



78654

chicks@cuplinassociates.com

Invoice

DATE	INVOICE #
7/29/2021	22268

BILL TO

HNB MORTGAGE
512-B HWY 281
MARBLE FALLS, TX 78654

TERMS	PROJECT
Title Company	21988

DESCRIPTION		AMOUNT
LAND TITLE SURVEY RELATED TO 5 ACRES OUT OF THE T. & N.O. RAILROAD COMPANY SURVEY MO. 1ABST NO. 604, BLANCO COUNTY, TEXAS. ADDRESS: 395 SENDERO, ROUND MOUNTAIN		1,200.00T
	Sales Tax (8.25 %)	\$99.00
	Payments / Credits	\$0.00
	Subtotal	\$1,200.00
	Total Amount Due	\$1,299.00
www.cuplinassociates.com	Firm Registration #10126900	PHONE 325-388-3300

CALLLED 12.00 AC.
STEPHANIE PRICE & ROBERT PRICE
DOC. NO. 2021-211659 O.P.R.B.C.



CALLLED 18.056 ACRES
BRIGHAM WHITE AND
CHERYL A. WHITE
527/686 O.P.R.B.C.

5.011±AC.

PORTION OF 5.00 AC.
MICHAEL GILBERT & JOHNA STEWART
DOC. NO. 182888 O.P.R.B.C.
& PORTION OF 46.908 AC.
MICHAEL GILBERT & JOHNA STEWART
528/718 O.P.R.B.C.

REMAINDER 46.908 AC.
MICHAEL GILBERT & JOHNA STEWART
528/718 O.P.R.B.C.

T. & N.O. RR. CO. SURVEY, NO. 1
ABSTRACT NO. 604

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N05°45'49"E	193.86'
(L1)	N05°45'49"W	193.86'
L2	N00°16'56"W	41.68'
(L2)	N00°16'56"E	41.68'
L3	N00°03'59"E	29.33'
(L3)	N00°03'59"W	29.33'
L4	N02°07'12"E	103.50'
(L4)	N02°04'02"E	103.42'

CALLLED 5.28 AC.
DANA L. YARTER & JORDAN VANN
DOC. NO. 2021-211705 O.P.R.B.C.

CALLLED 10.00 AC.
JOSE HERNANDEZ
DOC. NO. 190802 O.P.R.B.C.

CALLLED 26.873 ACRES
DAVID BRANDON JORDAN AND
EMILEE INETZ JORDAN
531/22 O.P.R.B.C.

CALLLED 12.00 AC.
DANA LYNN YARTER & JORDAN DANIELLE VANN
DOC. NO. 2021-211313 O.P.R.B.C.

LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- 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
- () RECORD INFO/SUBJECT
- AC AIR CONDITIONER
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITY
- EDGE/PAVEMENT/GRAVEL
- CHAIN LINK FENCE
- WIRE FENCE
- /// OVERHANG/COVERED AREA

NOTES:

- SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0675G, EFFECTIVE 11/01/2019.
- BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.

LAND TITLE SURVEY

LOCAL ADDRESS: RANCH ROAD 962, ROUND MOUNTAIN, TEXAS.

LEGAL DESCRIPTION: BEING A 5.011 ACRE TRACT OF LAND OUT OF THE T. & N.O. RAILROAD COMPANY SURVEY NO. 1, ABSTRACT NUMBER 604, BLANCO COUNTY, TEXAS, FURTHER BEING THE REMAINING PORTION OF A CALLED 5.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED OF TRUST TO MICHAEL GILBERT AND JOHNA STEWART, RECORDED IN DOCUMENT NO. 182888 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND A PORTION OF THE REMNANT TRACT OF A CALLED 46.908 ACRE TRACT DESCRIBED IN DOCUMENT TO MICHAEL GILBERT AND JOHNA STEWART, RECORDED IN VOLUME 528, PAGE 718, OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, SAID 5.011 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: SERVICE TITLE COMPANY
G.F. NO.: 45774 EFFECTIVE DATE: MAY 27, 2021 ISSUED: JUNE 15, 2021

SCHEDULE "B" ITEMS 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 BLANCO COUNTY, TEXAS.

RESTRICTIVE COVENANTS: N/A

RECORDED PLAT: N/A

ACCESS & UTILITY EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC.: DOC. NO. 163366 O.P.R.B.C.

