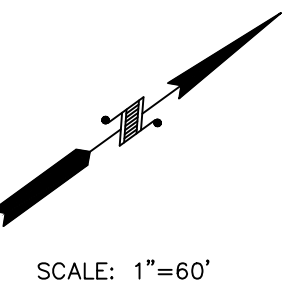


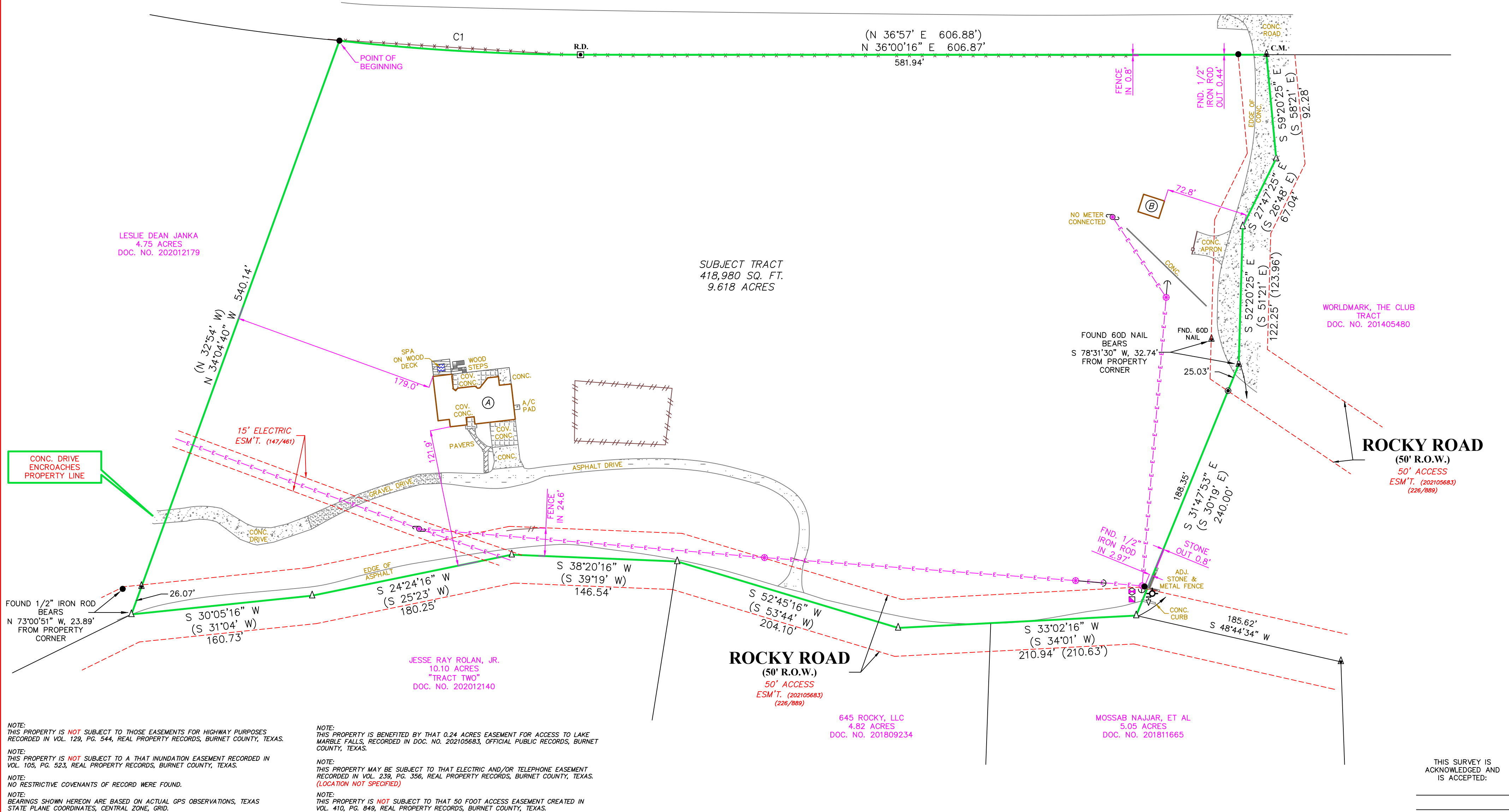
FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48053C, Panel No. 0999 S, which is Dated 11/1/2019. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1959.80'	213.75' (213.8')	213.65' (213.68')	N 39°20'38" E (N 40°05' E)	61°45' (6°15')



