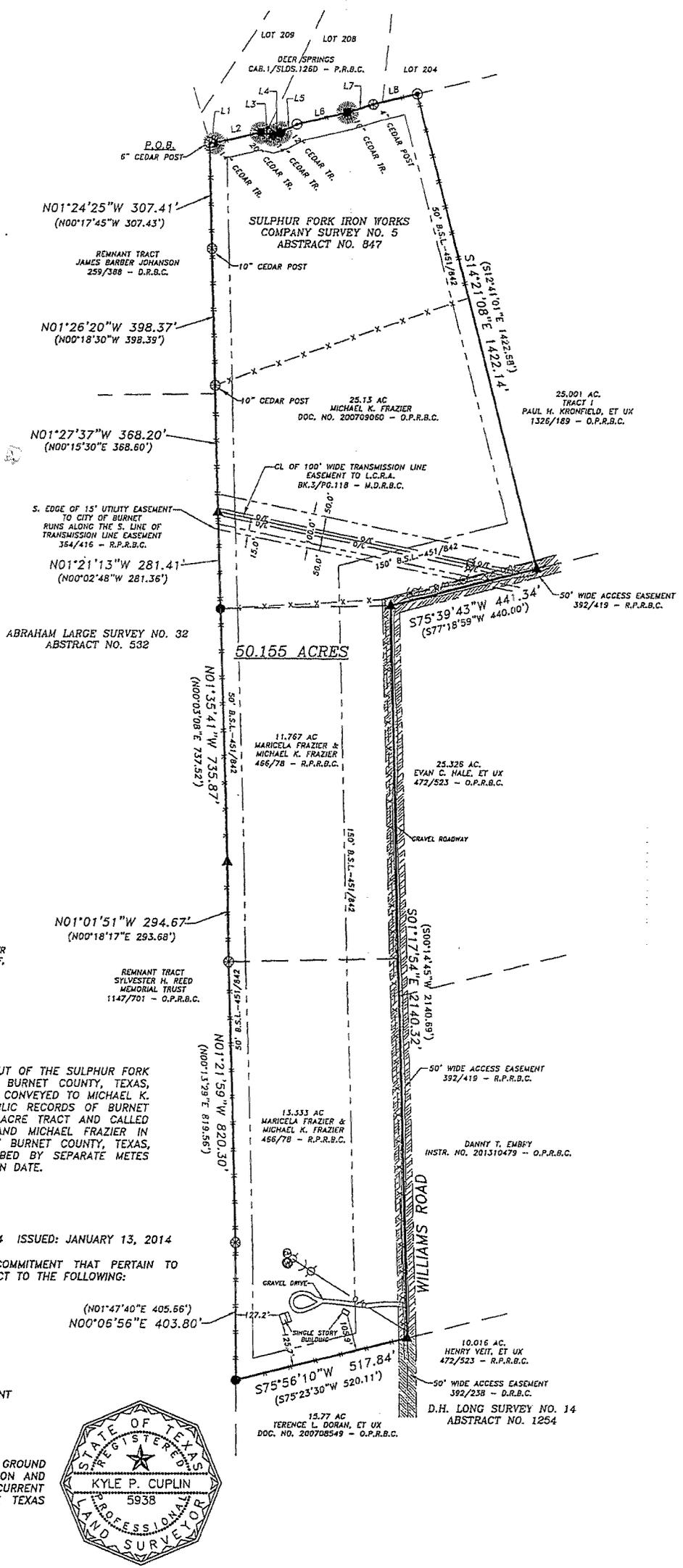


LINE	BEARING	DISTANCE
L1	S82°58'19"E	13.08'
(L1)	S81°22'8"E	13.82'
L2	N77°06'45"E	141.54'
(L2)	N78°06'45"E	141.35'
L3	S76°56'46"E	35.67'
(L3)	S75°50'E	35.73'
L4	N71°26'57"E	25.05'
(L4)	N68°04'E	26.36'
L5	N62°10'31"E	52.88'
(L5)		
L6	N77°00'58"E	150.95'
(L6)	N78°00'45"E	150.25'
L7	N72°28'51"E	79.15'
(L7)	N73°20'45"E	79.16'
L8	N76°17'13"E	131.98'
(L8)	N78°28'30"E	134.49'

LEGEND

- ⊙ 3/8" IRON PIN FOUND
- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊕ FENCE CORNER POST
- ▲ 60D NAIL FOUND
- ⊙ SET 1/2" IRON PIN WITH 5/32 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
- () RECORD INFO/SUBJECT
- B.S.L. BLDG. SETBACK LINE
- ⊙ UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITY
- ⊕ ELECTRIC METER
- ⊙ WELL
- WIRE FENCE



NOTES:
 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0475F, EFFECTIVE 03/15/2012 AND MAP NO. 48053C032F, EFFECTIVE 03/15/2012.
 2) BASIS OF BEARINGS ARE TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE.

