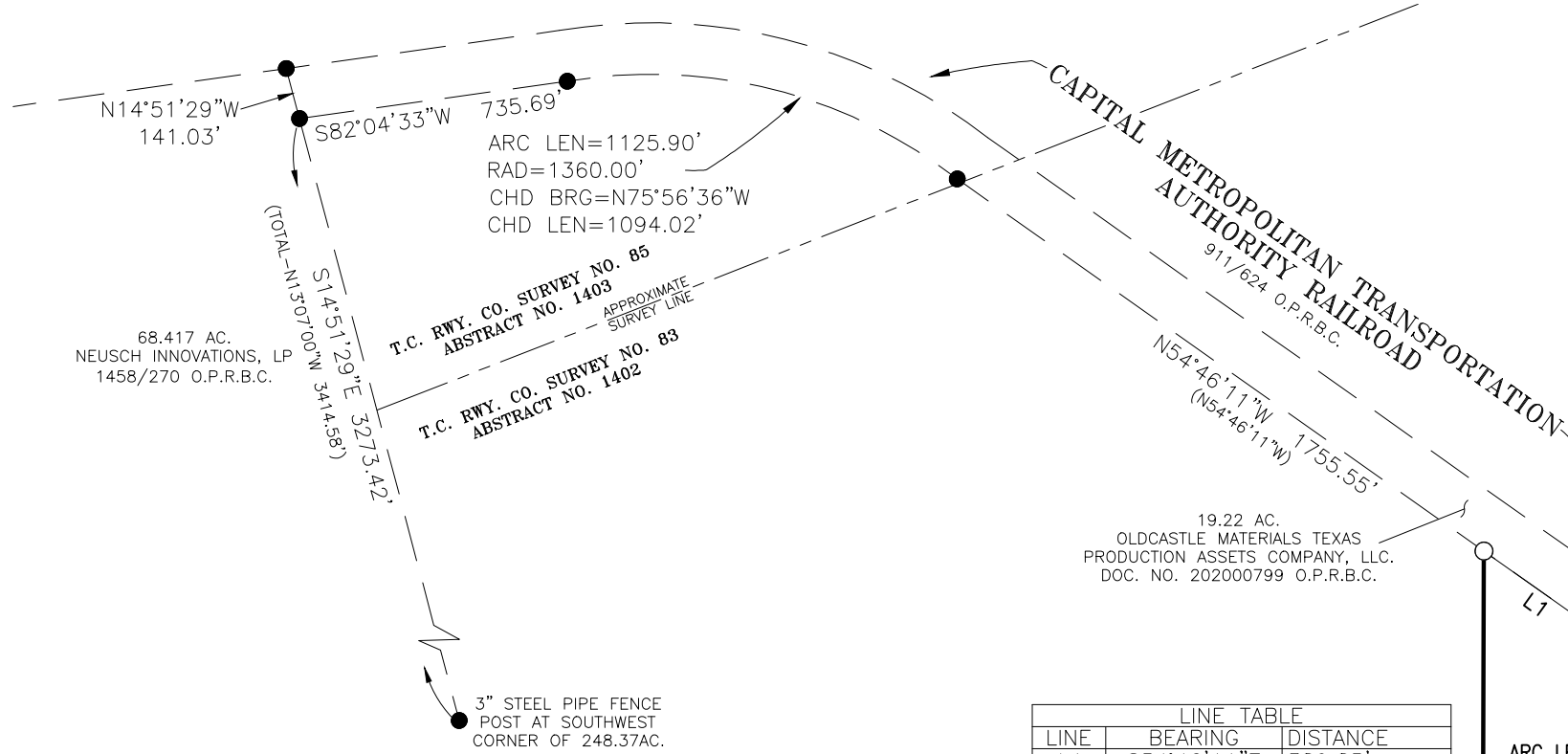
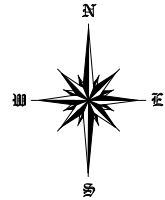


LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
○	SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
.../...	VOLUME/PAGE
P.R.B.C.	PLAT RECORDS BURNET CO.
D.R.B.C.	DEED RECORDS BURNET CO.
R.P.R.B.C.	REAL PROPERTY RECORDS BURNET COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
C.M.	CONTROLLING MONUMENT
()	RECORD INFO/SUBJECT
⊙	UTILITY POLE
-o/u-	OVERHEAD UTILITY
-x-	WIRE FENCE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S54°46'11"E	389.85'

NOTES:

- SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AND PORTIONS OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0350G EFFECTIVE 11/01/2019.
- BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE, ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, A COMBINATION SCALE FACTOR OF 1.00010991347185 WAS APPLIED.

