

CUPLIN ASSOCIATES INC. LAND SURVEYORS & PLANNERS

LEGEND	
●	1/2" IRON PIN 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
[]	DEED INFO/SUBJECT
B.S.L.	BLDG. SETBACK LINE
U.E.	UTILITY EASEMENT
AC	AIR CONDITIONER
MB	MAILBOX
○	SANITARY
○	UTILITY POLE
○	OVERHEAD UTILITY
○	ELECTRIC METER
○	CHAIN LINK FENCE
---	WROUGHT IRON FENCE
---	OVERHANG

NOTES:
1) PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN ZONE AE (AREAS WITHIN THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0300F, EFFECTIVE 3/15/2012.

LAND TITLE SURVEY

LOCAL ADDRESS: 308 SOUTH CHAPARRAL, BURNET, TEXAS

LEGAL DESCRIPTION: BEING 0.522 ACRES OF LAND, OUT OF THE PHILLIP BAKER SURVEY NO. 93, ABSTRACT NO. 63, BURNET COUNTY, TEXAS, BEING A PORTION OF LOT NOS. 16 & 17, BLOCK NO. 2, CASSIE SUBDIVISION, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 1, SLIDE 9C, OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, BEING THE SAME AS A CALLED 0.521 ACRE TRACT DESCRIBED IN DEED TO EUGENE A. EHLE AND MARY E. EHLE, AS TRUSTEES FOR THE EUGENE A. EHLE AND MARY E. EHLE REVOCABLE LIVING TRUST, RECORDED IN VOLUME 1481, PAGE 553 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, HAVING APPROXIMATE 0.081 ON AN ACRE LYING NORTHERLY OF THE ORIGINAL PLATTED LOT LINE OF SAID LOT 16 AND LOT 17 AND SOUTHERLY OF THE CALLED 1020' CONTOUR LINE OF LAKE BUCHANAN PER SAID DEED, SAID 0.522 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY A SEPARATE METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TITLE COMMITMENT PREPARED BY: HIGHLAND LAKES TITLE

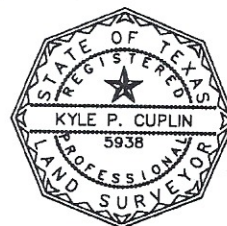
G.F. NO.: 2014092055B-BU
EFFECTIVE DATE: SEPTEMBER 5, 2014
ISSUED: SEPTEMBER 12, 2014

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:

RESTRICTIVE COVENANTS: 118/613, 131/283, 198/657 & 221/374-D.R.B.C.
RECORDED PLAT: CABINET 1/SLIDE 9C&D-P.R.B.C.
EMERY, PECK & ROCKWOOD ESMT.: 79/40&45-D.R.B.C.
SUBJECT TO ALL CURRENT REGULATIONS & ORDINANCES FOR BURNET COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS OF PRACTICE AS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

K.P. Cuplin DATED 10/02/14
KYLE P. CUPLIN, R.P.L.S. NO. 5938



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SHEET
2
PROJ. NO. 14645
PREPARED FOR: THE MARGIE SUE PHILLIPS REVOCABLE TRUST
TECH: D. ROSE
APPROVED: K. CUPLIN
FIELDWORK PERFORMED ON: 9/24/2014
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1932 WEST RR 1431
PO BOX 1095
KINGSLAND, TX. 78639
PH. 325-388-3300 FAX 325-388-3320
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 40'
0 20 40

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REVISIONS

CUPLIN & ASSOCIATES, Inc.
land surveyors & planners

Prepared For: Margie Sue Phillips Revocable Living Trust
Project No. 14645
Date: 10/02/2014

BEING 0.522 ACRES OF LAND, OUT OF THE PHILLIP BAKER SURVEY NO. 93, ABSTRACT NO. 63, BURNET COUNTY, TEXAS, BEING A PORTION OF LOT NOS. 16 & 17, BLOCK NO. 2, CASSIE SUBDIVISION, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 1, SLIDE 9C, OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, BEING THE SAME AS A CALLED 0.521 ACRE TRACT DESCRIBED IN DEED TO EUGENE A. EHLER AND MARY E. EHLER, AS TRUSTEES FOR THE EUGENE A. EHLER AND MARY E. EHLER REVOCABLE LIVING TRUST, RECORDED IN VOLUME 1481, PAGE 553 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, HAVING APPROXIMATE 0.081 ON AN ACRE LYING NORTHERLY OF THE ORIGINAL PLATTED LOT LINE OF SAID LOT 16 AND LOT 17 AND SOUTHERLY OF THE CALLED 1020' CONTOUR LINE OF LAKE BUCHANAN PER SAID DEED, SAID 0.522 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a found 1/2" iron pin, along the northerly right-of-way line of South Chaparral, along the southerly line of said Lot 17, at the southwest corner of said 0.521 acre tract, at the southeast corner of a called 1.62 acre tract of land as described in deed to R. Alexander Larby and Suzanne Labry, recorded in Volume 874, Page 635 of the Official Public Records of Burnet County, Texas, and being the southwest corner hereof;

THENCE North 15°58'16" East, along the westerly line hereof, the westerly line of said 0.521 acre tract, the easterly line of said 1.62 acre tract, and over and across said Lot 17, passing a found 1/2" iron pin along the northerly line of the original platted northerly line of said Lot 17 at a distance of 205.17', for a total a distance of 248.00' to a calculated point for corner along the called 1020' contour line of Lake Buchanan per record deed, and being the northwest corner hereof;

THENCE South 62°27'58" East, along the northerly line hereof, the northerly line of said 0.521 acre tract, and the called 1020' contour line of said Lake Buchanan, a distance of 87.79' to a calculated point for corner, being the northeast corner hereof;

THENCE South 11°15'52" West, along the easterly line hereof, the easterly line of said 0.521 acre tract, passing a found 1/2" iron pin along the original platted northerly line of said Lot 17, and at the northwest corner of a called 0.542 acre tract of land as described in deed to George Sanchez and Felecia Sanchez, recorded in Document No. 201404558 of the Official Public Records of Burnet County, Texas, and continuing over and across said Lot 17 and said Lot 16, for a total distance of 230.44' to a 1/2" iron pin found, along the northerly right-of-way line of said South Chaparral, being the southeast corner hereof;

THENCE North 74°26'00" West, along the southerly line hereof, the southerly line of said 0.521 acre tract, the southerly line of said Lot 16 and said Lot 17, and the northerly right-of-way line of said south Chaparral, a distance of 104.92' to the **Point of Beginning**, containing 0.522 acres, more or less.

I hereby certify that this survey was prepared on the ground and was surveyed by me or under my direct supervision and that this professional service meets or exceeds the current minimum standards of practice as established by the Texas Board of Professional Land Surveying. Basis of Bearings is to the northerly right-of-way line of South Chaparral, bearing North 74°26'00" West. A Plat of Survey of even date was prepared as is intended to accompany the above described tract of land.

Kyle P. Cuplin
Registered Professional Land Surveyor No. 5938

Dated 10/02/2014

