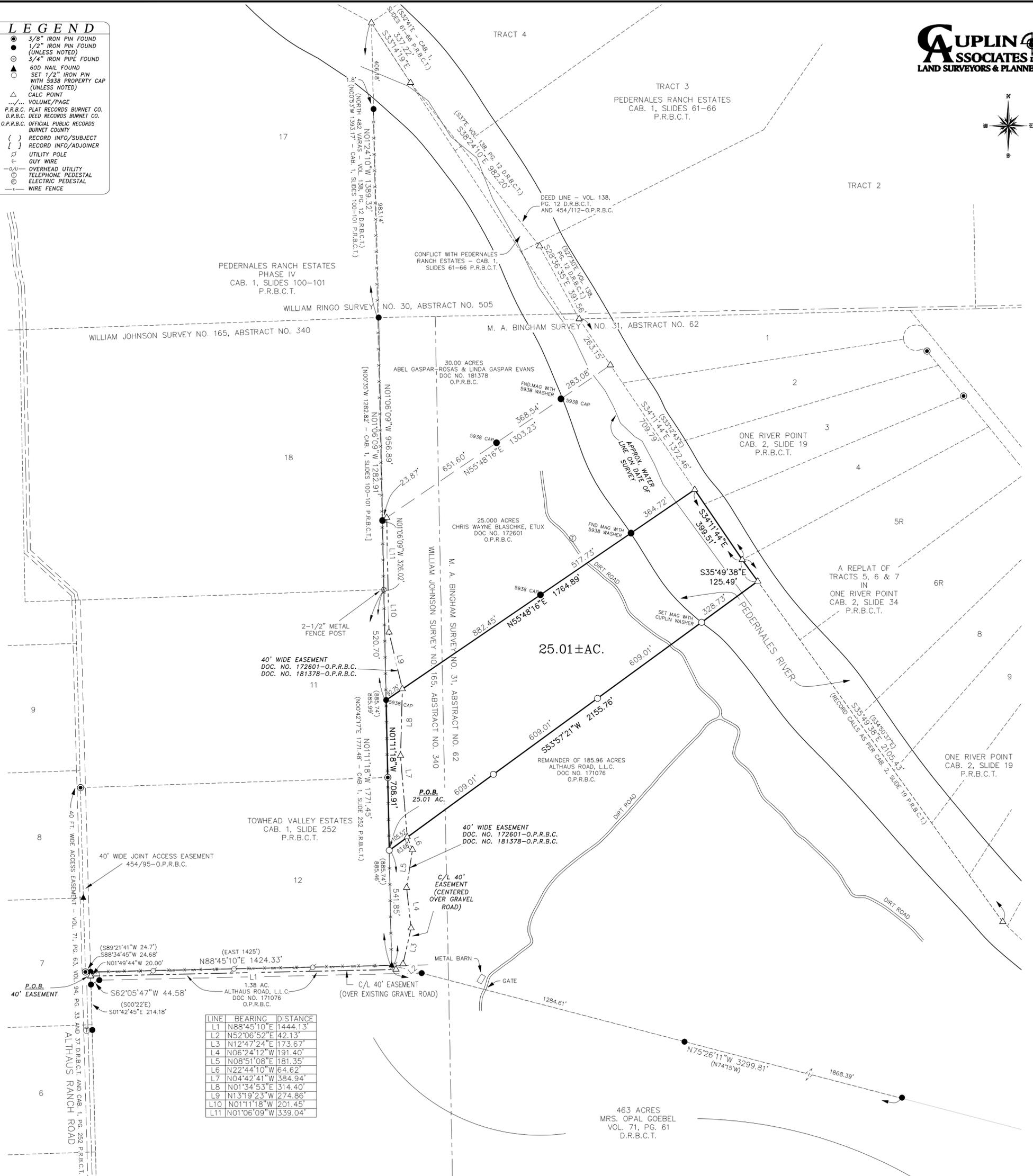




LEGEND

- 3/8" IRON PIN FOUND
- 1/2" IRON PIN FOUND (UNLESS NOTED)
- 3/4" IRON PIPE FOUND
- 60D NAIL FOUND
- SET 1/2" IRON PIN WITH 5938 PROPERTY CAP (UNLESS NOTED)
- △ CALC. POINT
- ... VOLUME/PAGE
- P.R.B.C. PLAT RECORDS BURNET CO.
- D.R.B.C. DEED RECORDS BURNET CO.
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
- () RECORD INFO/SUBJECT
- [] RECORD INFO/ADJOINER
- ⊕ UTILITY POLE
- ⊖ GUY WIRE
- /— OVERHEAD UTILITY
- ⊕ TELEPHONE PEDESTAL
- ⊖ ELECTRIC PEDESTAL
- WIRE FENCE



LINE	BEARING	DISTANCE
L1	N88°45'10"E	1444.13'
L2	N52°06'52"E	42.13'
L3	N12°47'24"E	173.67'
L4	N06°24'12"W	191.40'
L5	N08°51'08"E	181.35'
L6	N22°44'10"W	64.62'
L7	N04°42'41"W	384.94'
L8	N01°34'53"E	314.40'
L9	N13°19'23"W	274.86'
L10	N01°11'18"W	201.45'
L11	N01°06'09"W	339.04'

LAND TITLE SURVEY

LOCAL ADDRESS: ALTHAUS RANCH ROAD, JOHNSON CITY, TEXAS.