SCALE: 1"=60'

**F.M. 2147**  
(VARIABLE WIDTH R.O.W.)



NOTE: THIS PROPERTY IS NOT SUBJECT TO THOSE EASEMENTS FOR HIGHWAY PURPOSES RECORDED IN VOL. 129, PG. 544, REAL PROPERTY RECORDS, BURNET COUNTY, TEXAS.

NOTE: THIS PROPERTY IS NOT SUBJECT TO A THAT INUNDATION EASEMENT RECORDED IN VOL. 105, PG. 523, REAL PROPERTY RECORDS, BURNET COUNTY, TEXAS.

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, GRID.

NOTE: THIS PROPERTY IS BENEFITED BY THAT 0.24 ACRES EASEMENT FOR ACCESS TO LAKE MARBLE FALLS, RECORDED IN DOC. NO. 202105683, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS.

NOTE: THIS PROPERTY MAY BE SUBJECT TO THAT ELECTRIC AND/OR TELEPHONE EASEMENT RECORDED IN VOL. 239, PGS. 356, REAL PROPERTY RECORDS, BURNET COUNTY, TEXAS. (LOCATION NOT SPECIFIED)

NOTE: THIS PROPERTY IS NOT SUBJECT TO THAT 50 FOOT ACCESS EASEMENT CREATED IN VOL. 410, PG. 849, REAL PROPERTY RECORDS, BURNET COUNTY, TEXAS.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

FIRM REGISTRATION NO. 10111700

**Westar Alamo**  
LAND SURVEYORS, L.L.C.  
P.O. BOX 1645 BOERNE, TEXAS 78006  
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- = CALCULATED POINT
  - = FND. 1/2" IRON ROD
  - = FND. MAG NAIL
  - = FND. TYPE I MONUMENT
  - = FND. 1/2" IRON PIPE
  - = RECORD INFORMATION
  - B.S. = BUILDING SETBACK
  - C.M. = CONTROLLING MONUMENT
  - R.D. = RECORD DIGNITY MONUMENT
  - = POWER POLE
  - = METER POLE
  - = GUY WIRE
  - = FIRE HYDRANT
- DWG: JV RVD: DLE

**Property Address:**  
1505 W. F.M. 2147

**Property Description:**  
Being 9.618 acres more or less, out of the Guadalupe Flores Survey No. 7, Abstract 304, Burnet County, Texas, and being that certain called 9.62 acres tract described in Revocable Transfer on Death Deed, recorded in Document Number 202105683, Official Public Records, Burnet County, Texas. **TOGETHER WITH AND SUBJECT TO** that certain 50 foot access easement, also known as Rocky Road, described in Volume 226, Page 889, Deed Records, Burnet County, Texas; said 9.618 acres being more particularly described by metes and bounds attached hereto.

**Owner:**  
NORTH CREEK CUSTOM HOMES LLC

TITLE COMPANY: CAPITAL TITLE



- LEGEND CONT.**
- = CABLE TELEVISION
  - = TELEPHONE PEDESTAL
  - = WATER VALVE
  - = WIRE FENCE
  - = WOOD FENCE
  - = METAL GATE

- BUILDING LEGEND**
- (A) = ONE STORY STONE
  - (B) = SIDING BLDG.



I, DAVID L. ELZY, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plot represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

DAVID L. ELZY  
Registered Professional Land Surveyor  
Texas Registration No. 4675

DATE: 4/17/2023