



NOTES:
1) BASIS OF BEARINGS ARE TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, ALL DISTANCES SHOWN HEREON ARE GRID.
2) 2022 AERIAL IMAGE PROVIDED BY TNRIS.
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.
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. 48053CO375G, EFFECTIVE 11/01/2019.
5) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.



LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
⊙	STEEL PIPE FENCE POST
⊗	CEDAR 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
[]	RECORD INFO/ADJOINER
AC	AIR CONDITIONER
○	UTILITY POLE
-o/u-	OVERHEAD UTILITY
⊙	WELL
—○—	CHAIN LINK FENCE
—x—	WIRE FENCE
▨	OVERHANG/COVERED AREA

BOUNDARY SURVEY

LOCAL ADDRESS: BURNET COUNTY ROAD NO. 409A, SPICEWOOD, TEXAS.

LEGAL DESCRIPTION: BEING A 104.78 ACRE TRACT OUT OF THE JAMES WORMSLEY SURVEY NO. 257, ABSTRACT NO. 958, THE ALFRED D. LOWE SURVEY NO. 250, ABSTRACT NO. 548, AND THE JOSIAH FOWLER SURVEY NO. 251, ABSTRACT NO. 326 IN BURNET COUNTY, TEXAS AND BEING COMPRISED OF ALL OF A CALLED 17.50 ACRE TRACT DESCRIBED IN DOCUMENT TO LUCIUS E. JONES, ET AL, RECORDED IN VOLUME 1453, PAGE 861 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, ALL OF A CALLED 4.00 ACRE TRACT DESCRIBED IN DOCUMENT TO LUCIUS E. JONES, ET AL, RECORDED IN VOLUME 1453, PAGE 868 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, PART OF A CALLED 81.34 ACRE TRACT DESCRIBED IN DOCUMENT TO ELEANOR RYAN-JONES, RECORDED IN DOCUMENT NO. 201603662 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND PART OF A CALLED 80.10 ACRE TRACT DESCRIBED IN DOCUMENT TO ELEANOR RYAN-JONES, RECORDED IN DOCUMENT NO. 201603662 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 104.78 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

I HEREBY CERTIFY EXCLUSIVELY TO ELEANOR RYAN-JONES AND TIM JONES, 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 2023, CUPLIN & ASSOCIATES, INC. ©.

Kyle P. Cuplin
KYLE P. CUPLIN, R.P.L.S. NO. 5938 DATED 5/31/2023



SHEET 1 OF 3	PROJ NO. 23379
	PREPARED FOR: ELEANOR RYAN-JONES AND TIM JONES
	TECH: P.BERGMAN
	APPROVED: K.CUPLIN
	FIELDWORK PERFORMED ON: 5/17/23-6/01/23
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SCALE 1" = 400'
0 200 400

