

**RESTRICTIONS AND COVENANTS**  
Volume 797 Page 169 (Real Property Records)

**BUILDING SET-BACK LINES**  
Ref.: Volume 797 Page 169 (Real Property Records)  
150 Ft. from any Property Line

**EASEMENTS**  
1. ROW Easement (as shown)  
Hertel to Central Texas Electric  
Volume 972 Page 822 (Real Property Records)  
02/01/98

2. ROW Easement (as shown)  
Ernst to Central Texas Electric  
Volume 791 Page 316 (Real Property Records)  
01/05/95

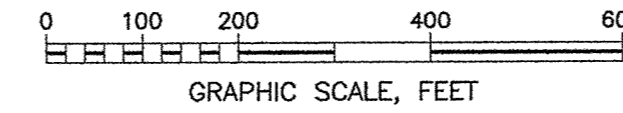
3. 10 Ft. Wide Utility Easement (along all boundaries)  
Ref.: Volume 797 Page 169 (Real Property Records)

4. Road Easement (as shown)  
Ref.: Volume 178 Page 197 (Real Property Records)

LINE	BEARING	DISTANCE
L 1	S68°54'18"E	127.06'
L 2	S61°53'40"E	100.29'
L 3	S52°04'37"E	104.17'
L 4	S41°23'37"E	129.22'
L 5	S41°38'13"W	78.88'
L 6	S24°13'13"W	61.89'
L 7	S10°13'28"W	68.79'
L 8	S04°11'28"W	60.19'
L 9	S01°47'36"W	86.21'
L 10	S01°11'29"W	134.34'
L 11	S01°37'44"W	30.24'
L 12	S01°11'29"W	78.42'
L 13	S01°11'29"W	134.34'
L 14	S01°11'29"W	78.42'
L 15	S01°11'29"W	134.34'
L 16	S01°11'29"W	78.42'

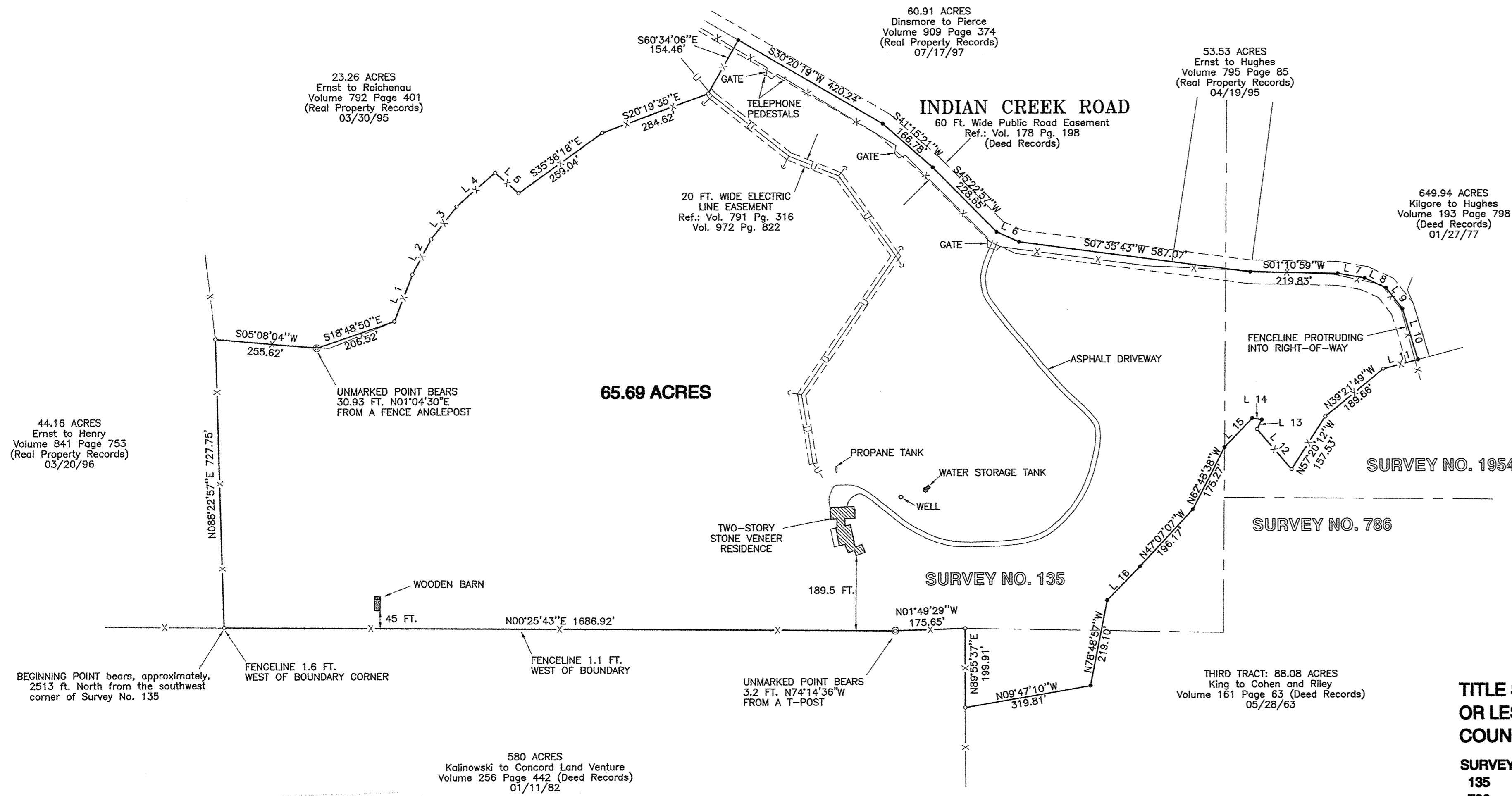


SCALE: 1" = 200'



**LEGEND**

- FENCEPOST
- FOUND 1/2" IRON STAKE
- UNMARKED POINT
- FENCE LINE
- OVERHEAD UTILITY LINES
- - - PATENT SURVEY LINE
- UTILITY POLE GUY/ANCHOR



**TITLE SURVEY PLAT FOR 65.69 ACRES OF LAND, MORE OR LESS, OUT OF ORIGINAL PATENT SURVEYS IN KERR COUNTY, TEXAS AS FOLLOWS:**

SURVEY NO.	SURVEY	ABSTRACT NO.	ACRES
135	JAMES HUCKINS	180	60.63
786	C. CRENSHAW	656	1.30
1954	J. E. LIVELY	1292	3.76

THAT SAME LAND CONVEYED AS 65.68 ACRES FROM BRADLEY BRYAN SUTHERLIN, ET UX TO WILLIAM F. HERTEL, ET UX BY A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED THE 30TH DAY OF MAY, 1997, AND RECORDED IN VOLUME 902 AT PAGE 557 OF THE REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS JULY 2003

**VOELKEL**  
ENGINEERING & SURVEYING  
212 CLAY STREET, KERRVILLE, TEXAS 78028, 830-257-3313

DATE:	JUL 25, 2003
JOB NO.:	V-2853
Project:	Hertel Title Survey.DWG
SHEET:	OF