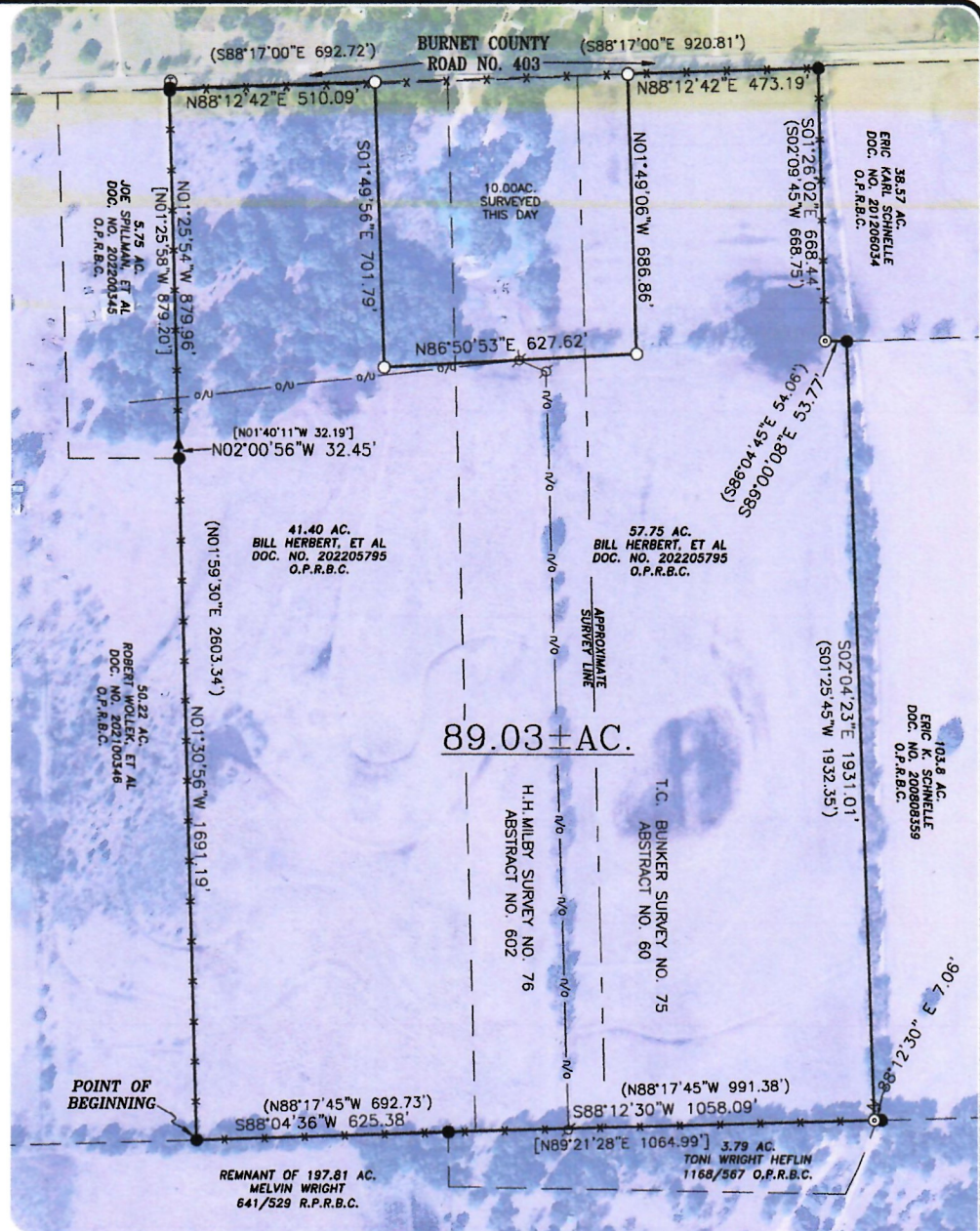




LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊙ 3" STEEL PIPE FENCE POST
- 600 NAIL 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
- O/U- OVERHEAD UTILITY
- x- WIRE FENCE