LAND TITLE SURVEY

LOCAL ADDRESS: WILLIAMS ROAD, BURNET, TEXAS.

LEGAL DESCRIPTION: BEING A 50.155 ACRE TRACT OF LAND, OUT OF THE SULPHUR FORK IRON WORKS COMPANY SURVEY NO. 5, ABSTRACT NO. 847, BURNET COUNTY, TEXAS, CONTAINING ALL OF A CALLED 25.13 ACRE TRACT OF LAND AS CONVEYED TO MICHAEL K. FRAZIER IN DOCUMENT NO. 200709060 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND CONTAINING ALL OF A CALLED 11.767 ACRE TRACT AND CALLED 13.333 ACRE TRACT AS CONVEYED TO MARICELA FRAZIER AND MICHAEL FRAZIER IN VOLUME 466, PAGE 78 OF THE REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS, SAID 50.155 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

TITLE COMMITMENT PREPARED BY: HIGHLAND LAKES TITLE

G.F. NO.: 20140100548-BU EFFECTIVE DATE: JANUARY 9, 2014 ISSUED: JANUARY 13, 2014

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: 441/620 & 451/842 - R.P.R.B.C.
 BLANKET TYPE EASEMENT TO L.C.R.A.: 3/157 - MISC. D.R.B.C.
 BLANKET TYPE EASEMENT TO P.E.C.: 342/7 - D.R.B.C.
 364/437 - R.P.R.B.C. - DOES NOT AFFECT PROPERTY
 364/405 - R.P.R.B.C. - DOES NOT AFFECT PROPERTY
 364/416 - R.P.R.B.C. - SHOWN ON SURVEY
 392/419 - R.P.R.B.C. - SHOWN ON SURVEY
 453/340 - R.P.R.B.C. - APPLIES TO 50' WIDE ACCESS EASEMENT
 102/612 - D.R.B.C. - NOT A SURVEY ISSUE
 311/654 - D.R.B.C. - NOT A SURVEY ISSUE
 CURRENT APPLICABLE BURNET COUNTY SUBDIVISION REGULATIONS

I HEREBY CERTIFY 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.

Kyle P. Cuplin DATED 1/31/14
 KYLE P. CUPLIN, R.P.L.S. NO. 5938



1 OP 3 SHEET	PROJ. NO. 14035	1932 WEST RR 1431 PO BOX 1095 KINGSLAND, TX. 78639 PH.325-388-3300 FAX 325-388-3320 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 300'	2
	PREPARED FOR: ALAN BLOWGREN & YUN HSIU CLAUDIA LEE			1
	TECH: C.CUPLIN			DATE NO. DESCRIPTION
APPROVED: K.CUPLIN				
FIELDWORK PERFORMED ON: 1/27/2014				
COPYRIGHT 2014				REVISIONS

BEING A 50.155 ACRE TRACT OF LAND, OUT OF THE SULPHUR FORK IRON WORKS COMPANY SURVEY NO. 5, ABSTRACT NO. 847, BURNET COUNTY, TEXAS, CONTAINING ALL OF A CALLED 25.13 ACRE TRACT OF LAND AS CONVEYED TO MICHAEL K. FRAZIER IN DOCUMENT NO. 200709060 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND CONTAINING ALL OF A CALLED 11.767 ACRE TRACT AND CALLED 13.333 ACRE TRACT AS CONVEYED TO MARICELA FRAZIER AND MICHAEL FRAZIER IN VOLUME 466, PAGE 78 OF THE REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS, SAID 50.155 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a 6" cedar fence corner post, at the northwest corner of said 25.13 acre tract, along the easterly line of a the remnant tract of land as conveyed to James Barber Johanson in Volume 259, Page 388 of the Deed Records of Burnet County, Texas, at the southwest corner of Lot 209 of Deer Springs, a subdivision located in Burnet County, Texas as shown on plat recorded in Cabinet 1, Slide 126D of the Plat Records of Burnet County, Texas, being the northwest corner hereof;

THENCE along the northerly line hereof, the northerly line of said 25.13 acre tract, and the southerly out bounds of said Deer Springs, and generally along a fence line the following courses and distances;

