

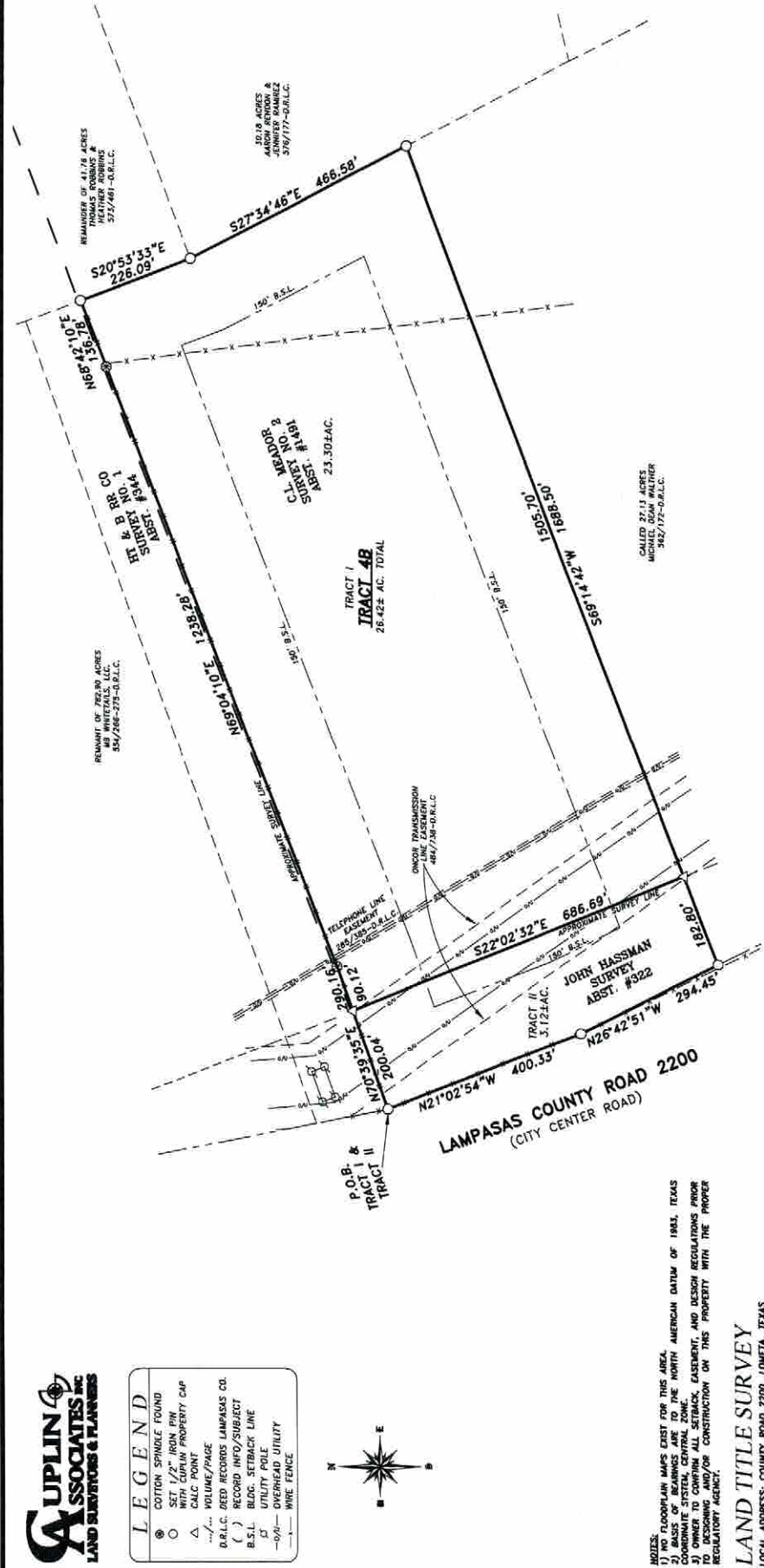
NO.	DATE	DESCRIPTION
1		
2		

SCALE 1" = 200'

1500 OLLIE LANE  
MARBLE FALLS, TX 78654  
PH 325-388-5300/830-693-8815  
WWW.CUPLINASSOCIATES.COM

PROFESSIONAL FIRM NO: 101726900  
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FIELDWORK PERFORMED ON: 2020  
APPROVED: D. STARK  
TECH: RPM  
PREPARED FOR: HERNANDEZ  
PROJ NO: 19160

SHEET  
1 OF 1



LOCAL ADDRESS: COUNTY ROAD 2200, LONETA, TEXAS.

LAND TITLE SURVEY

NOTE: (1) NO FLOORPLAN MAPS EXIST FOR THIS AREA. (2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. (3) ALL DISTANCES, EASEMENTS, AND DESIGN REGULATIONS PRIOR TO THIS SURVEY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFIED TO THE CONTRARY BY THIS SURVEY. (4) ALL CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.

