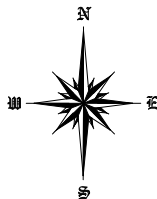


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N85°31'27"W	45.09'
L2	N81°14'48"W	15.12'
L3	S88°01'15"W	8.85'
L4	N01°04'42"W	48.14'
L5	N87°48'05"E	59.40'
L6	N07°16'47"E	21.93'
L7	S87°39'05"W	54.44'



CURVE TABLE				
CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	100.00'	21.50'	21.46'	N03°50'57"E
C2	25.00'	39.27'	35.36'	N47°18'33"W
C3	85.00'	133.52'	120.21'	N47°18'33"W
C4	25.00'	21.68'	21.00'	N27°08'57"W
C5	60.00'	292.54'	77.65'	N87°41'27"E
C6	25.00'	21.68'	21.00'	S22°31'51"W
C7	25.00'	39.27'	35.36'	S47°18'33"E
C8	25.00'	39.27'	35.36'	N42°41'27"E
C9	85.00'	133.52'	120.21'	N42°34'51"E
C10	25.00'	39.37'	35.42'	S42°32'15"E
C11	60.00'	272.67'	91.68'	S42°41'27"W
C12	25.00'	39.27'	35.36'	S03°50'57"W
C13	160.00'	34.40'	34.33'	S03°50'57"W

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

CALLLED 61.56 ACRES
(PARCEL THREE)
D'ANN L. KRAUSE &
CLINT D. KRAUSE
DOC. NO.
198662-O.P.R.L.C.

CALLLED 203.22 ACRES
IAN B. FINGER & NICOLE L. FINGER,
TRUSTEES OF THE FINGER FAMILY TRUST
INST. NO. 204739-O.P.R.L.C.

CALLLED 250 ACRES (PARCEL ONE)
D'ANN L. KRAUSE & CLINT D. KRAUSE
DOC. NO. 198662-O.P.R.L.C.

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

CALLLED 203.22 ACRES
IAN B. FINGER & NICOLE L. FINGER,
TRUSTEES OF THE FINGER FAMILY TRUST
INST. NO. 204739-O.P.R.L.C.

7.862±AC.
ACCESS EASEMENT

REMAINDER OF A CALLED 120.00 ACRES
CWM INVESTMENTS, LLC
528/541-O.P.R.L.C.

MATCH LINE

ACCESS EASEMENT

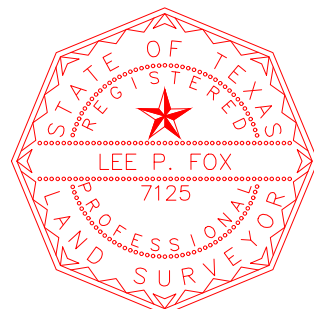
LEGAL DESCRIPTION: BEING 7.862 ACRE ACCESS EASEMENT SITUATED IN THE JOHN BOYD SURVEY NO. 612, ABSTRACT NO. 38 AND THE JOHN NORMAN SURVEY NO. 613, ABSTRACT NO. 522 LAMPASAS COUNTY, TEXAS, BEING OUT OF A CALLED 203.22 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO IAN B. FINGER AND NICOLE L. FINGER, TRUSTEES 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
2 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
PH. 325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 250'
0 125 250

	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		