

CURVE TABLE

CURVE	ARC LEN	RADIUS	CHD BRG	CHD LEN
C1	142.89'	179.95'	S68°06'54"E	139.17'
C2	105.36'	223.93'	S54°49'25"E	104.39'
C3	145.18'	420.91'	S58°49'05"E	144.46'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S36°38'29"E	30.13'
L2	S15°41'59"E	84.21'
L3	S24°30'44"W	71.03'
L4	S42°10'46"W	49.96'
L5	S10°56'49"E	44.18'
L6	S30°35'12"W	110.72'
L7	S61°52'18"W	55.48'
L8	S06°13'28"W	30.00'

LEGEND

- 1/4" 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
- △ 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
- [] RECORD INFO/ADJOINER
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITY
- WIRE FENCE

NOTES:

- 1) PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN ZONE AE (AREAS WITHIN THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0685F EFFECTIVE 3/15/2012.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.

LAND TITLE SURVEY

LOCAL ADDRESS: BURNET COUNTY ROAD NO. 421, SPICEWOOD, TEXAS.

LEGAL DESCRIPTION: BEING A 13.10 ACRE TRACT OUT OF THE JAMES H. JOHNSON SURVEY NO. 16, ABSTRACT NO. 477 IN BURNET COUNTY, TEXAS, AND BEING ALL OF A CALLED 13.159 ACRE TRACT DESCRIBED IN DOCUMENT TO JERRY LYNN BECKER, ET AL, RECORDED IN VOLUME 739, PAGE 871 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND FURTHER INCLUDING LOT NOS. 84 AND 85, IN CAMP LEWIS, A SUBDIVISION OF RECORD IN Cabinet 1, Slide 13D OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, SAID 13.10 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: FIRST AMERICAN TITLE GUARANTY COMPANY
G.F. NO.: 2362377-AU23 EFFECTIVE DATE: OCTOBER 30, 2018 ISSUED: NOVEMBER 2, 2018

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
EASEMENT TO LCRA 88/462 D.R.B.C.

I HEREBY CERTIFY EXCLUSIVELY TO FIRST AMERICAN TITLE GUARANTY COMPANY, ELIZABETH WIGGINS BRADFORD, 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 2018, CUPLIN & ASSOCIATES, INC. ©.

DATED 11/21/2018

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



SHEET
1 OF 3

PROJ. NO. 181710
PREPARED FOR: ELIZABETH WIGGINS BRADFORD
TECH: P. BERGMAN
APPROVED: K. CUPLIN
FIELDWORK PERFORMED ON: 11/8/13-11/13/18
COPYRIGHT: 2018 PROFESSIONAL FIRM NO: 10126000

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

SCALE 1" = 200'

0 100 200

DATE	NO.	DESCRIPTION
	2	
	1	
		REVISIONS

+13502
to 1"=200'