NOTES:

- 1) BASIS OF BEARINGS ARE TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE. SURFACE DISTANCES ARE SHOWN USING A COMBINATION SCALE FACTOR OF 1.00013334762538.
- 2) 2021 AERIAL IMAGE PROVIDED BY CTNRIS.
- 3) THIS TRACT IS SUBJECT TO BURNET COUNTY SUBDIVISION REGULATIONS AND MAY REQUIRE A VARIANCE FOR APPROVAL. THE OWNER IS TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE VARIANCES AND PERMITS PRIOR TO CONVEYANCE OF PROPERTY.
- 4) 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.

LAND TITLE SURVEY

LOCAL ADDRESS: BURNET COUNTY ROAD NO. 403, MARBLE FALLS, TEXAS.

LEGAL DESCRIPTION: BEING A 89.03 ACRE TRACT OF LAND OUT OF THE T.C. BUNKER SURVEY NO. 75, ABSTRACT NO. 60 AND THE H.H. MILBY SURVEY NO. 76, ABSTRACT NO. 602 IN BURNET COUNTY, TEXAS AND BEING COMPRISED OF A PORTION OF A CALLED 57.75 ACRE TRACT AND A PORTION OF A CALLED 41.40 ACRE TRACT, BOTH DESCRIBED IN DOCUMENT TO BILL HERBERT, ET AL, RECORDED IN DOCUMENT NO. 202205795 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 89.03 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: ATTORNEY'S ABSTRACT
G.F. NO.: 05-22-14597 EFFECTIVE DATE: JUNE 03, 2022 ISSUED: JUNE 06, 2022

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 ATTORNEY'S ABSTRACT AND SAHB HOLDINGS, 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 2022, CUPLIN & ASSOCIATES, INC. ©.

Kyle P. Cuplin
KYLE P. CUPLIN, R.P.L.S. NO. 5938 DATED 6/14/2022

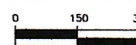


SHEET
1 OF 3

PROJ. NO. 22656
PREPARED FOR: SAHB HOLDINGS, LLC
TECH: P. BERGMAN
APPROVED: K. CUPLIN
FIELDWORK PERFORMED ON: 6/02/22-6/13/22
COPYRIGHT: 2022 PROFESSIONAL FIRM NO: 10126900

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

SCALE 1" = 300'



	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		

BEING A 89.03 ACRE TRACT OF LAND OUT OF THE T.C. BUNKER SURVEY NO. 75, ABSTRACT NO. 60 AND THE H.H. MILBY SURVEY NO. 76, ABSTRACT NO. 602 IN BURNET COUNTY, TEXAS AND BEING COMPRISED OF A PORTION OF A CALLED 57.75 ACRE TRACT AND A PORTION OF A CALLED 41.40 ACRE TRACT, BOTH DESCRIBED IN DOCUMENT TO BILL HERBERT, ET AL, RECORDED IN DOCUMENT NO. 202205795 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 89.03 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin found at the southwest corner of said 41.40 acre tract and the southeast corner of a called 50.22 acre tract described in document to Robert Wollek, Et Al, recorded in Document No. 202100346 of the Official Public Records of Burnet County, Texas, along the north line of a called 197.81 acre tract described in document to Melvin Wright, recorded in Volume 641, Page 529 of the Real Property Records of Burnet County, Texas, for the southwest corner hereof;

THENCE along the west line of said 41.40 acre tract and hereof , generally along a fence, the following courses and distances:

