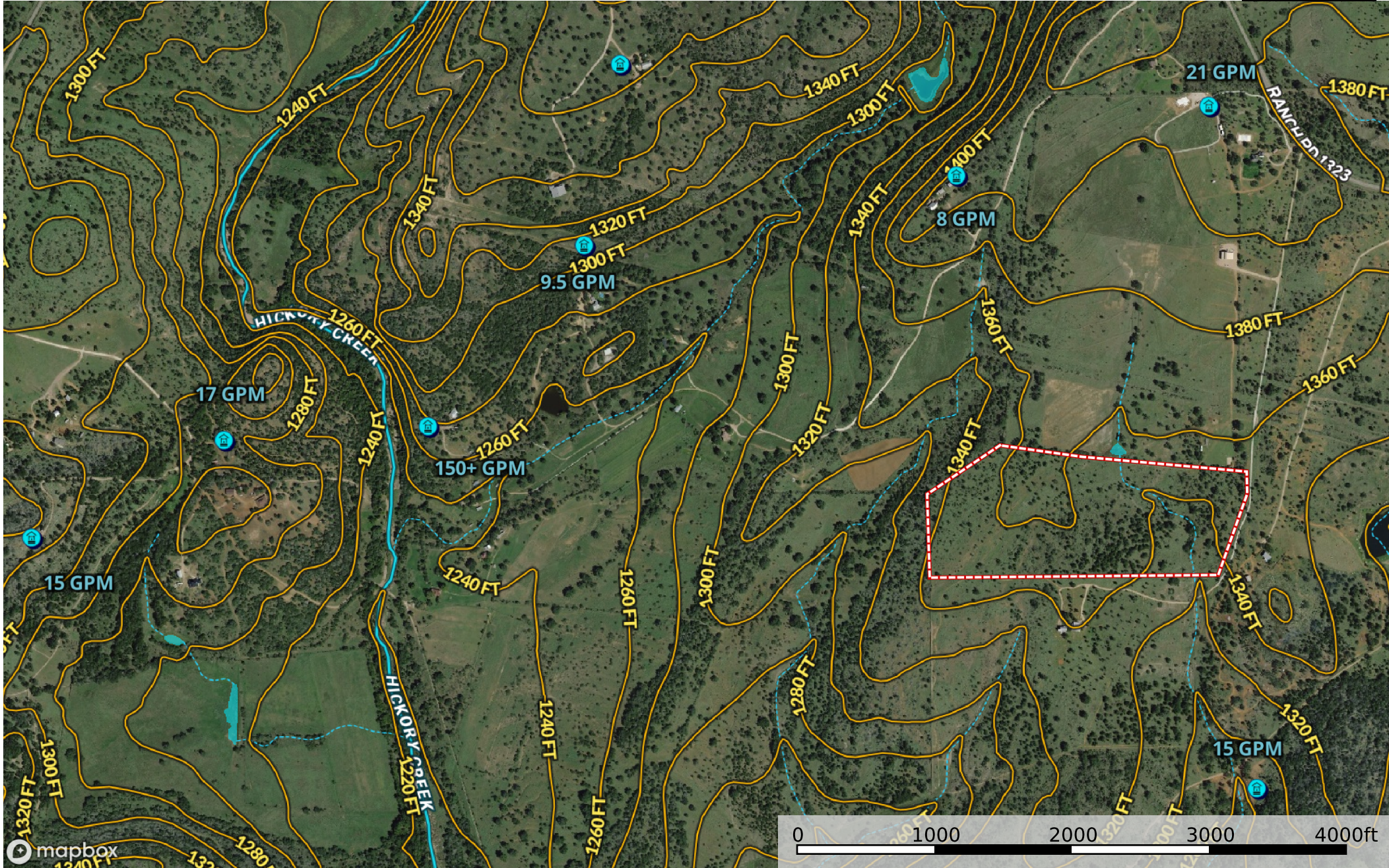
