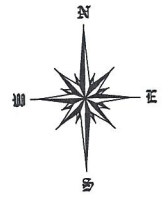


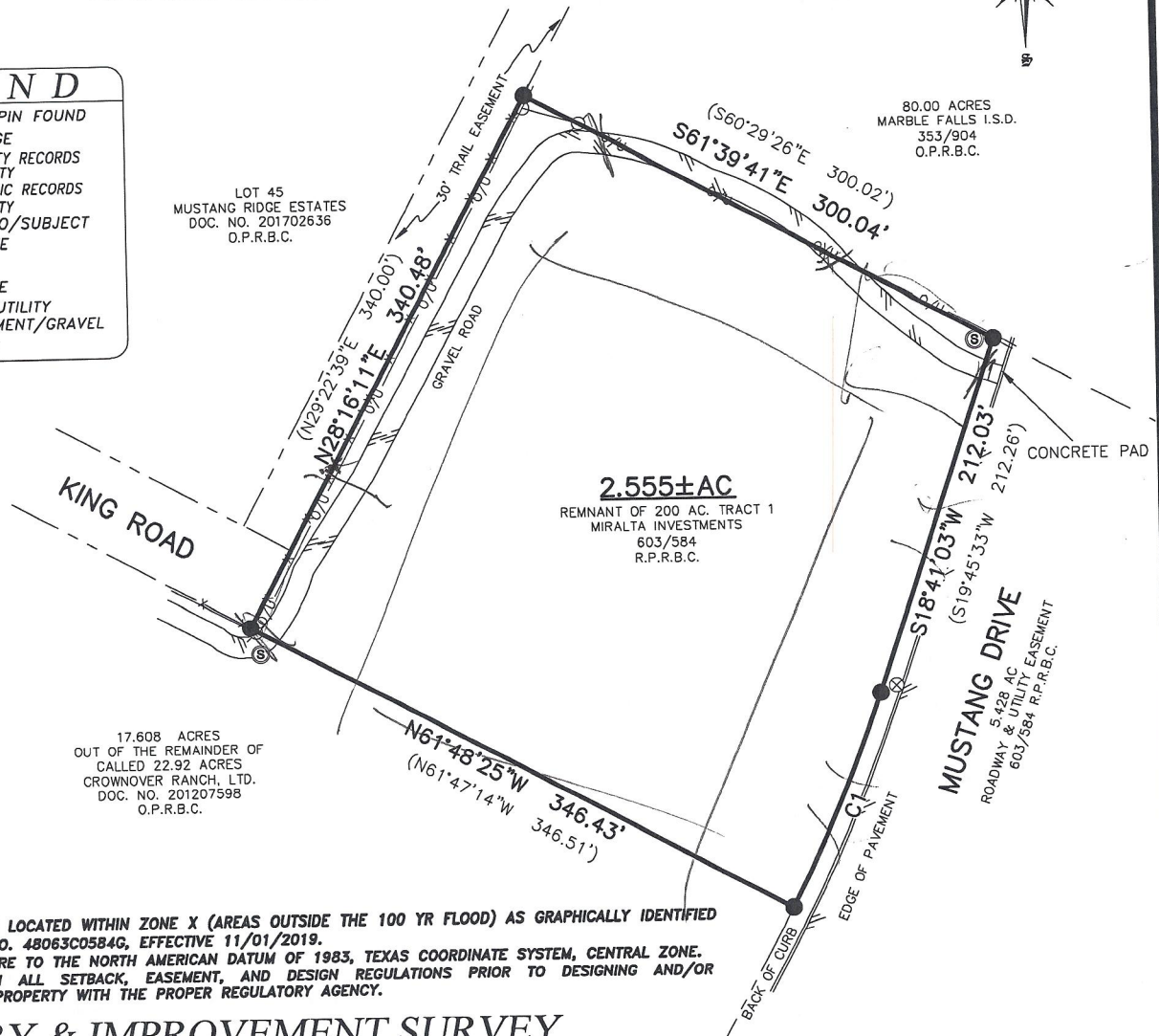


CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	9°34'33"	785.04'	131.21'	131.05'	S23°25'15"W
(C1)	9°35'01"	785.04'	131.31'	131.16'	S24°33'03"W



80.00 ACRES
MARBLE FALLS I.S.D.
353/904
O.P.R.B.C.

LEGEND	
●	1/2" IRON PIN FOUND
.../...	VOLUME/PAGE
R.P.R.B.C.	REAL PROPERTY RECORDS BURNET COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
()	RECORD INFO/SUBJECT
⊗	WATER VALVE
⊕	SANITARY
⊙	UTILITY POLE
-o/u-	OVERHEAD UTILITY
—/—	EDGE/PAVEMENT/GRAVEL
-x-	WIRE FENCE



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. 48063C0584G, 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.

BOUNDARY & IMPROVEMENT SURVEY

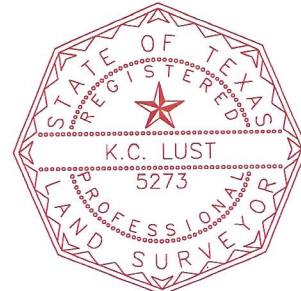
LOCAL ADDRESS: MUSTANG DRIVE, MARBLE FALLS, TEXAS.

LEGAL DESCRIPTION: BEING A 2.555 ACRE TRACT OUT OF CHARLES D. BALL SURVEY NO. 25, ABSTRACT NO. 126, BURNET COUNTY, TEXAS, AND BEING OUT OF TRACT 1, A CALLED 200 ACRE TRACT OF LAND DESCRIBED IN DEED TO MIRALTA INVESTMENTS RECORDED IN VOLUME 603, PAGE 584 IN THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF THE CITY OF MARBLE FALLS, TEXAS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

I HEREBY CERTIFY EXCLUSIVELY TO CRYSTAL BARRINGTON, 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 2021, CUPLIN & ASSOCIATES, INC. ©.



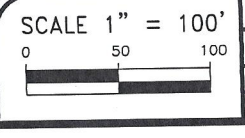
K.C. LUST

DATED 04/14/2021

K.C. LUST, R.P.L.S. NO. 5273

SHEET 1 OF 1	PROJ. NO. 21489
	PREPARED FOR: CRYSTAL BARRINGTON
	TECH: KML
	APPROVED: K.C. LUST
	FIELDWORK PERFORMED ON: 4/12/2021 AJ/JE
COPYRIGHT: 2021 PROFESSIONAL FIRM NO: T0125900	

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



2	
1	
DATE	NO. DESCRIPTION
REVISIONS	