



BOUNDARY SURVEY

LOCAL ADDRESS: 5526 NORTH US HIGHWAY 281, MARBLE FALLS, TEXAS

TRACT I:
BEING A 0.078 ACRE TRACT OF LAND OUT OF THE RAFAEL PADILLA SURVEY NO. 17, ABSTRACT NO. 666, IN BURNET COUNTY, TEXAS, FURTHER BEING OUT OF A CALLED 8.425 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO MUNBILLA TOWERS - LLANO, LTD., RECORDED IN VOLUME 1216, PAGE 884 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 0.078 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

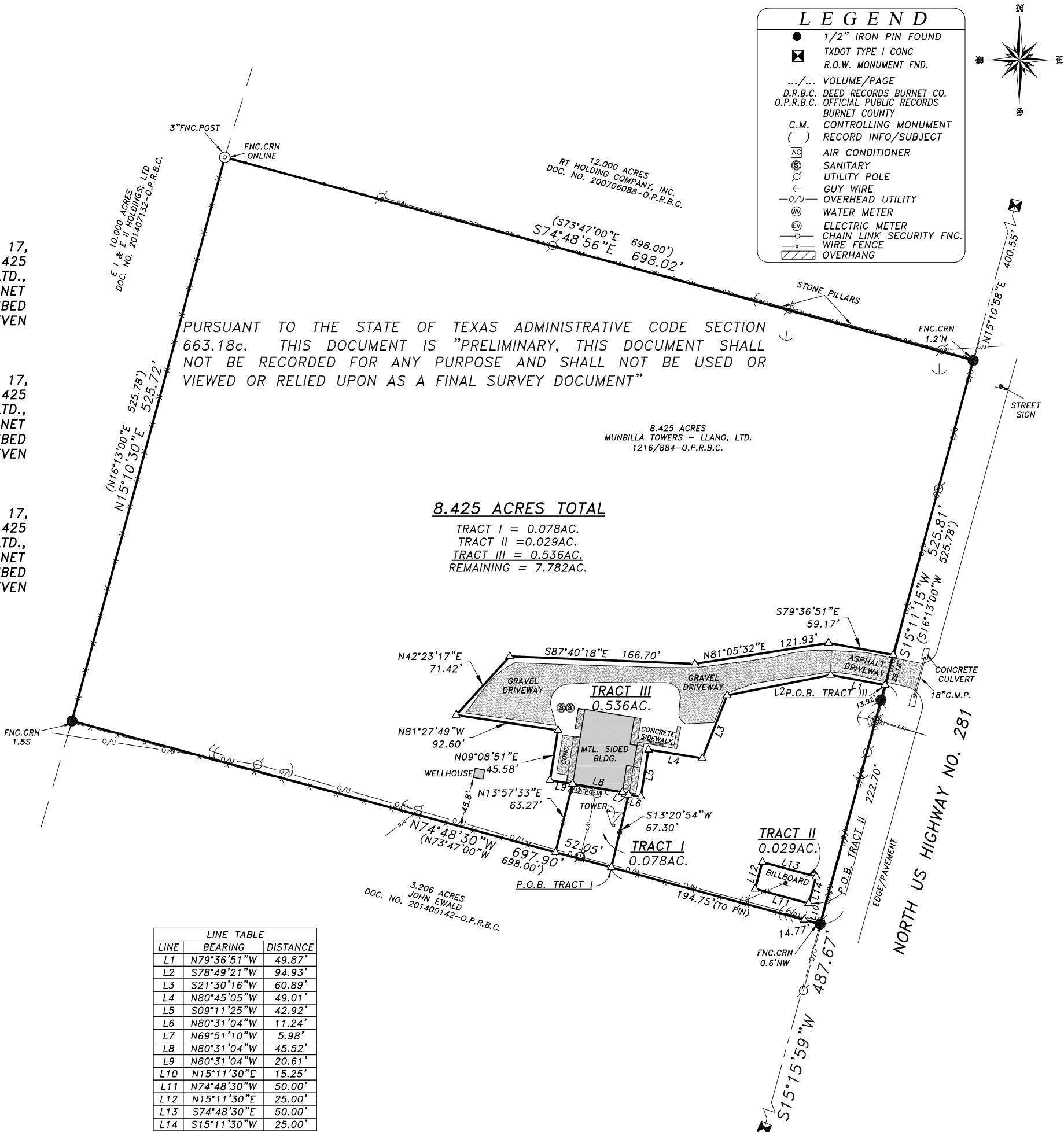
TRACT II:
BEING A 0.029 ACRE TRACT OF LAND OUT OF THE RAFAEL PADILLA SURVEY NO. 17, ABSTRACT NO. 666, IN BURNET COUNTY, TEXAS, FURTHER BEING OUT OF A CALLED 8.425 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO MUNBILLA TOWERS - LLANO, LTD., RECORDED IN VOLUME 1216, PAGE 884 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 0.029 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

