

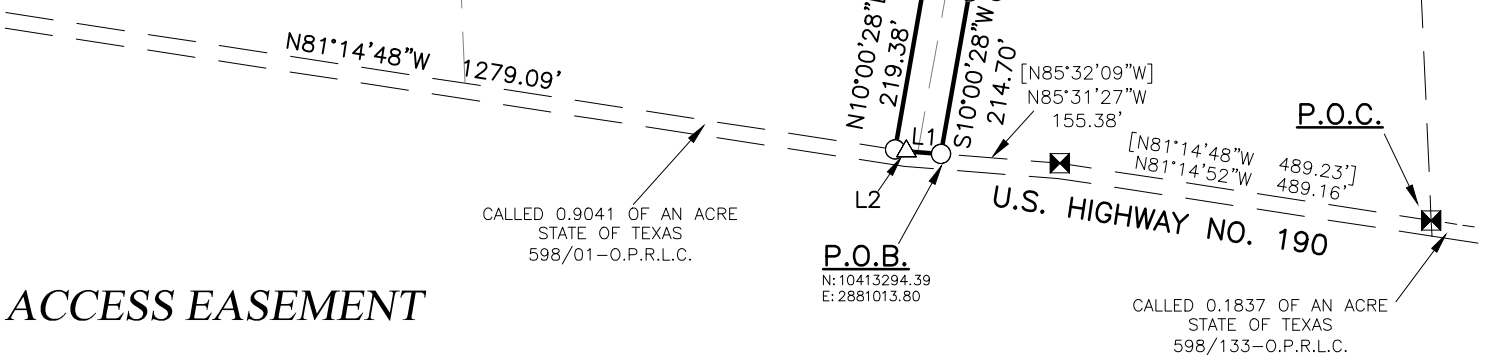


LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- 1/2" IRON PIN SET WITH CAP "CUPLIN"
- △ CALC POINT
- ▣ TXDOT R.O.W. MONUMENT FND.
- .../... VOLUME/PAGE
- D.R.L.C. DEED RECORDS LAMPASAS CO.
- O.P.R.L.C. OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY
- () RECORD INFO/SUBJECT
- [] RECORD INFO/ADJOINER

NOTES:

- SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 4808990100B, EFFECTIVE 01/02/1991.
- BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE GRID VALUES. THE SCALE FACTOR TO CONVERT TO SURFACE IS 1.000177070



ACCESS EASEMENT

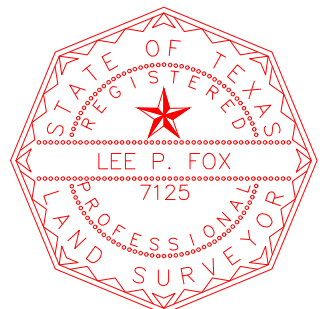
LEGAL DESCRIPTION: BEING 7.862 ACRE ACCESS EASEMENT SITUATED IN THE JOHN BOYD SURVEY NO. 612, ABSTRACT NO. 38 AND THE JOHN NORMAN SURVEY NO. 613, ABSTRACT NO. 522 LAMPASAS COUNTY, TEXAS, BEING OUT OF A CALLED 203.22 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO IAN B. FINGER AND NICOLE L. FINGER, TRUSTESS OF THE FINGER FAMILY TRUST, RECORDED IN DOCUMENT NO. 204739 THE OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY, TEXAS, SAID 7.862 ACRE ACCESS EASEMENT BEING FURTHER DESCRIBED BY METES AND BOUNDS TO ACCOMPANY THIS SURVEY OF EVEN DATE.

I HEREBY CERTIFY EXCLUSIVELY TO ECKERMANN ENGINEERING 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 2025, CUPLIN & ASSOCIATES, INC. ©.

Lee P. Fox

DATED 02/05/2025

LEE P. FOX, R.P.L.S. NO. 7125



SHEET 1 of 4	PROJ NO. 241218
	PREPARED FOR: ECKERMANN ENGINEERING
	TECH: P.LANGDON
	APPROVED: LEE P. FOX
	FIELDWORK PERFORMED ON: 12/18/2024
COPYRIGHT:2025 PROFESSIONAL FIRM NO: 10126900	

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
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SCALE 1" = 250'
0 125 250

	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		