LOCAL ADDRESS: COUNTY ROAD 2200, LONETA, TEXAS.

LAND TITLE SURVEY

NOTE: (1) NO FLOORPLAN MAPS EXIST FOR THIS AREA. (2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. (3) ALL DISTANCES, EASEMENTS, AND DESIGN REGULATIONS PRIOR TO THIS SURVEY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFIED TO THE CONTRARY BY THIS SURVEY. (4) ALL CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.

TRACT I BEING A 28.42 ACRE TRACT OUT OF THE C. L. MEADOR SURVEY NO. 2, ABSTRACT NO. 1491 AND THE JOHN HASSMAN SURVEY, ABSTRACT NO. 322 IN LAMPASAS COUNTY, TEXAS, HEREAFTER CALLED TRACT 4B, AND CONSISTING OF A PORTION OF THAT TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM DENORO HOLDINGS, LLC, TO MB WHITETAILS, LLC, OF RECORD IN VOLUME 554, PAGE 298, DEED RECORDS OF LAMPASAS COUNTY, TEXAS, AND BEING A PORTION OF THE CERTAIN TRACT DESCRIBED IN A DEED WITHOUT WARRANTY FROM DENORO HOLDINGS, LLC, TO MB WHITETAILS, LLC, OF RECORD IN VOLUME 554, PAGE 276, DEED RECORDS OF LAMPASAS COUNTY, TEXAS, SAID 3.12 ACRES FURTHER DESCRIBED BY METES AND BOUNDS OF EVEN DATE, TO ACCOMPANY THIS SURVEY.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: ATTORNEY'S ABSTRACT COMPANY G.F. NO. 2073147-LAM EFFECTIVE DATE: DECEMBER 28, 2020 ISSUED: JANUARY 4, 2021

SCHEDULE "B" TERMS 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 LAMPASAS COUNTY, TEXAS.

RESTRICTIVE COVENANTS: 954/346-D.R.L.C.

EASEMENTS TO ONCOR ELECTRIC DELIVERY COMPANY, LLC: 484/738-D.R.L.C.

EASEMENT TO CENTRAL TELEPHONE COMPANY OF TEXAS: 285/565-D.R.L.C.

THE FOLLOWING EASEMENTS DO NOT APPEAR TO APPLY TO THIS TRACT: 90/527, 478/113, 484/760, 248/454 & 248/456-D.R.L.C.

I HEREBY CERTIFY EXCLUSIVELY TO ATTORNEY'S ABSTRACT COMPANY & OTONIEL HERNANDEZ & BERTHA HERNANDEZ, 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 BY CUPLIN & ASSOCIATES, INC.

DANNY J. STARK, R.P.L.S. NO. 5602 DATED: 01/28/2021



LEGEND

○	COTTON SPINDLE FOUND
○	SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
△	CALC. POINT
—	VOLUME/PAGE
—	D.R.L.C. DEED RECORDS LAMPASAS CO.
( )	RECORD INFO/SUBJECT
( )	B.L.S.L. BLDG. SETBACK LINE
⊕	UTILITY POLE
—	OVERHEAD UTILITY
—	WIRE FENCE



TRACT II

BEING 3.12 ACRES IN THE JOHN HASSMAN SURVEY, ABSTRACT NO. 322, AND BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN A DEED WITHOUT WARRANTY FROM DENDRO HOLDINGS, LLC, TO MB WHITETAILS, LLC, OF RECORD IN VOLUME 554, PAGE 276, DEED RECORDS OF LAMPASAS COUNTY, TEXAS, SAID 3.12 ACRES FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with plastic cap stamped "CUPLIN" in the East Right of Way line of County Road 2200, at the Southwest corner of a tract of land called 4.898 acres that was this day surveyed for the Northwest corner hereof;

THENCE N 70°39'35" E, with the Southern boundary line of said 4.898 acre tract, a distance of 200.04 feet to a calculated point in the common line of said Hassman and said Meador surveys, for an angle point hereof;

THENCE S22°02'32" E, with the East line of the John Hassman Survey, a distance of 686.69 feet to a calculated point in the common line of said Hassman and said Meador surveys, for the Southeast corner hereof;

THENCE S 69°14'42" W, a distance of 182.80 to a 1/2" iron rod set with plastic cap stamped "CUPLIN" in the Eastern Right of Way line of said County Road 2200, for the Southwest corner hereof;

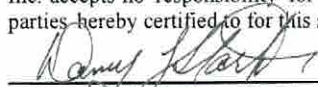
THENCE with the Eastern Right of Way line of said County Road and the Western boundary line of said MB Whitetails tract, the following two (2) courses and distances:

3. N 26°42'51" W, a distance of 294.45 feet to a 1/2" iron rod set with plastic cap stamped "CUPLIN" for angle point hereof;
4. N 21°02'54" W, a distance of 400.33 feet to the POINT OF BEGINNING and calculated to contain 3.12 acres.

