

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
○	SET 1/2" IRON PIN
⊗	3/4" IRON PIN
⊕	1" IRON PIN
⊖	1 1/2" IRON PIN
⊗	2" IRON PIN
⊕	3" IRON PIN
⊖	4" IRON PIN
⊗	5" IRON PIN
⊕	6" IRON PIN
⊖	7" IRON PIN
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⊕	96" IRON PIN
⊖	97" IRON PIN
⊗	98" IRON PIN
⊕	99" IRON PIN
⊖	100" IRON PIN

LINE	BEARING	DISTANCE
L1	N88°21'27"W	166.20'
(L1)	N88°21'W	166.6'
L2	N86°42'05"W	197.83'
L3	S45°14'44"E	146.81'
L4	N73°37'47"E	121.81'
L5	S23°54'36"E	221.72'
L6	N79°48'28"E	122.75'
L7	N04°41'17"E	121.01'
L8	S62°30'12"E	408.37'
L9	N85°22'16"W	67.96'
L10	N08°22'50"E	126.77'
C1	2914.80'	485.18'
(C1)	2914.8'	589.51' W
C2	2914.80'	422.73'
(C2)	2914.8'	N80°43'40"W
C3	125.00'	70.51'
(C3)	125.00'	69.58'
C4	150.00'	132.03'
(C4)	150.00'	127.83'
C5	1014.93'	14.80'
(C5)	1014.93'	N85°52'58"W

NOTES:
1) PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN ZONE A (AREAS WITHIN THE 100 YR FLOOD—NO BASE FLOOD ELEVATIONS DETERMINED) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0805F, EFFECTIVE 03/15/2012.
2) BASES OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
3) THE 8.869 ACRE TRACT AS SURVEYED THIS DATE WAS ESTABLISHED PER THE NORTHERLY ADJOINING 73.211 ACRE TRACT WHICH CALLS FOR THEIR SOUTH PROPERTY LINE TO BE "WITH A FENCE." THE FENCE AS LOCATED WAS FOUND TO BE DILAPIDATED AND WE DO OUR BEST TO RETRACE THE COMMON LINE BASED ON THE FENCE AS FOUND IN THE FIELD IN CONJUNCTION WITH THE RECORD BEARINGS AND DISTANCES.

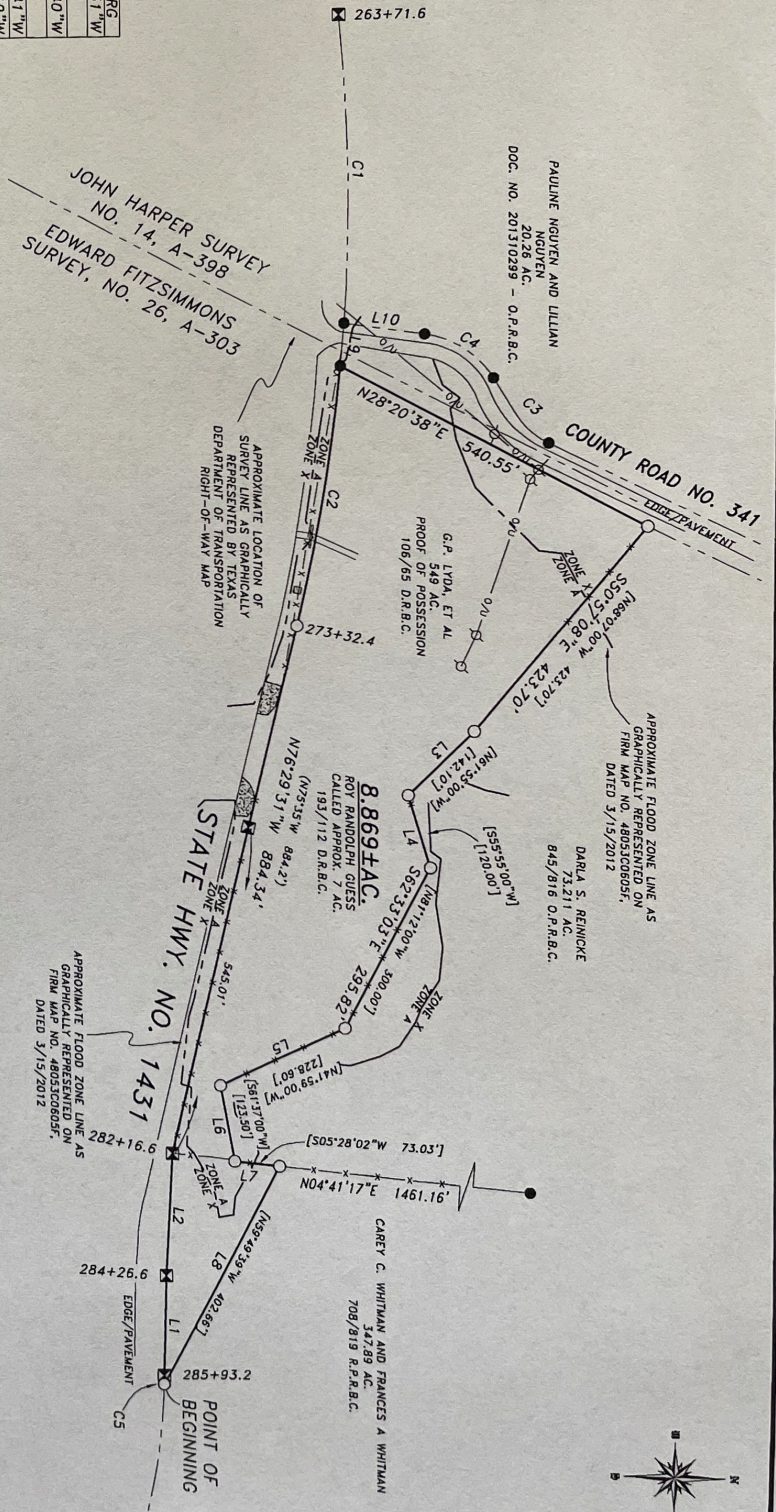
BOUNDARY SURVEY

LOCAL ADDRESS: "VACANT TRACT" STATE HIGHWAY 1431, MARBLE FALLS, TEXAS.

LEGAL DESCRIPTION: BEING 8.869 ACRES OF LAND SITUATED IN THE EDWARD FITZSIMMONS SURVEY NO. 26, ABSTRACT NO. 303, BURNET COUNTY, TEXAS, ALL OF THAT TRACT CONVEYED TO ROY RANDOLPH GUESS IN A DOCUMENT RECORDED IN VOLUME 193, PAGE 112, DEED RECORDS OF BURNET COUNTY, TEXAS, AND BEING THE PORTION OF A CALLED 549 ACRE TRACT, LYING NORTH OF R.M. HIGHWAY NO. 1431, DESCRIBED IN A DOCUMENT TO G.P. LYDA, ET AL, RECORDED IN VOLUME 106, PAGE 65, DEED RECORDS OF BURNET COUNTY, TEXAS, SAID 8.869 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY.

SUBJECT TO CURRENT SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.

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



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SUPERVISED 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 T. Cuplin DATED 6/15/2017
KYLE T. CUPLIN, R.P.L.S. NO. 5938



PROJ. NO. 17324	1
PREPARED FOR: ROY GUESS	OF
TECH: KC LUST	3
APPROVED: K. CUPLIN	
FIELDWORK PERFORMED ON: 6/7-15/2017	
COPYRIGHT: 2017	

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

SCALE 1" = 200'

DATE	NO.	DESCRIPTION
	2	
	1	