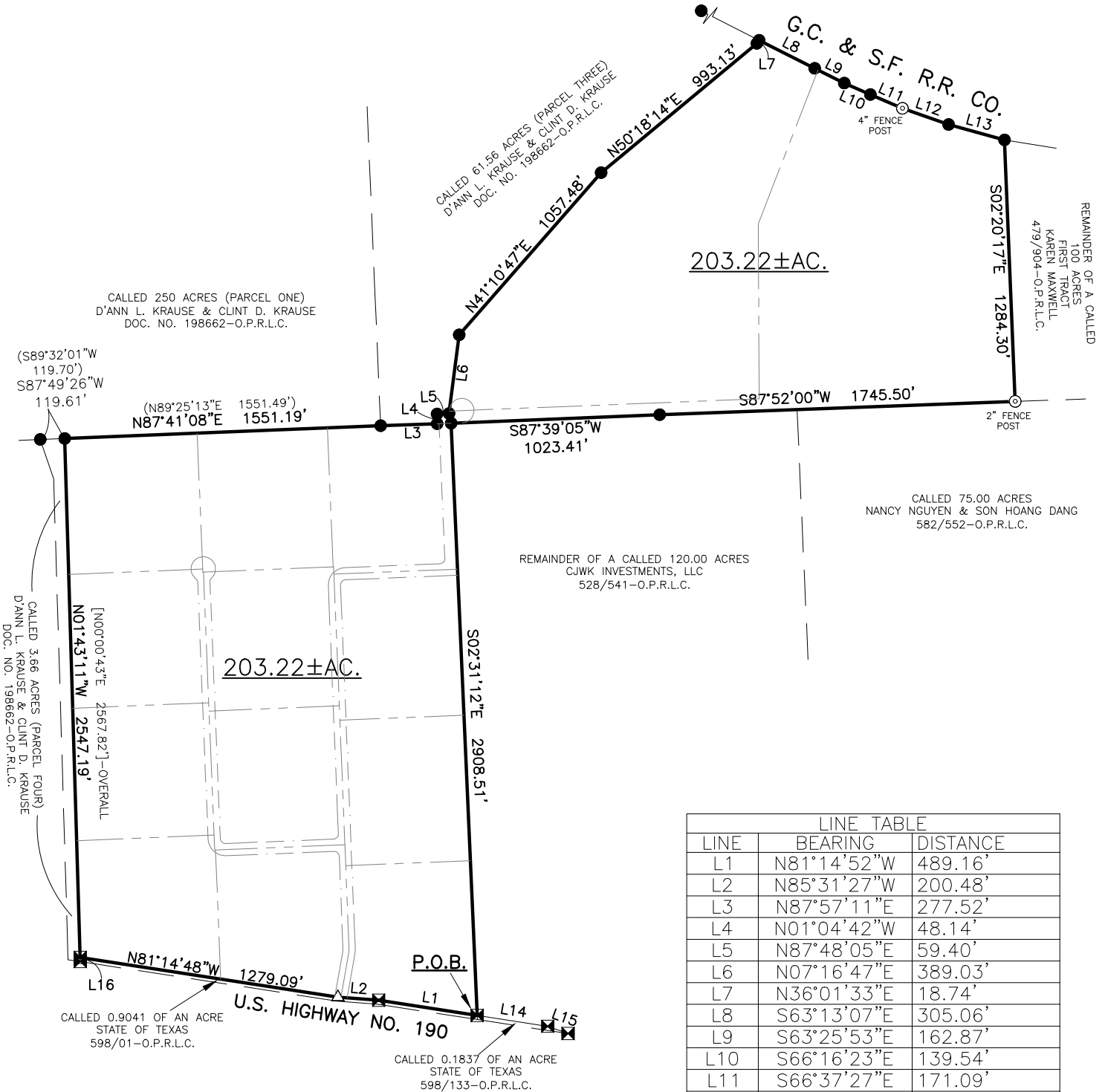


LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊙ IRON PIPE FENCE POST
- △ CALC POINT
- ⊠ TXDOT R.O.W. MONUMENT FND.
- .../... VOLUME/PAGE
- D.R.L.C. DEED RECORDS LAMPASAS CO.
- O.P.R.L.C. OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY
- [ ] RECORD INFO/ADJOINER



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N81°14'52"W	489.16'
L2	N85°31'27"W	200.48'
L3	N87°57'11"E	277.52'
L4	N01°04'42"W	48.14'
L5	N87°48'05"E	59.40'
L6	N07°16'47"E	389.03'
L7	N36°01'33"E	18.74'
L8	S63°13'07"E	305.06'
L9	S63°25'53"E	162.87'
L10	S66°16'23"E	139.54'
L11	S66°37'27"E	171.09'
L12	S70°45'12"E	240.38'
L13	S74°35'37"E	284.54'
L14	S81°14'21"E	349.92'
[L14]	S81°14'48"E	350.00'
L15	S70°19'35"E	105.87'
[L15]	S70°21'34"E	105.89'
L16	S02°03'29"E	20.50'

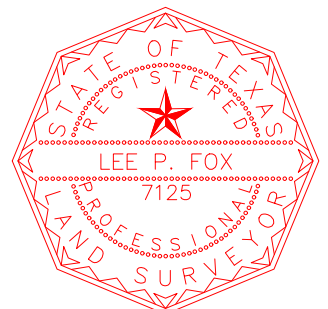
NOTES:

- SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 4808990100B, EFFECTIVE 01/02/1991.
- BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- ALL DISTANCES SHOWN HEREON ARE GRID VALUES, TO OBTAIN SURFACE VALUES APPLY A SCALE FACTOR OF 1.000177070.
- BEARINGS AND DISTANCES MATCH THOSE OF RECORD DEED INST. NO. 204739-O.P.R.L.C.

BOUNDARY SURVEY

LEGAL DESCRIPTION: BEING 203.22 ACRES SITUATED IN THE JOHN BOYD SURVEY NO. 612, ABSTRACT NO. 38 AND THE JOHN NORMAN SURVEY NO. 613, ABSTRACT NO. 522 LAMPASAS COUNTY, TEXAS, BEING ALL OF A CALLED 203.22 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO IAN B. FINGER AND NICOLE L. FINGER, TRUSTEES OF THE FINGER FAMILY TRUST, RECORDED IN INSTRUMENT NO. 204739 OF THE OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY, TEXAS, SAID 203.22 ACRES BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. COPYRIGHT 2025, CUPLIN & ASSOCIATES, INC. ©.



Lee P. Fox  
LEE P. FOX, R.P.L.S. NO. 7125

DATED 02/05/2025

1 of 3 SHEET	PROJ NO. 241218
	PREPARED FOR: IAN & NICOLE FINGER
	TECH: LEE P. FOX
	APPROVED: LEE P. FOX
	FIELDWORK PERFORMED ON: 12/18/2024
COPYRIGHT:2025 PROFESSIONAL FIRM NO: 10126900	

1500 OLLIE LANE  
MARBLE FALLS, TX. 78654  
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WWW.CUPLINASSOCIATES.COM

SCALE 1" = 700'  
0 350 700

	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		