

LEGEND

- MAG NAIL FOUND
- 1/2" IRON PIN FOUND
- COTTON SPINDLE FOUND
- ▲ 60D NAIL FOUND
- SET 1/2" IRON PIN WITH 5938 PROPERTY CAP
- ⊙ SET COTTON SPINDLE
- ⊗ SET MAG & WASHER
- △ CALC POINT
- .../... 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
- B.S.L. BLDG. SETBACK LINE
- U.E. UTILITY EASEMENT
- C.E. CONSERVATION EASEMENT
- Ⓟ TELEPHONE PEDESTAL



(RECORD)					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N15°04'50"E	43.18'	(L1)	N15°09'09"E	43.18'
L2	N11°12'57"W	47.57'	(L2)	N11°08'38"W	47.57'
L3	N28°27'21"W	60.14'	(L3)	N28°23'02"W	60.14'
L4	N16°43'13"W	66.67'	(L4)	N16°38'54"W	66.67'
L5	N05°49'15"W	25.79'	(L5)	N05°44'56"W	25.79'
L6	N15°06'38"W	37.73'	(L6)	N15°02'19"W	37.73'
L7	N17°07'48"E	62.22'	(L7)	N17°12'07"E	62.22'
L8	S84°51'57"E	38.47'	(L8)	S84°47'38"E	38.47'

CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	50.00'	29.75'	29.32'	N14°20'45"E
(C1)	50.00'	29.77'	29.33'	N14°16'28"E
C2	50.00'	25.16'	24.90'	S45°48'32"W
(C2)	50.00'	25.27'	25.00'	S45°48'30"W
C3	50.00'	29.71'	29.28'	S77°14'59"W
(C3)	50.00'	30.03'	29.58'	S77°29'30"W

LOT 62
CANYON RIDGE SPRINGS
PHASE ONE
CAB. 2/SIDE 161B-P.R.B.C.

LAND TITLE SURVEY

LOCAL ADDRESS: 28301 MONTANA CREEK CROSSING, MARBLE FALLS, TEXAS.

LEGAL DESCRIPTION: BEING LOT NO. 101, CANYON RIDGE SPRINGS, PHASE ONE, SECTION TWO, A SUBDIVISION LOCATED IN THE CITY OF MARBLE FALLS, BURNET COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 2, SLIDE 192A OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: HERITAGE TITLE COMPANY
G.F. NO.: 16B29512 EFFECTIVE DATE: JANUARY 5, 2016 ISSUED: JANUARY 5, 2016

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: 945/821, 950/186 & DOC. NO. 201401119-O.P.R.B.C. RECORDED PLAT: CAB. 2/SLIDE 192A-P.R.B.C.

AQUASOURCE DEVELOPMENT COMPANY ESMT.: 1046/825-O.P.R.B.C.

INGRESS AND EGRESS EASEMENT FOR LOTS 101, 102 & 103: 977/933, 982/915, 984/477-O.P.R.B.C.-SHOWN HEREON

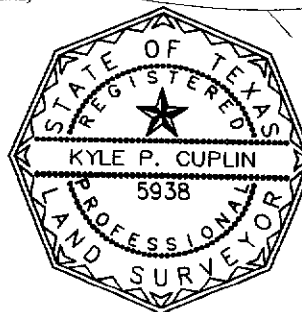
MAIL DROP EASEMENT: 1059/699: 1059/699-O.P.R.B.C. - NOT SUBJECT TO

SUBJECT TO ALL CURRENT TERMS, CONDITIONS & ORDINANCES FOR THE CITY OF MARBLE FALLS, BURNET COUNTY, TEXAS.

MONTANA CREEK CROSSING

"50.0' NON-EXCLUSIVE ACCESS ESMT."

CENTERLINE OF 30' WIDE
MUTUAL ACCESS EASEMENT
977/833, 982/915 &
984/477-O.P.R.B.C.
(GEN. OVER LOT LINE)