EASEMENT MAINTENANCE AGREEMENT: DOC. NO. 211040 O.P.R.B.C.

I HEREBY CERTIFY EXCLUSIVELY TO SERVICE TITLE COMPANY & JOHNA LYNN STEWART, 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. ©.

K.C. LUST, R.P.L.S. NO. 5273

DATED 07/30/2021



1 OF 2
SHEET

PROJ NO. 21988
PREPARED FOR: JOHNA STEWART
TECH: JTM
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 07/12/2021 JC/MC/C3
COPYRIGHT:2021 PROFESSIONAL FIRM NO: 10126900

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	
REVISIONS		

BEING A 5.011 ACRE TRACT OF LAND OUT OF THE T. & N.O. RAILROAD COMPANY SURVEY NO. 1, ABSTRACT NO. 604, BLANCO COUNTY, TEXAS, FURTHER BEING THE REMAINING PORTION OF A CALLED 5.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED OF TRUST TO MICHAEL GILBERT AND JOHNA STEWART, RECORDED IN DOCUMENT NO. 182888 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND A PORTION OF THE REMNANT TRACT OF A CALLED 46.908 ACRE TRACT DESCRIBED IN DOCUMENT TO MICHAEL GOLBER AND JOHNA STEWART, RECORDED IN VOLUME 528, PAGE 718 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, SAID 5.011 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

COMMENCING at a 1/2" iron pin found along the north line of R.M. Highway no. 962, at the southwest corner of a called 1.750 acre access easement described in said Volume 528, Page 718 of the Official Public Records of Blanco County, Texas, at the southeast corner of a called 12.00 acre tract described in Warranty Deed with Vendor's Lien to Dana Lynn Yarter and Jordan Danielle Vann, recorded in Document No. 211313 of the Official Public Records of Blanco County, Texas, and at the southeast corner of said 46.908 acre tract;

THENCE along the west line of said 1.750 acre access easement tract, the east line of said 12.00 acre tract, and the east line of said 46.908 acre tract, the following courses and distances;

- 1) North 05°45'49" East, a distance of 193.86' to a 1/2" iron pin found;
- 2) North 00°16'56" West, a distance of 41.68' to a 1/2" iron pin found;
- 3) North 08°34'11" West, a distance of 350.67' to a 1/2" iron pin found;
- 4) North 07°26'11" West, a distance of 565.54' to a 1/2" iron pin found at the southeast corner and **POINT OF BEGINNING** of the herein described 5.011 acre tract;

THENCE South 89°59'51" West, over and across said 46.908 acre tract, said 5.00 acre tract, along the north line of a called 5.28 acre tract described in Warranty Deed with Vendor's Lien to Dana L. Yarter and Jordan Vann, recorded in Document No. 211705 of the Official Public Records of Blanco County, Texas, and along the south line hereof, a distance of 412.70' to a 1/2" iron pin with "Cuplin" cap set at point along the north line of said 5.28 acre tract, and at the southwest corner hereof;

THENCE North 00°01'22" West, over and across said 46.908 acre tract, along the west line of said 5.00 acre tract, and hereof, a distance of 565.60' to a 1/2" iron pin found at the northwest corner of said 5.00 acre tract, and hereof;

THENCE South 89°59'51" East, over and across said 46.908 acre, tract, along the north line of said 5.00 acre tract, and hereof, a distance of 376.15' to a 1/2" iron pin found along the west line of said 1.750 acre access easement tract, the east line of said 46.908 acre, tract, and at the northeast corner of said 5.00 acre tract, and hereof;

THENCE along the west line of said 1.750 acre access easement tract, and the east line of said 46.908 acre tract, said 5.00 acre tract, and hereof, the following courses and distances;

- 1) South 00°04'223" West, a distance of 282.29' to a 1/2" iron pin found;
- 2) South 07°26'12" East, a distance of 277.94' to the **POINT OF BEGINNING**, and containing 5.011 acres, more or less.

I HEREBY CERTIFY EXCLUSIVELY TO SERVICE TITLE COMPANY AND JOHNA LYNN STEWART 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. ©. BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. A PLAT OF SURVEY OF EVEN DATE WAS PREPARED AND IS INTENDED TO ACCOMPANY THE ABOVE DESCRIBED TRACT OF LAND.



K.C. LUST
Registered Professional Land Surveyor No. 5273

Dated: 07/30/2021