TRACT III:
BEING A 0.536 ACRE TRACT OF LAND OUT OF THE RAFAEL PADILLA SURVEY NO. 17, ABSTRACT NO. 666, IN BURNET COUNTY, TEXAS, FURTHER BEING OUT OF A CALLED 8.425 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO MUNBILLA TOWERS - LLANO, LTD., RECORDED IN VOLUME 1216, PAGE 884 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 0.536 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

SUBJECT TO THE FOLLOWING:
RESTRICTIVE COVENANTS: 309/540-D.R.B.C.
TEXAS PUBLIC UTILITIES CO. ESMT.: 74/200-D.R.B.C.
LONE STAR GAS COMPANY ESMT.: 103/484-D.R.B.C.

PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 663.18c. THIS DOCUMENT IS "PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

- 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 3/15/2012.
 - 2) BASIS OF BEARINGS ARE TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
 - 3) THIS PROPERTY IS LOCATED WITHIN THE CITY OF MARBLE FALLS E.T.J. BOUNDARIES AS SHOWN ON ZONING MAP DATED 11/2012 AND IS SUBJECT TO CITY OF MARBLE FALLS SUBDIVISION, ZONING AND LAND USE ORDINANCES.
 - 4) 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.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N79°36'51"W	49.87'
L2	S78°49'21"W	94.93'
L3	S21°30'16"W	60.89'
L4	N80°45'05"W	49.01'
L5	S09°11'25"W	42.92'
L6	N80°31'04"W	11.24'
L7	N69°51'10"W	5.98'
L8	N80°31'04"W	45.52'
L9	N80°31'04"W	20.61'
L10	N15°11'30"E	15.25'
L11	N74°48'30"W	50.00'
L12	N15°11'30"E	25.00'
L13	S74°48'30"E	50.00'
L14	S15°11'30"W	25.00'

LEGEND

●

1/2" IRON PIN FOUND

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TXDOT TYPE I CONC

R.O.W. MONUMENT FND.

.../...

VOLUME/PAGE

D.R.B.C. DEED RECORDS BURNET CO.

O.P.R.B.C. OFFICIAL PUBLIC RECORDS

BURNET COUNTY

C.M. CONTROLLING MONUMENT

() RECORD INFO/SUBJECT

AC

AIR CONDITIONER

SS

SANITARY

○

UTILITY POLE

—

GUY WIRE

—O/U—

OVERHEAD UTILITY

WM

WATER METER

EM

ELECTRIC METER

—x—

CHAIN LINK SECURITY FNC.

—x—

WIRE FENCE

▨

OVERHANG

2

1

NO.

DATE

DESCRIPTION

REVISIONS

SCALE 1" = 100'

1932 WEST RR 1431
PO BOX 1095
KINGSLAND, TX. 78639
PH.325-388-3300 FAX 325-388-3320
WWW.CUPLINASSOCIATES.COM

PROJ NO. 14603
PREPARED FOR: MUNBILLA TOWERS - LLANO, LTD.
TECH: D.ROSE
APPROVED: K.CUPLIN
FIELDWORK PERFORMED ON: 9/13/2014
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SHEET
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