LAND TITLE SURVEY

LOCAL ADDRESS: HIGHWAY 29 EAST, BURNET, TEXAS.

LEGAL DESCRIPTION: BEING A 40.00 ACRE TRACT OUT OF THE TEXAS CENTRAL RAILWAY CO. SURVEY NO. 83, ABSTRACT NO. 1402, BEING OUT OF THE REMAINDER OF A CALLED 248.37 ACRE TRACT DESCRIBED IN DOCUMENT TO GORDON M. GRIFFIN, III, ET AL, RECORDED IN DOCUMENT NO. 201401133 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 40.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS TO ACCOMPANY THIS SURVEY OF EVEN DATE.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY:
FIRST AMERICAN TITLE G.F. NO.: 01-21-13232
EFFECTIVE DATE: JANUARY 5, 2021 ISSUED: JANUARY 12, 2021

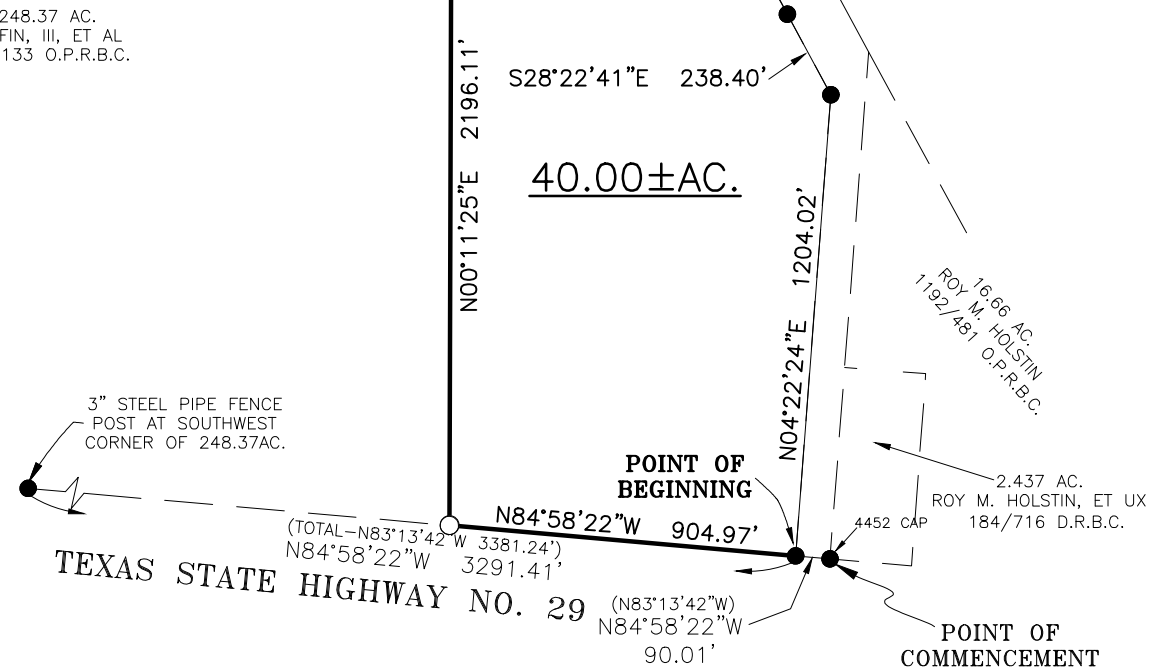
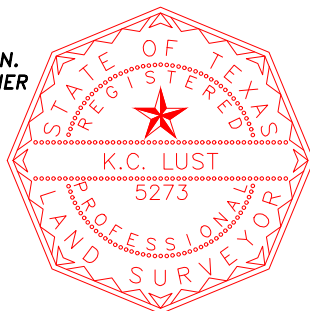
SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:
SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.

RESTRICTIVE COVENANTS: HEREBY DELETED

I HEREBY CERTIFY EXCLUSIVELY TO FIRST AMERICAN TITLE AND LEANDER VENTURES, LLC., 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 2020, CUPLIN & ASSOCIATES, INC. ©.

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

DATED 02/16/2021



REVISIONS		DESCRIPTION	
2		DATE	NO.
1			
SCALE 1" = 500'			
1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH. 325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM			
PROJ. NO. 21050		PROFESSIONAL FIRM NO: 10126900	
PREPARED FOR: LEANDER VENTURES, LLC.		APPROVED: K.C. LUST	
TECH: KCL		FIELDWORK PERFORMED ON: 01/05/2021	
SHEET 1 OF 2			