**NOTE:**

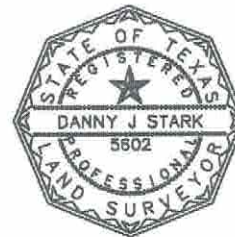
*A Plat of Survey of even date was prepared and is intended to accompany the above described tract of land. Bearings are based on North American Datum of 1983, Texas Central Zone.*

I hereby certify exclusively to Attorney's Abstract and Otoniel & Bertha Hernandez, 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. ©



**Dated: 1/22/2021**

Danny J. Stark, Registered Professional Land Surveyor No. 5602



TRACT I

BEING 26.42 ACRES OUT OF THE FOLLOWING SURVEYS:

<u>SURVEY NAME</u>	<u>SURVEY NO.</u>	<u>ABSTRACT NO.</u>	<u>ACRES</u>
C.L. MEADOR	2	1491	23.30
JOHN HASSMAN		322	3.12

HEREAFTER CALLED TRACT 4B, AND CONSISTING OF A PORTION OF THAT TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM DENDRO HOLDINGS, LLC, TO MB WHITETAILS, LLC, OF RECORD IN VOLUME 554, PAGE 266, DEED RECORDS OF LAMPASAS COUNTY, TEXAS AND A 3.12 ACRE PORTION OF THAT CERTAIN TRACT DESCRIBED IN A DEED WITHOUT WARRANTY FROM DENDRO HOLDINGS, LLC, TO MB WHITETAILS, LLC, OF RECORD IN VOLUME 554, PAGE 276, DEED RECORDS OF LAMPASAS COUNTY, TEXAS, SAID 26.42 ACRES BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with plastic cap stamped "CUPLIN" in the East Right of Way line of County Road 2200, at the Southwest corner of a tract of land called 4.898 acres that was this day surveyed for the Northwest corner hereof;

THENCE N 70°39'35" E, with the Southern boundary line of said 4.898 acre tract, at 200.04 feet passing the calculated common line of said Hassman and said Meador surveys, in all a distance of 290.16 feet to a fence post found for angle point hereof;

THENCE N 69°04'10" E, continuing with the Southern boundary line of said 4.898 acres, a distance of 1238.28 feet to a cotton spindle found for angle point;

THENCE N 68°42'10" E, continuing with the Southern boundary line of said 4.898 acres, a distance of 136.78 feet to 1/2" iron rod found with plastic cap stamped "CUPLIN" in the Western boundary line of a tract of land called TTRACT 10 and described as 41.76 acres in an instrument to Thomas Robbins and Heather Robbins, of record in Volume 573, Page 461, Deed Records of Lampasas County, Texas, for the Southeast corner of said Yates tract and the Northeast corner hereof;

THENCE S 20°53'33" E, with the Western boundary line of said Robbins tract, a distance of 226.09 feet to a 1/2" iron rod set with plastic cap stamped "CUPLIN" at the Northwest corner of a tract of land called Tract 11 and described as 30.18 acres in a Warranty Deed with Vendor's Lien to Aaron Rendon and Jennifer Ramirez, of record in Volume 576, Page 177, Deed Records of Lampasas County, Texas, for the Southwest corner of said Robbins tract and an angle point hereof;

THENCE S 27°34'46" E, with the Western boundary line of said Rendon/Ramirez tract, a distance of 466.58 feet to a 1/2" iron rod set with plastic cap stamped "CUPLIN" for the Southeast corner hereof;

THENCE S 69°14'42" W, at 1505.70 feet, passing the calculated common line of said Hassman and said Meador surveys, in all a distance of 1688.50 feet to a 1/2" iron rod set with plastic cap stamped "CUPLIN" in the Eastern Right of Way line of said County Road 2200, for the Southwest corner hereof;

THENCE with the Eastern Right of Way line of said County Road and the Western boundary line of said MB Whitetails tract, the following two (2) courses and distances:

1. N 26°42'51" W, a distance of 294.45 feet to a 1/2" iron rod set with plastic cap stamped "CUPLIN" for angle point hereof;
2. N 21°02'54" W, a distance of 400.33 feet to the POINT OF BEGINNING and calculated to contain 26.42 acres.

**SAVE AND EXCEPT THEREFROM that certain 3.12 acre portion in the John Hassman Survey, Abstract No. 322, being a portion of that tract described in a Deed Without Warranty from Dendro Holdings, LLC, to MB Whitetails, LLC, of record in Volume 554, Page 276, Deed Records of Lampasas County, Texas.**