

LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊙ 3" STEEL PIPE FENCE POST
- 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

NOTES:
1) 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 1.00018646184090 WAS APPLIED.
2) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NOS. 48053C0325C AND 48053C0350C, EFFECTIVE 3/15/2012.

LAND TITLE SURVEY
LOCAL ADDRESS: VACANT LAND, BURNET COUNTY, TEXAS.

LEGAL DESCRIPTION: BEING A 10.00 ACRE TRACT IN BURNET COUNTY, TEXAS OUT OF THE WM. BROOKSHIRE SURVEY, ABSTRACT NO. 82, AND BEING THE NORTHEAST PORTION OF A CALLED 150.00 ACRE TRACT DESCRIBED IN DOCUMENT TO LAFAWN RIBERA, RECORDED IN VOLUME 1297, PAGE 576 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 10.00 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: ATTORNEY'S ABSTRACT COMPANY
G.F. NO.: 04-18-11213 EFFECTIVE DATE: APRIL 30, 2018 ISSUED: MAY 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:
RESTRICTIVE COVENANTS: HEREBY DELETED.

SUBJECT TO ALL CURRENT SUBDIVISION AND DEVELOPMENT REGULATIONS OF BURNET COUNTY, TEXAS

I HEREBY CERTIFY EXCLUSIVELY TO ATTORNEY'S ABSTRACT COMPANY, JOHN EDWARD BROOKS, III, AND TAYLOR ANN BROOKS, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS OF PRACTICE AS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. 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. ©.

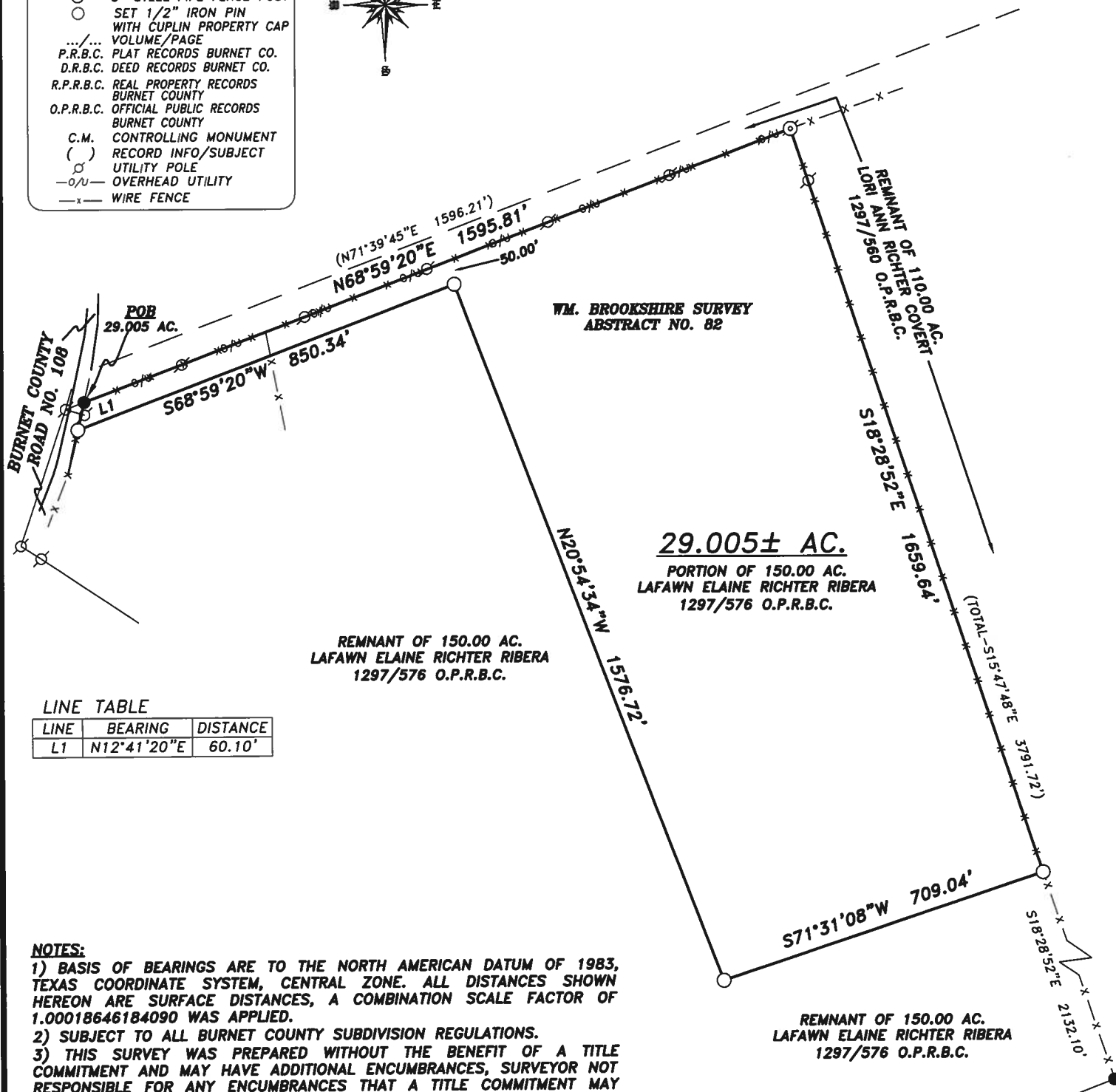
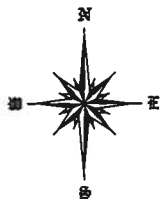
Kyle P. Cuplin
KYLE P. CUPLIN, R.P.L.S. NO. 5938 DATED 5/17/2018