- 1) South 82°58'19" East, a distance of 13.08' to a 14" Cedar tree at an angle point in said fence line;
- 2) North 77°06'45" East, a distance of 141.54' to a 20" Cedar tree at an angle point in said fence line;
- 3) South 76°56'46" East, a distance of 35.67' to a 14" Cedar tree at an angle point in said fence line;
- 4) North 71°26'57" East, a distance of 25.05' to a 12" Cedar tree at an angle point in said fence line;
- 5) North 62°10'31" East, a distance of 52.88' to a 2.5" iron fence corner post in said fence line;
- 6) North 77°00'58" East, a distance of 150.95' to a 10" Cedar tree at an angle point in said fence line;
- 7) North 72°28'51" East, a distance of 79.15' to a 4" cedar fence corner post in said fence line;
- 8) North 76°17'13" East, a distance of 131.98' to a 3/8" iron pin found, at the northwest corner of a called 25.001 acre tract of land as conveyed to Paul H. Kronfield, ET UX in Volume 1326, Page 189 of the Official Public Records of Burnet County, Texas, being the northeast corner hereof;

THENCE South 14°21'08" East, along the easterly line hereof, the easterly line of said 25.13 acre tract, and the westerly line of said 25.001 acre tract, a distance of 1422.14' to a 60D nail found, along the centerline of a 50' wide access easement as shown on Volume 392, Page 419 of the Real Property Records of Burnet County, Texas, along the northerly line of a called 25.326 acre tract as conveyed to Evan C. Hale, ET UX in Volume 472, Page 523 of the Real Property Records of Burnet County, Texas, being the most easterly corner hereof;

THENCE South 75°39'43" West, along a southerly line hereof, the southerly line of said 25.13 acre tract, the northerly line of said 25.326 acre tract, and the centerline of said 50' wide access easement, a distance of 441.34' to a 60D nail found, at the northeast corner of said 11.767 acre tract, being a northeasterly interior corner hereof;

THENCE South 01°17'54" East, along the easterly line hereof, the easterly line of said 11.767, the east line of said 13.333 acre tract, the westerly line of said 25.326 acre tract, the westerly line of a tract of land as conveyed to Danny T. Embry in Instrument No. 201310479 of the Official Public Records of Burnet county, Texas, and the centerline of said 50' wide access easement, a distance of 2140.32' to a 60D nail, at the northwest corner of a called 10.016 acre tract as conveyed to Henry Veit, ET UX in Volume 472, Page 523 of the Real Property Records of Burnet County, Texas, at the northeast corner of a called 15.77 acre tract of land as conveyed to Terence L. Doran, ET UX in Document No. 200708549 of the Official Public Records of Burnet County, Texas, at the termination of a 50' wide access easement as shown on Volume 392, Page 238 of the Deed Records of Burnet County, Texas, at the southeast corner of said 13.333 acre tract, and being the southeast corner hereof;

THENCE South 75°56'10" West, along the southerly line hereof, the southerly line of said 13.333 acre tract, and the northerly line of said 15.77 acre tract, a distance of 517.84' to a 1/2" iron pin found, at the southwest corner of said 13.333 acre tract, along the easterly line of the remnant tract as conveyed to Sylvester H. Reed Memorial Trust in Volume 1147, Page 701 of the Official Public Records of Burnet County, Texas, being the southwest corner hereof;

THENCE along the westerly line hereof, the westerly line of said 13.333 acre tract, said 11.767 acre tract, and said 25.13 acre tract, the easterly line of said Sylvester H. Reed Memorial Trust tract, the easterly line of said James Barber Johanson tract, and generally along a fence line, the following courses and distances;

- 1) North 00°06'56" East, a distance of 403.80' to a fence corner post in an angle point of said fence line;
- 2) North 01°21'59" West, a distance of 820.30' to a fence corner post in an angle point of said fence line;
- 3) North 01°01'51" West, a distance of 294.67' to a 60D nail found;
- 4) North 01°35'41" West, a distance of 735.87' to a 1/2" iron pin found;
- 5) North 01°21'13" West, a distance of 281.41' to a 60D nail found;
- 6) North 01°27'37" West, a distance of 368.20' to a 10" cedar fence post in an angle point of said fence line;
- 7) North 01°26'20" West, a distance of 398.37' to a 10" cedar fence post in an angle point of said fence line;
- 8) North 01°24'25" West, a distance of 307.41' to the **Point of Beginning**, containing 50.155 acres, more or less.

I hereby certify that this survey was prepared 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. 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.


Dated: 1/31/2014
Registered Professional Land Surveyor No. 5938

