

BOUNDARY SURVEY

LOCAL ADDRESS: FM HIGHWAY 243 & COUNTY ROAD NO. 268, BERTRAM, TEXAS.

LEGAL DESCRIPTION: BEING A 62.45 ACRE TRACT OF LAND OUT OF THE THOMAS S. STEPHEN SURVEY NO. 4, ABSTRACT NO. 789 IN BURNET COUNTY, TEXAS, AND BEING OUT OF A CALLED 224.63 ACRE TRACT DESCRIBED IN DOCUMENT TO MARK R. SANFORD, RECORDED IN DOCUMENT NO. 202016810 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 62.45 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

NOTES:
1) BASIS OF BEARINGS ARE TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES ARE SHOWN ARE GRID.
2) THIS TRACT IS SUBJECT TO BURNET COUNTY SUBDIVISION REGULATIONS AND MAY REQUIRE A VARIANCE FOR APPROVAL. THE OWNER IS TO OBTAIN ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE VARIANCES AND PERMITS.
3) 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.
4) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C03750, EFFECTIVE 11/01/2018.



LEGEND	
●	3/8" IRON PIN FOUND
●	1/2" IRON PIN FOUND (UNLESS NOTED)
●	5/8" IRON PIN FOUND
○	SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
△	CALC POINT
⊠	TRUST TYPE I CONC. P.O.B. MONUMENT (FID.)
...	VOLUME/PAGE
P.R.B.C.	PLAT RECORDS BURNET CO.
D.R.B.C.	DEED RECORDS BURNET CO.
R.P.R.C.	REAL PROPERTY RECORDS BURNET COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
C.M.	CONTROLLING MONUMENT
()	RECORD INFO/SUBJECT
[]	RECORD INFO/ADJOWNER
○	UTILITY POLE
-O-	OVERHEAD UTILITY
- - -	WIRE FENCE

I HEREBY CERTIFY EXCLUSIVELY TO MARK R. SANFORD, 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 2022, CUPLIN & ASSOCIATES, INC. ©.

Kyle P. Cuplin DATED 6/09/2022
KYLE P. CUPLIN, R.P.L.S. NO. 5938



REVISIONS	
DATE	DESCRIPTION
1	
2	

PROJ. NO. 22538	1500 OLLIE LANE
PREPARED FOR: MARK R. SANFORD	MARBLE FALLS, TX 78654
TECH: P. BERGMAN	PH: 325-388-3300/304-692-8815
PROVIDED: CUPLIN	WWW.CUPLINASSOCIATES.COM
RECEIVED ON: 5/13/22-5/31/22	
CERTIFICATE NO. 10128800	

SHEET
1 OF 2

BEING A 62.45 ACRE TRACT OF LAND OUT OF THE THOMAS S. STEPHEN SURVEY NO. 4, ABSTRACT NO. 769 IN BURNET COUNTY, TEXAS, AND BEING OUT OF A CALLED 224.63 ACRE TRACT DESCRIBED IN DOCUMENT TO MARK R. SANFORD, RECORDED IN DOCUMENT NO. 202016810 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 62.45 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin found at the southwest corner of said Sanford tract and the southeast corner of a called 4.884 acre tract described in document to Maria Del Carmen Luna, recorded in Volume 1212, Page 35 of the Official Public Records of Burnet County, Texas, along the occupied northerly right-of-way line of Burnet County Road No. 268, for the southwest corner hereof;

THENCE North 21°29'52" West, along the west line of said Sanford tract and hereof and the east line of said Luna tract, a distance of 591.35' to a 5/8" iron pin found at the northwest corner of said Sanford tract and the northeast corner of said Luna tract along the south right-of-way line of F.M. Highway No. 243, for the northwest corner hereof;

THENCE along the north line of said Sanford tract and hereof and the south right-of-way line of said Highway, the following courses and distances:


- 1) North 46°28'48" East, a distance of 877.56' to a TXDOT Type I concrete right-of-way monument;
- 2) Along a curve to the right having an arc length of 284.59', a radius of 2824.79', a chord bearing of North 49°06'07" East, and a chord length of 284.47' to a TXDOT Type I concrete right-of-way monument;
- 3) North 52°07'38" East, a distance of 537.40' to a TXDOT Type I concrete right-of-way monument;
- 4) Along a curve to the left having an arc length of 478.47', a radius of 5729.58', a chord bearing of North 49°47'08" East, and a chord length of 478.33' to a TXDOT Type I concrete right-of-way monument;
- 5) North 47°22'10" East, a distance of 133.47' to a 1/2" iron pin set with a Cuplin property cap, for the northeast corner hereof, whence a 1/2" iron pin found bears North 47°22'10" East, a distance of 548.47';

THENCE South 53°13'17" East, crossing said Sanford tract, a distance of 1579.76' to a 1/2" iron pin set with a Cuplin property cap along the south line of said Sanford tract and the north line of Lot 3, in Sunset Oaks, Unit 4 a subdivision of record in Cabinet 1, Slide 86A of the Plat Records of Burnet County, Texas, for the southeast corner hereof, whence a 1/2" iron pin found bears North 67°39'10" East, a distance of 200.98';

THENCE along the south line of said Sanford tract, generally along a fence, the following courses and distances:

- 1) South 67°39'10" West, at a distance of 166.71' pass a 3/8" iron pin found at the common north corner of said Lot 3 and Lot 2 in said subdivision, for a total distance of 461.82' to a 1/2" iron pin found;
- 2) South 67°43'55" West, at a distance of 30.29' pass a 3/8" iron pin found at the common north corner of said Lot 2 and Lot 1 in said subdivision, for a total distance of 887.47' to a 1/2" iron pin found at the common north corner of said Lot 1 and Lot 1A in said subdivision;
- 3) South 68°18'43" West, at a distance of 179.70' pass the record northwest corner of said Lot 1A and of said subdivision, and continuing along the occupied north right-of-way line of said County Road, for a total distance of 1656.51', to the **POINT OF BEGINNING**, and containing 62.45 acres, more or less.

I hereby certify that this survey was performed on the ground and was surveyed by me and 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 2022, Cuplin & Associates, Inc. ©. Basis of Bearings are to Texas Coordinate System, Central Zone. 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: 6/09/2022



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