1 of 2 SHEET	PROJ NO. 18561	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH. 325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 300' 0 150 300	2	
	PREPARED FOR: JOHN EDWARD BROOKS, III & TAYLOR ANN BROOKS			1	
	TECH: P. BERGMAN			DATE	NO.
	APPROVED: K. CUPLIN				DESCRIPTION
	FIELDWORK PERFORMED ON: 1/18-5/18			REVISIONS	
	COPYRIGHT: 2018				
	PROFESSIONAL FIRM NO: 10126900				

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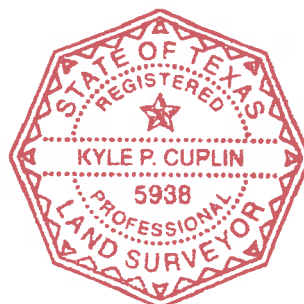
BOUNDARY SURVEY

LOCAL ADDRESS: COUNTY ROAD 108, BURNET COUNTY, TEXAS.

LEGAL DESCRIPTION: BEING A 29.005 ACRE TRACT IN BURNET COUNTY, TEXAS OUT OF THE WM. BROOKSHIRE SURVEY, ABSTRACT NO. 82, AND BEING THE NORTHEAST PORTION OF A CALLED 150.00 ACRE TRACT DESCRIBED IN DOCUMENT TO LAFAWN RIBERA, RECORDED IN VOLUME 1297, PAGE 576 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 29.005 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

I HEREBY CERTIFY EXCLUSIVELY TO LAFAWN RIBERA, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS OF PRACTICE AS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. 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. ©.

Kyle P. Cuplin
KYLE P. CUPLIN, R.P.L.S. NO. 5938 DATED 1/24/2018



1 of 1 SHEET

PROJ NO. 18051
PREPARED FOR: LAFAWN RIBERA
TECH: P. BERGMAN
APPROVED: K. CUPLIN
FIELDWORK PERFORMED ON: 12/17-1/18
COPYRIGHT: 2018 PROFESSIONAL FIRM NO: 10126900

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

SCALE 1" = 300'
0 150 300

DATE	NO.	DESCRIPTION
	2	
	1	
REVISIONS		