CUPLIN & ASSOCIATES INC
LAND SURVEYORS & PLANNERS

NOTES:

1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0460G, EFFECTIVE 11/01/2019.
2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
3) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
4) OWNER TO CONFIRM ALL L.C.R.A. ON SITE SEWAGE FACILITY REGULATIONS ON THIS PROPERTY PRIOR TO DESIGNING AND/OR CONSTRUCTION.
5) OWNER TO CONFIRM ALL GROUNDWATER CONSERVATION AGENCY REQUIREMENTS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY.

LEGEND

●	1/2" IRON PIN FOUND (UNLESS NOTED)
▲	MAG NAIL W/WASHER FND
⊠	TXDOT TYPE I CONC R.O.W. MONUMENT FND.
.../...	VOLUME/PAGE
M.R.B.C.	MISC. RECORDS BURNET CO.
D.R.B.C.	DEED RECORDS BURNET CO.
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
( )	RECORD INFO/SUBJECT
B.S.L.	BLDG. SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
☼	LIGHT POLE
AC	AIR CONDITIONER
MB	MAILBOX
	UTILITY POLE
←	GUY WIRE
—O/U—	OVERHEAD UTILITY
EM	ELECTRIC METER
	EDGE/PAVEMENT/GRAVEL
—x—	WIRE FENCE
	OVERHANG/COVERED AREA
●	SIGN

LAND TITLE SURVEY

LEGAL DESCRIPTION: BEING A 6.359 ACRE TRACT OF LAND IN THE FRANCISCO YBARBO SURVEY NO. 39, ABSTRACT NO. 1018 IN BURNET COUNTY, TEXAS, BEING THE SAME 6.361 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO TODD ELLIS JOHNSON AND WIFE, DELIA A. JOHNSON RECORDED IN VOLUME 638, PAGE 602 OF THE REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT
PREPARED BY: INDEPENDENCE TITLE
G.F. NO.: 2250439-HSB EFFECTIVE DATE: OCTOBER 24, 2022 ISSUED: OCTOBER 31, 2022

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:
SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF CITY OF BURNET, TEXAS.

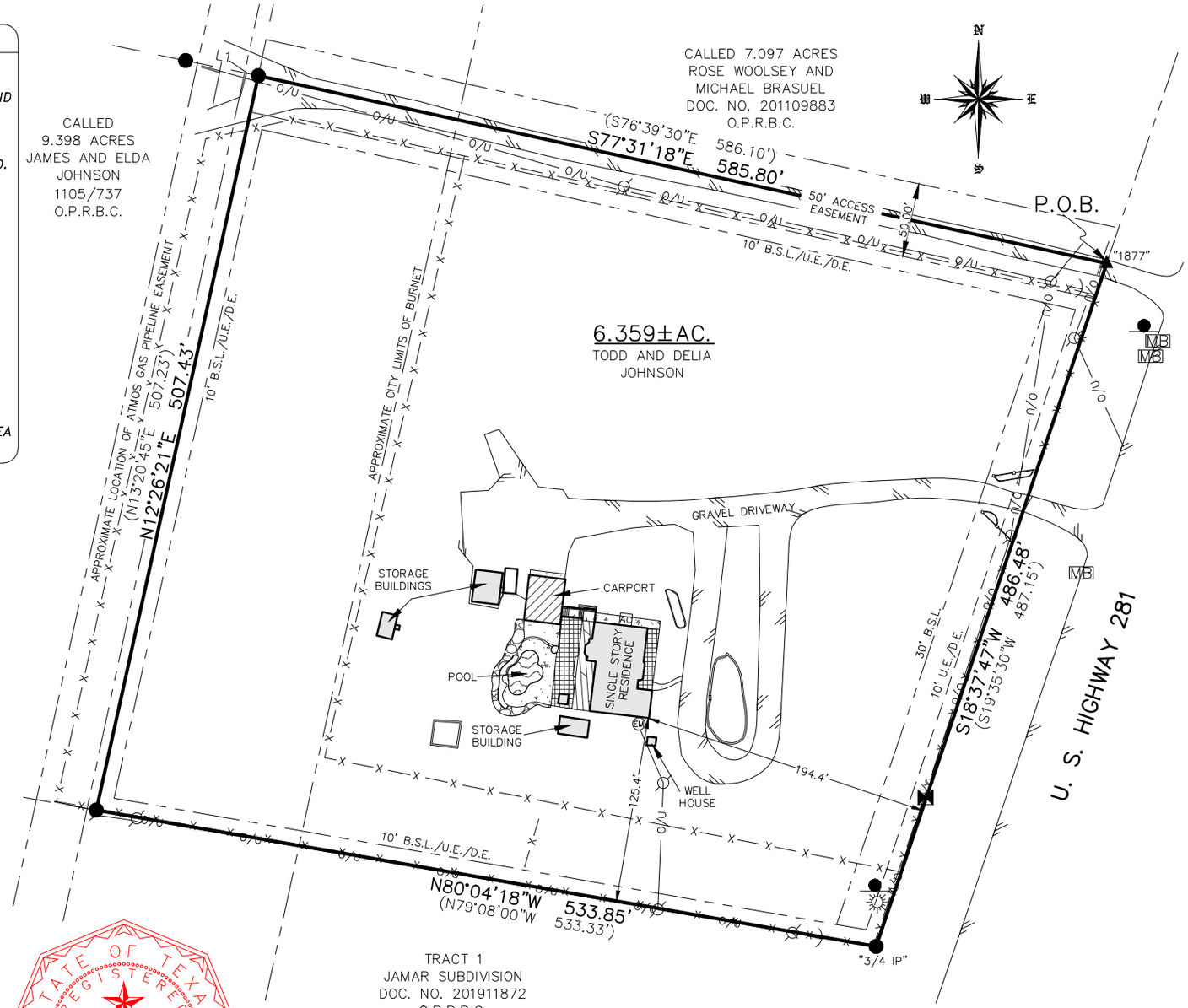
VESTING DEED: 638/602-D.R.B.C.
RESTRICTIVE COVENANTS: 298/856-D.R.B.C.
TEXAS PUBLIC UTILITIES COMPANY EASEMENT: 74/204-D.R.B.C.
TEXAS POWER AND LIGHT COMPANY EASEMENT: 1/391-M.R.B.C.
LONE STAR GAS COMPANY EASEMENT: 104/631, 146/779-D.R.B.C.
PEDERNALES ELECTRIC COOPERATIVE, INC. EASEMENT: 251/375-D.R.B.C., 200811835-O.P.R.B.C.

I HEREBY CERTIFY EXCLUSIVELY TO JASON COLEMAN, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2022, CUPLIN & ASSOCIATES, INC. ©

DATED 11/29/2022

DANNY J. STARK, R.P.L.S. NO. 5602

STATE OF TEXAS
REGISTERED
DANNY J STARK
5602
PROFESSIONAL
LAND SURVEYOR



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N78°12'30"W	50.16'
[L1]	N76°39'19"W	50.0'

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		

SCALE 1" = 100'
0 50 100

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

PROJ. NO. 221188
PREPARED FOR: JASON COLEMAN
TECH: T.ALSTON
APPROVED: D. STARK
FIELDWORK PERFORMED ON: 11/17/2022
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SHEET 1 OF 2