- 1) North 01°30'56" West, a distance of 1691.19' to a 1/2" iron pin found at a southerly northeast corner of said Wollek tract and the southeast corner of a called 5.75 acre tract described in document to Joe Spillman, Et Al, recorded in Document No. 202200345 of the Official Public Records of Burnet County, Texas;
- 2) North 02°00'56" West, a distance of 32.45' to a 60d nail found in a 6" cedar fence post;
- 3) North 01°25'54" West, a distance of 879.96' to a 1/2" iron pin found at the northwest corner of said 41.40 acre tract and the northeast corner of said Spillman tract along the occupied south right-of-way line of Burnet County Road No. 403, for the northwest corner hereof;

THENCE North 88°12'42" East, along the north line of said 41.40 acre tract and hereof and the occupied south right-of-way line of said County Road, a distance of 510.09' to a 1/2" iron pin set with a Cuplin property cap at the northwest corner of a 10.00 acre tract, surveyed this day out of said Herbert lands, for a westerly northeast corner hereof;

THENCE crossing said 41.40 acre tract and then said 57.75 acre tract along the perimeter of said 10.00 acre tract, the following courses and distances:

- 1) South 01°49'56" East, a distance of 701.79' to a 1/2" iron pin set with a Cuplin property cap at the southwest corner of said 10.00 acre tract;
- 2) North 86°50'53" East, a distance of 627.62' to a 1/2" iron pin set with a Cuplin property cap at the southeast corner of said 10.00 acre tract;
- 3) North 01°49'06" West, a distance of 686.86' to a 1/2" iron pin set with a Cuplin property cap at the northeast corner of said 10.00 acre tract along the north line of said 57.75 acre tract and the occupied south right-of-way line of said County Road, for an easterly northwest corner hereof;

THENCE North 88°12'42" East, , along the north line of said 57.75 acre tract and hereof and the occupied south right-of-way line of said County Road, a distance of 473.19' to a 1/2" iron pin found at the northeast corner of said 57.75 acre tract and the northwest corner of a called 38.57 acre tract described in document to Eric Karl Schnelle, recorded in Document No. 201206034 of the Official Public Records of Burnet County, Texas, for the northeast corner hereof;

THENCE along the east line of said 57.75 acre tract and hereof, the following courses and distances:

- 1) South 01°26'02" East, generally along a fence, a distance of 668.44' to a 3" steel pipe fence post at the southwest corner of said 38.57 acre tract;
- 2) South 89°00'08" East, a distance of 53.77' to a 1/2" iron pin found at the northwest corner of a called 103.8 acre tract described in document to Eric K. Schnelle, recorded in Document No. 200808359 of the Official Public Records of Burnet County, Texas;
- 3) South 02°04'23" East, a distance of 1931.01' to a 3" steel pipe fence post at the southeast corner of said 57.75 acre tract and the southwest corner of said 103.8 acre tract along the north line of a called 3.79 acre tract described in document to Toni Wright Heflin, recorded in Volume 1168, Page 567 of the Official Public Records of Burnet County, Texas, for the southeast corner hereof, whence a 1/2" iron pin found at the northeast corner of said Heflin tract bears North 88°12'30" East, a distance of 7.06';

THENCE South 88°12'30" West, along the south line of said 57.75 acre tract and then the south line of said 41.40 acre tract, the south line hereof, and the north line of said Heflin tract, generally along a fence, a distance of 1058.09' to a 1/2" iron pin found at the northwest corner of said Heflin tract and a northeast corner of a remnant of said 197.81 acre tract;

THENCE South 88°04'36" West, continuing along the south line of said 41.40 acre tract and hereof and the north line of said 197.81 acre tract, a distance of 625.38', to the **POINT OF BEGINNING**, and containing 89.03 acres, more or less.

I hereby certify that this survey was performed on the ground and was surveyed by me and 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 2022, Cuplin & Associates, Inc. ©. Basis of Bearings are to Texas Coordinate System, Central Zone. A Plat of Survey of even date was prepared as is intended to accompany the above described tract of land.



Kyle P. Cuplin
Registered Professional Land Surveyor No. 5938

Dated: 6/14/2022