LEGAL DESCRIPTION: TRACT I: BEING 25.01 ACRES OF LAND OUT OF THE WILLIAM JOHNSON SURVEY NO. 165, ABSTRACT NO. 340 AND THE M.A. BINGHAM SURVEY NO. 31, ABSTRACT NO. 62, IN BLANCO COUNTY, TEXAS, AND BEING OUT OF THE REMAINING PORTION OF A CALLED 185.96 ACRE TRACT DESCRIBED IN A DOCUMENT TO ALTHAUS RANCH, LLC, RECORDED IN DOCUMENT NO. 171076, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, SAID 25.01 ACRES BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY.

TRACT II: BEING A 40' WIDE EASEMENT OUT OF THE WILLIAM JOHNSON SURVEY NO. 165, ABSTRACT NO. 340, BLANCO COUNTY, TEXAS, AND BEING OUT OF A CALLED 1.38 ACRE TRACT DESCRIBED IN A DOCUMENT TO IN A DOCUMENT TO ALTHAUS RANCH, LLC, RECORDED IN DOCUMENT NO. 171076, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND BEING OUT OF THE REMAINING PORTION OF A CALLED 185.96 ACRE TRACT DESCRIBED IN A DOCUMENT TO ALTHAUS RANCH, LLC, RECORDED IN DOCUMENT NO. 171076, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, SAID 40' WIDE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: NATIONAL INVESTORS TITLE COMPANY/INDEPENDENCE TITLE G.F. NO.: 1910884-DRP EFFECTIVE DATE: MARCH 6, 2019 ISSUED: MARCH 26, 2019

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:

ACCESS EASEMENT: 71/63-D.R.B.C. (ALTHAUS RANCH ROAD) AS STATED IN DOCUMENT: EACH PARTY HERETO TO WHICH LAND HAS BEEN CONVEYED BY THE OTHER PARTIES GRANT TO ALL OF THE OTHER PARTIES SUCH RIGHT OF WAY AND EASEMENT FOR INGRESS AND EGRESS ACROSS THE LAND CONVEYED TO THEM BY THE OTHER PARTIES, AS MAY BE NECESSARY FOR THEIR INGRESS AND EGRESS FROM THE PROPERTY CONVEYED TO THEM, TO A PUBLIC ROAD. SUCH EASEMENT SHALL COVER A RIGHT-OF-WAY OF NOT MORE THAN 40 FEET IN WIDTH AND SHALL BE FOR ALL MODES OF TRAVEL AS WELL AS INGRESS AND EGRESS FOR LIVESTOCK, AND SHALL BE OVER THE MOST FEASIBLE AND PRACTICAL ROUTE. SAID EASEMENT FURTHER AFFECTED BY A JOINT ACCESS EASEMENT AND MAINTENANCE AGREEMENT IN 454/95-O.P.R.B.C.

EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE INC: 489/55 & 535/1277 & 180791-O.P.R.B.C.

NOTES:
1) FLOODING DOES OCCUR ALONG THE PEDERNALES RIVER, HOWEVER FEMA FLOOD PLAIN INFORMATION IS NOT CURRENTLY AVAILABLE FOR THIS AREA. OWNERS AND POTENTIAL OWNERS SHOULD USE CAUTION AND CONSERVATIVE JUDGMENT, AND COMPLY WITH BLANCO COUNTY BUILDING CODES AND REGULATIONS WHEN EVALUATING ELEVATIONS FOR IMPROVEMENTS ANYWHERE NEAR THE VICINITY OF THE RIVER AND/OR TRIBUTARIES. DUE TO THE RISK OF FLOODING, FUTURE OWNERS AND USERS OF THE TRACTS SHOWN HEREON ASSUME ANY RISK ASSOCIATED WITH THIS CONDITION.
2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.

I HEREBY CERTIFY EXCLUSIVELY TO INDEPENDENCE TITLE, RONALD W. TURNER, MARY M. MCROBERTS, CECELIA L. NOLL & GEORGINA KAY BRESSETT 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 2019, CUPLIN & ASSOCIATES, INC. ©.

K.P. Cuplin DATED 05/01/2019
KYLE P. CUPLIN, R.P.L.S. NO. 5938



PROJ. NO. 19671
PREPARED FOR: TURNER, MCROBERTS, NOLL & BRESSETT
TECH: KC LUST
APPROVED: K.CUPLIN
FIELDWORK PERFORMED ON: MAY, 2019
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PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
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SCALE 1" = 300'

2	
1	
DATE	NO.
REVISIONS	