.78')	(N 41°22'24" E)	(147.67')
C3	194.37'	103.73'	N 63°38'48" E	102.51'
(C3)	(194.37')	(102.36')	(N 63°38'48" E)	(102.36')
C4	363.00'	133.65'	N 68°10'48" E	132.89'
(C4)	(363.00')	(133.65')	(N 68°12'50" E)	(132.91')
C5	1066.01'	16.85'	S 02°00'49" E	16.85'
(C5)	(1066.01')	(16.85')	(S 02°00'49" E)	(16.85')
C6	1066.01'	145.37'	S 02°20'40" W	145.20'
(C6)	(1066.01')	(145.31')	(S 02°20'38" W)	(145.25')
C7	1066.01'	253.34'	S 12°56'31" W	252.74'
(C7)	(1066.01')	(000.00')	(S 12°57'50" W)	(252.84')
C8	362.93'	356.98'	S 73°53'25" W	342.76'
(C8)	(362.93')	(357.03')	(S 73°56'17" W)	(342.80')

NOTICE
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

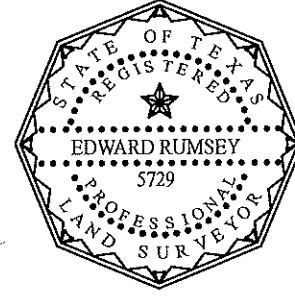
BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPELS FIRM NO. 10135000

F.I.R.M. MAP INFORMATION
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48053C0584G PANEL: 0584G DATED: 11/01/2019
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS
SPADES HOSPITALITY, LLC
FM 4127
MARBLE FALLS, BURNET COUNTY, TEXAS

SURVEY DATE:	MARCH 9, 2022	FILED BY:	DUSTIN CARTER	03/02/2022
TITLE CO.:	FIRST NATIONAL TITLE	CALC. BY:	CHRIS ZOTTER	03/10/2022
G.F. NO.:	21-645969-HB	DRAWN BY:	DAMIAN SMITH	03/10/2022
JOB NO.:	A0201522	UPDATE BY:	-	-
		RPLS CHECK:	EDWARD RUMSEY	03/10/2022



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:
FIRST NATIONAL TITLE INSURANCE COMPANY
I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY. EASEMENTS MAY NOT BE SHOWN IF THE SURVEYOR WAS NOT PROVIDED A COPY OF THE EASEMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.