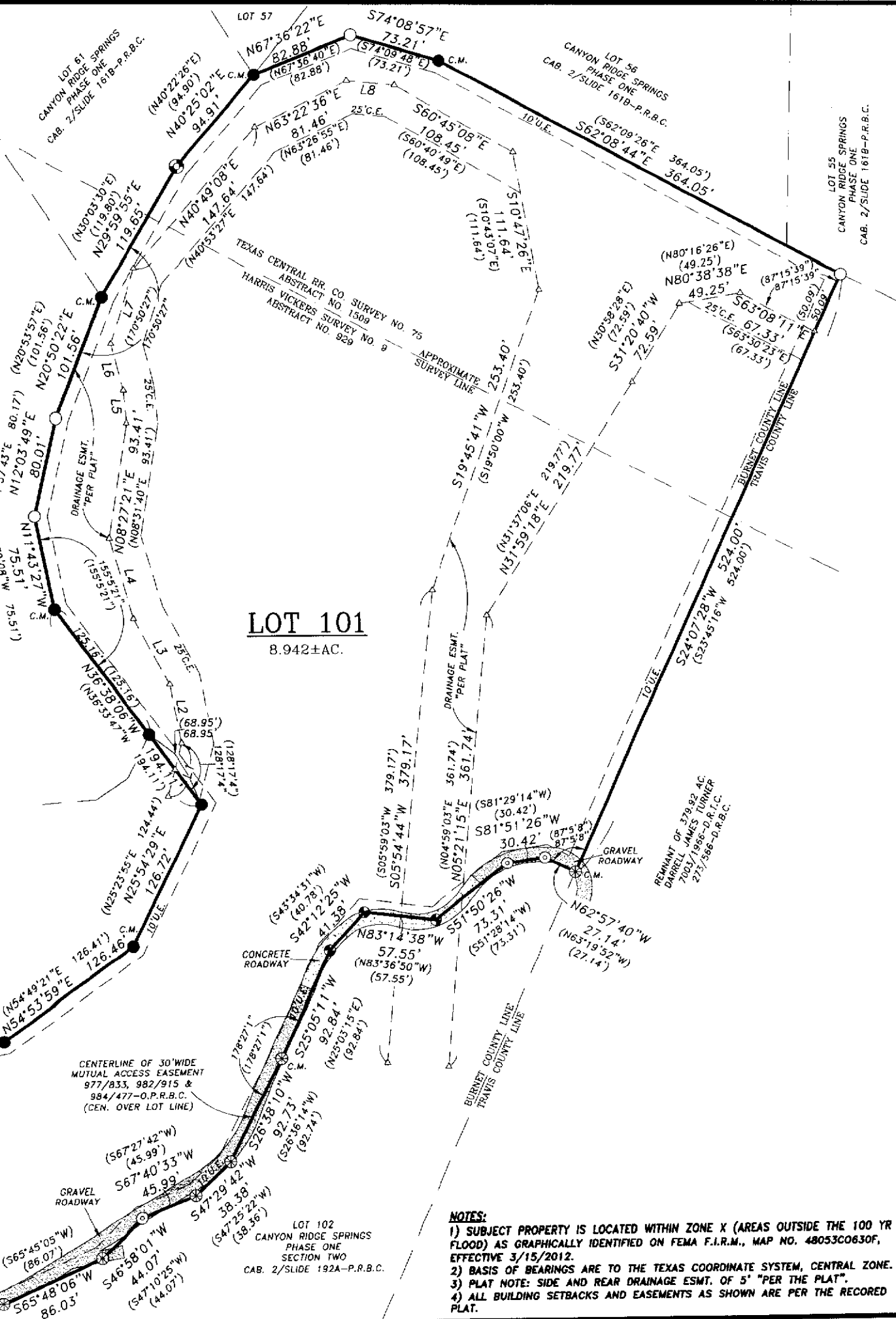
I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS OF PRACTICE AS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

Kyle P. Cuplin
KYLE P. CUPLIN, R.P.L.S. NO. 5938 DATED 1/19/2016

LOT 100
CANYON RIDGE SPRINGS
PHASE ONE
SECTION TWO
CAB. 2/SLIDE 192A-P.R.B.C.

(N80°00'38"E 207.22')
(N79°57'45"E 207.35')

(S79°50'15"W 59.82')
(S79°46'37"W 59.74')



SCALE 1" = 100' 		REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	1			2		
NO.	DATE	DESCRIPTION										
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2												
1932 WEST RR 1431 PO BOX 1095 KINGSLAND, TX. 78639 PH.325-388-3300 FAX 325-388-3320 WWW.CUPLINASSOCIATES.COM		PROJ NO. 16019 PREPARED FOR: JOSEPH DEWEY RICH JR. & MARY NELL OVERALL RICH TECH: D.ROSE APPROVED: K.CUPLIN FIELDWORK PERFORMED ON: 1/15/2016 PROFESSIONAL FIRM NO. 10126900 COPYRIGHT: 2016										
SHEET 1 OF 1												