

LAND TITLE SURVEY

LOCAL ADDRESS: 1033 FLYING X ROAD, SPICEWOOD, TEXAS.

LEGAL DESCRIPTION: BEING A 517.56 ACRE TRACT OUT OF THE LEVI FOWLER SURVEY NO. 503, ABSTRACT NO. 325, THE J.F. COOPER SURVEY NO. 43, ABSTRACT NO. 227, THE W.M. MARTIN SURVEY NO. 824, ABSTRACT NO. 622, THE SAMUEL CRAIG SURVEY NO. 569, ABSTRACT NO. 197, THE W.D. YETT SURVEY NO. 1302, ABSTRACT NO. 1286, AND THE MARIA C. SALINAS SURVEY NO. 15, ABSTRACT NO. 775 IN BURNET COUNTY, TEXAS AND BEING OUT OF A 742.56 ACRE TRACT DESCRIBED IN DOCUMENT TO BEVERLY BLAGG, RECORDED IN VOLUME 1229, PAGE 245 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND FURTHER BEING OUT OF A CALLED 667.57 ACRE TRACT DESCRIBED IN TERMINATION OF CONSERVATION EASEMENT, RECORDED IN DOCUMENT NO. 201905554 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND FURTHER INCLUDING PART OF A CALLED 221.59 ACRE TRACT DESCRIBED IN DEED OF CONSERVATION EASEMENT TO COLORADO RIVER LAND TRUST, RECORDED IN DOCUMENT NO. 201905555 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 517.56 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: HIGHLAND LAKES TITLE
G.F. NO.: 2021062528B-MF EFFECTIVE DATE: AUGUST 6, 2021 ISSUED: AUGUST 9, 2021

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:
SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.

RESTRICTIVE COVENANTS: HEREBY DELETED

EASEMENT TO LOWER COLORADO RIVER AUTHORITY: 89/67 & 90/550-D.R.B.C.

RIGHT-OF-WAY EASEMENT: 257/166-D.R.B.C.-[SHOWN HEREON]

CONSERVATION EASEMENT TO COLORADO RIVER LAND TRUST: DOC. NO. 201905555-O.P.R.B.C.

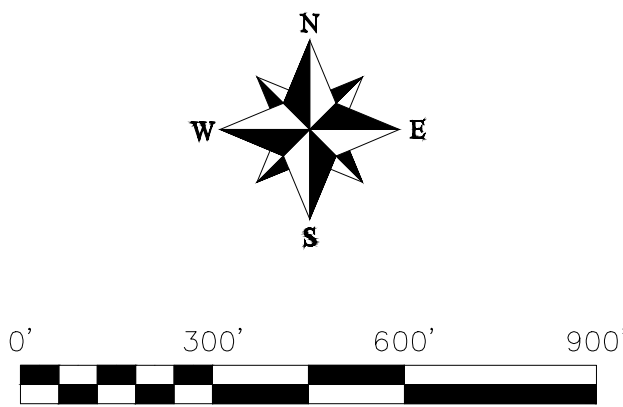
5.20 AC. ACCESS EASEMENT TO LOWER COLORADO RIVER AUTHORITY: DOC. NO. 201409416-O.P.R.B.C.-[SHOWN HEREON]

2.303 AC. ACCESS EASEMENT TO JAMIE FINCH HORN: 745/477-O.P.R.B.C.-[SHOWN HEREON]

10.725 AC. ACCESS AND AIRCRAFT RUNWAY EASEMENT: 745/477, 1100/695-O.P.R.B.C.-[SHOWN HEREON]

10.489 AC. ACCESS AND AIRCRAFT RUNWAY EASEMENT: 745/477, 1100/695, & 1130/480-O.P.R.B.C.-[SHOWN HEREON]

60' WIDE ACCESS EASEMENT: 1100/695, 1130/480, 1321/943-O.P.R.B.C.-[SHOWN HEREON]



LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- STEEL PIPE FENCE POST
- 5/8" IRON PIN FOUND WITH ALUM. LOCK CAP
- COTTON SPINDLE FOUND
- CEGAR FENCE POST
- MAG NAIL FOUND
- FOUND 1/2" IRON PIN WITH CURLIN PROPERTY CAP
- MAG NAIL SET WITH CUPLIN PROPERTY WASHER
- CALC. POINT
- 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
- C.M. CONTROLLING MONUMENT
- RECORD INFO/SUBJECT
- UTILITY POLE
- OVERHEAD UTILITY
- ELECTRIC METER
- WELL
- WIRE FENCE

- NOTES:
- PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN ZONE AE (AREAS WITHIN THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NOS. 48053C06156 & 48053C06206, EFFECTIVE 11/1/2019.
 - BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, A COMBINATION SCALE FACTOR OF 1.00011699 WAS APPLIED.
 - RECORD BEARING AND DISTANCES FROM 667.57 ACRE TRACT OF RECORD IN DOC. NO. 201905554 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
 - SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF BURNET COUNTY.
 - OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY AND SHOULD A VARIANCE FROM THE BURNET COUNTY SUBDIVISION REGULATIONS BE REQUIRED BY THE COUNTY THE LAND OWNER IS RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS.
 - 2020 AERIAL IMAGE PROVIDED BY CAPCOG.



I HEREBY CERTIFY EXCLUSIVELY TO HIGHLAND LAKES TITLE, THE ESTATE OF BEVERLY BLAGG AND CALVIN CHEN, 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 2021, CUPLIN & ASSOCIATES, INC. ©.

K.P. Cuplin
KYLE CUPLIN, R.P.L.S. NO. 5938 DATED 8/16/2021

PROJ. NO. 21322
PREPARED FOR: CALVIN CHEN
TECH: P.BERGMAN
APPROVED: K.CUPLIN
FIELDWORK PERFORMED ON: 5/24/2021-6/3/21
PROFESSIONAL FIRM NO: 10126800

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

NO.	DESCRIPTION
1	REVISIONS