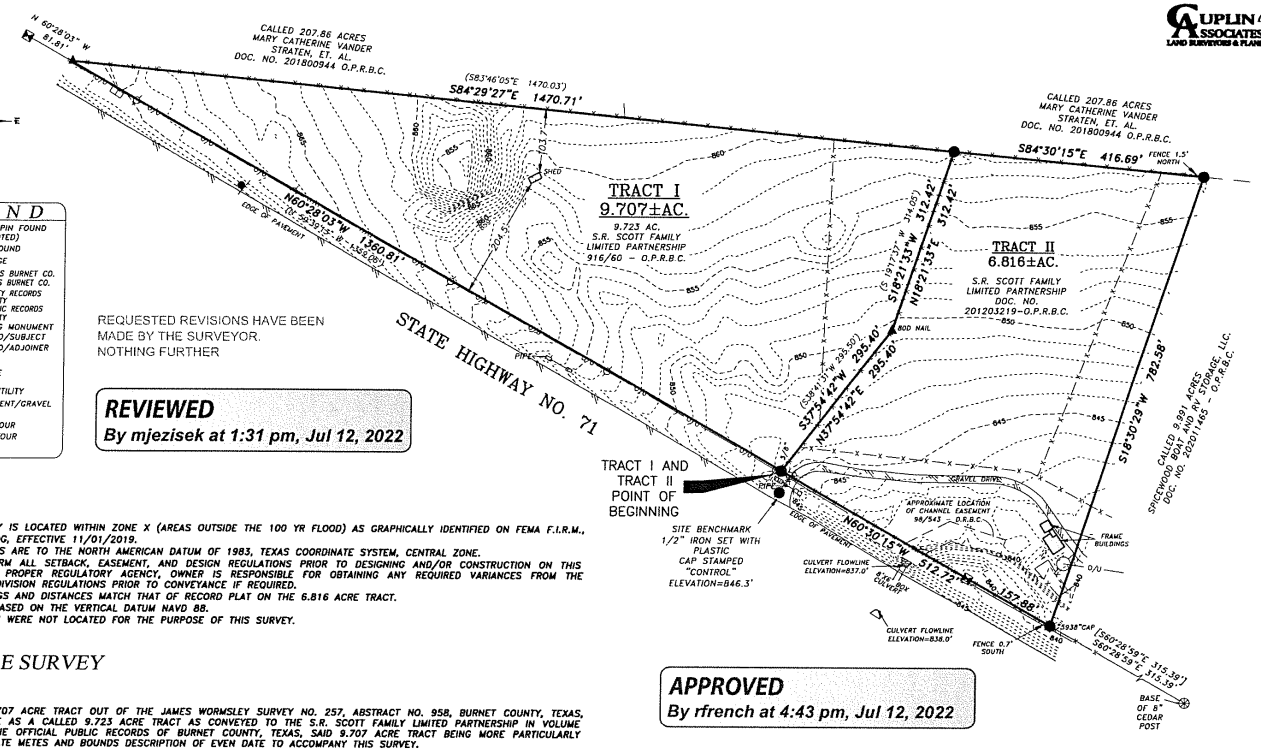
Mitchell B Breeden



LEGEND

- ● 1/2" IRON PIN FOUND (UNLESS NOTED)
- ▲ 80D NAIL FOUND
- .../... VOLUME/PAGE
- P.R.B.C. PLAT RECORDS BURNET CO.
- D.R.B.C. DEED RECORDS BURNET CO.
- R.P.R.B.C. REAL PROPERTY RECORDS BURNET COUNTY
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
- C.M. CONTROLLING MONUMENT
- ( ) RECORD INFO/SUBJECT
- [ ] RECORD INFO/ADJOINER
- HAND HOLE
- UTILITY POLE
- GUY WIRE
- —O/U— OVERHEAD UTILITY
- EDGE/PAVEMENT/GRAVEL
- —1— WIRE FENCE
- —813— MINOR CONTOUR
- —820— MAJOR CONTOUR
- SIGN

REQUESTED REVISIONS HAVE BEEN
MADE BY THE SURVEYOR.
NOTHING FURTHER

REVIEWED
By mjezisek at 1:31 pm, Jul 12, 2022

APPROVED
By rfrench at 4:43 pm, Jul 12, 2022

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. 48053C0700G, 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, OWNER IS RESPONSIBLE FOR OBTAINING ANY REQUIRED VARIANCES FROM THE BURNET COUNTY SUBDIVISION REGULATIONS PRIOR TO CONVEYANCE IF REQUIRED.
4) MEASURED BEARINGS AND DISTANCES MATCH THAT OF RECORD PLAT ON THE 6.816 ACRE TRACT.
5) ELEVATIONS ARE BASED ON THE VERTICAL DATUM NAVD 88.
6) PER CLIENT, TREES WERE NOT LOCATED FOR THE PURPOSE OF THIS SURVEY.

LAND TITLE SURVEY

LEGAL DESCRIPTION:

TRACT I: BEING A 9.707 ACRE TRACT OUT OF THE JAMES WORMSLEY SURVEY NO. 257, ABSTRACT NO. 958, BURNET COUNTY, TEXAS, AND BEING THE SAME AS A CALLED 9.723 ACRE TRACT AS CONVEYED TO THE S.R. SCOTT FAMILY LIMITED PARTNERSHIP IN VOLUME 916, PAGE 60 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 9.707 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

TRACT II: BEING A 6.816 ACRE TRACT OUT OF THE JAMES WORMSLEY SURVEY NO. 257, ABSTRACT NO. 958, BURNET COUNTY, TEXAS, FURTHER BEING THE CALLED 6.816 ACRE TRACT DESCRIBED IN DOCUMENT TO S.R. SCOTT FAMILY LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 201203219, OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 6.816 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: HERITAGE TITLE COMPANY OF AUSTIN, INC.
G.F. NO.: 202201895 EFFECTIVE DATE: APRIL 29, 2022 ISSUED: MAY 5, 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 BURNET COUNTY, TEXAS.

RESTRICTIVE COVENANTS FOR TRACTS I AND II: 212/681 D.R.B.C., 911/870, 916/56, DOC. NO. 201704846 O.P.R.B.C.
RESTRICTIVE COVENANTS FOR TRACT I ONLY: 916/60 O.P.R.B.C.
CHANNEL EASEMENT TO STATE OF TEXAS – 98/543 – D.R.B.C. – APPLIES TO TRACT II: APPROXIMATE LIMITS SHOWN HEREON

I HEREBY CERTIFY THAT AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY, HERITAGE TITLE COMPANY OF AUSTIN, INC. AND A–AFFORDABLE BOAT & RV STORAGE–SPICEWOOD, LLC THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY. 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 7/07/2022

KYLE P. CUPLIN, R.P.L.S
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5938
CUPLIN & ASSOCIATES, INC.

STATE OF TEXAS
REGISTERED
KYLE P. CUPLIN
5938
PROFESSIONAL
LAND SURVEYOR

CUPLIN & ASSOCIATES INC
LAND SURVEYORS & PLANNERS

2 REVISED SURVEY PER TITLE COMPANY

SCALE 1" = 150'

1500 OLLIE LANE
MARBLE FALLS TX 78654

PROJ. NO. 22734
PREPARED FOR: A–AFFORDABLE BOAT & RV STORAGE–SPICEWOOD, LLC

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