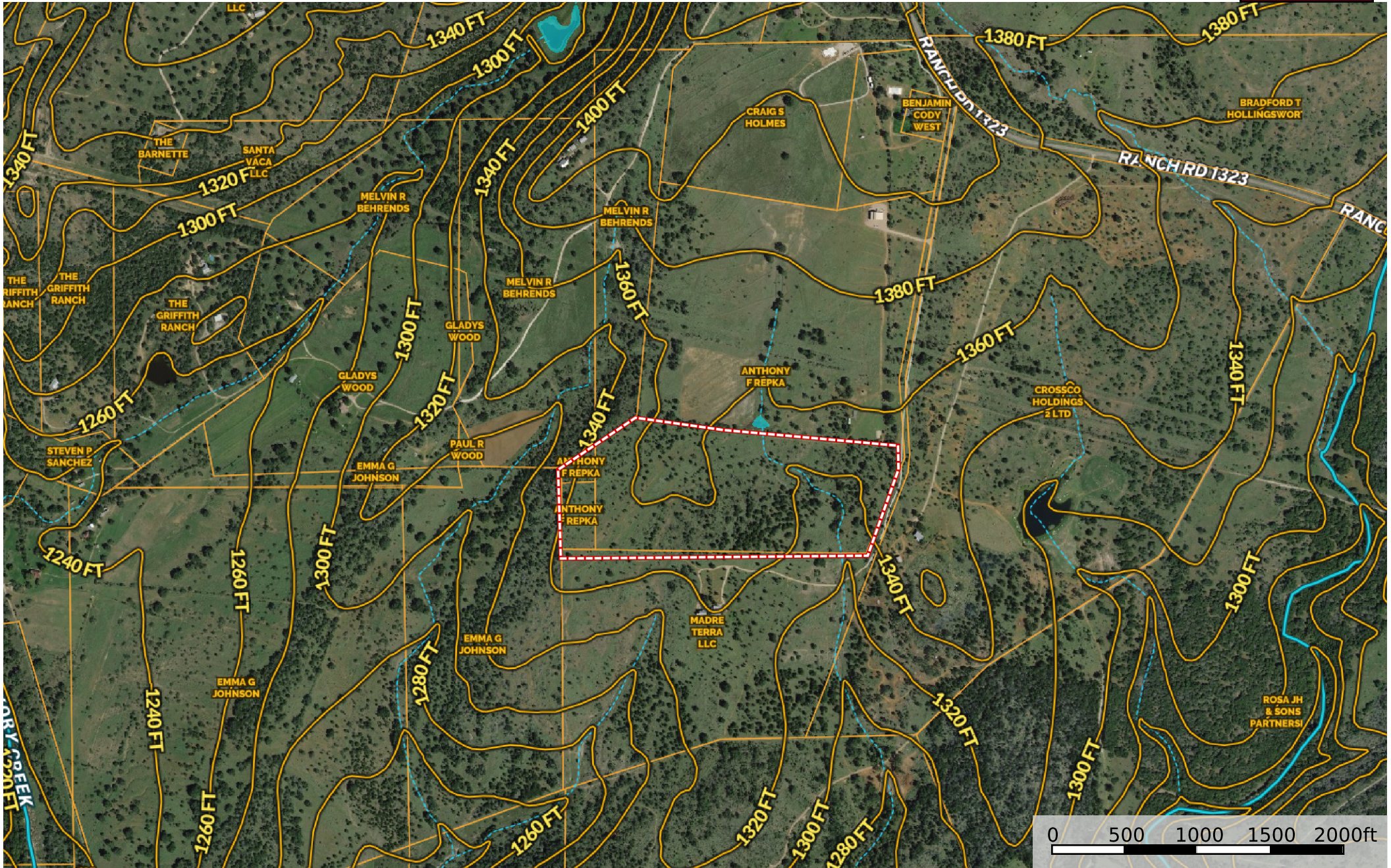


- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

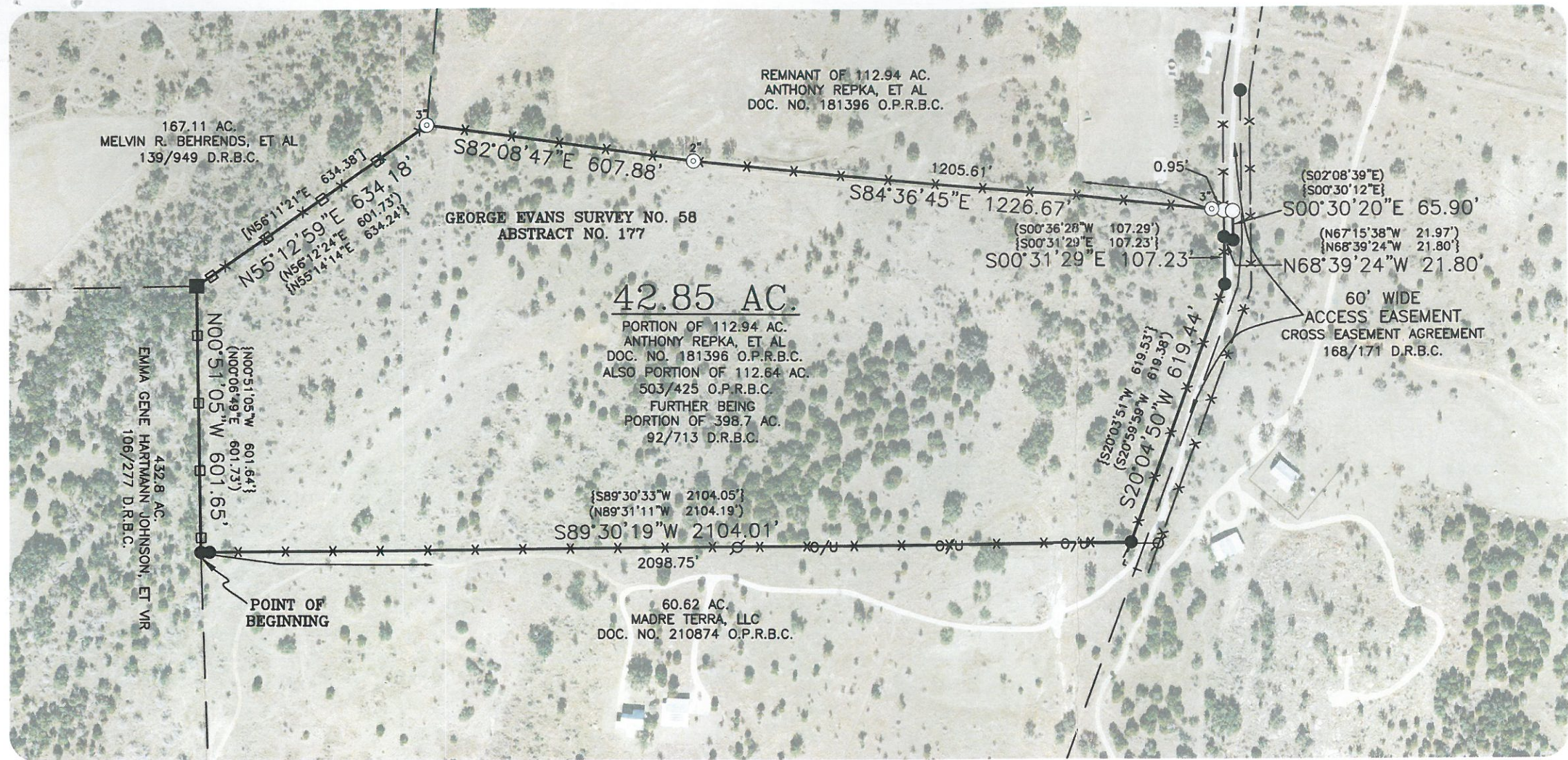












**CUPLIN & ASSOCIATES, INC.**  
LAND SURVEYORS & PLANNERS



### LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊙ STEEL PIPE FENCE POST
- 1" SQUARE STEEL BAR FOUND
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- .../... VOLUME/PAGE
- P.R.B.C. PLAT RECORDS BLANCO CO.
- D.R.B.C. DEED RECORDS BLANCO CO.
- R.P.R.B.C. REAL PROPERTY RECORDS BLANCO COUNTY
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BLANCO COUNTY
- C.M. CONTROLLING MONUMENT
- ( ) RECORD INFO/SUBJECT
- { } RECORD INFO
- [ ] RECORD INFO/ADJOINER
- UTILITY POLE
- o/u- OVERHEAD UTILITY
- ROCK FENCE
- x- WIRE FENCE

SCALE 1" = 300'

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

## BOUNDARY SURVEY

LOCAL ADDRESS: BIG SANDY ROAD, JOHNSON CITY, TEXAS.

LEGAL DESCRIPTION: BEING A 42.85 ACRE TRACT OF LAND OUT OF THE GEORGE EVANS SURVEY NO. 158, ABSTRACT NO. 177 IN BLANCO COUNTY, TEXAS, AND BEING OUT OF A CALLED 112.94 ACRE TRACT DESCRIBED IN DOCUMENT TO ANTHONY REPKA, ET AL, RECORDED IN DOCUMENT NO. 181396 OF THE OFFICIAL PROPERTY RECORDS OF BLANCO COUNTY, TEXAS AND BEING OUT OF A CALLED 112.64 ACRE TRACT OF RECORD IN VOLUME 503, PAGE, 425 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND FURTHER BEING OUT OF A 398.7 ACRE TRACT OF RECORD IN VOLUME 92, PAGE 713 OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS, SAID 42.85 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 SHOWN HEREON ARE GRID DISTANCES.
- 2) THIS TRACT IS SUBJECT TO BLANCO COUNTY SUBDIVISION REGULATIONS AND MAY REQUIRE A VARIANCE FOR APPROVAL, THE OWNER IS TO CONFIRM 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 PRIOR TO CONVEYANCE OF REAL PROPERTY.
- 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) 2022 AERIAL IMAGE PROVIDED BY TNRIS/CAPCOG.

I HEREBY CERTIFY EXCLUSIVELY TO ANTHONY REPKA, 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 2023, CUPLIN & ASSOCIATES, INC. ©.

*Kyle P. Cuplin*  
KYLE P. CUPLIN, R.P.L.S. NO. 5938

DATED 03/20/2023



PROJ. NO. 23183  
PREPARED FOR: ANTHONY REPKA  
TECH: P. BERGMAN  
APPROVED: K. CUPLIN  
FIELDWORK PERFORMED ON: 3/10/23  
COPYRIGHT: 2023  
PROFESSIONAL FIRM NO: 10126900

SHEET  
1 OF 2