

LAND TITLE SURVEY

LOCAL ADDRESS: 224 BURNET COUNTY ROAD NO. 344, MARBLE FALLS, TEXAS.

36.68 AC.

BEING A 36.68 ACRE TRACT OUT OF THE PHILIP RILEY SURVEY NO. 101, ABSTRACT NO. 717 IN BURNET COUNTY, TEXAS AND BEING COMPRISED OF ALL OF A 5.978 ACRE TRACT, ALL OF A 12.543 ACRE TRACT, AND PART OF A 16.719 ACRE TRACT, ALL THREE OF WHICH BEING DESCRIBED IN DOCUMENT TO KENNETH LINVEL BAKER, RECORDED IN DOCUMENT NO. 201302303 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, ALL OF A 0.31 ACRE TRACT DESCRIBED IN DOCUMENT TO KENNETH LINVEL BAKER, ET AL, RECORDED IN DOCUMENT NO. 202107551 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND ALL OF A 3.997 ACRE TRACT DESCRIBED IN DOCUMENT TO KENNETH LINVEL BAKER, ET UX, RECORDED IN DOCUMENT NO. 201210404 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 36.68 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:
CHICAGO TITLE G.F. NO.: CTA-07-CTA2103718MICHEL
EFFECTIVE DATE: AUGUST 26, 2021 ISSUED: SEPTEMBER 1, 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: AS TO 15.0 ACRES 222/436-D.R.B.C.-[SHOWN]

10' UTILITY EASEMENT TO GENERAL TELEPHONE: 266/679-D.R.B.C., 501/578 R.P.R.B.C.-[SHOWN]

WATER WELL EASEMENT: DOC. NO. 201909666-O.P.R.B.C.-[DOES NOT APPLY]

EASEMENT AGREEMENT FOR WATER: DOC. NO. 202108403-O.P.R.B.C.-[SHOWN]

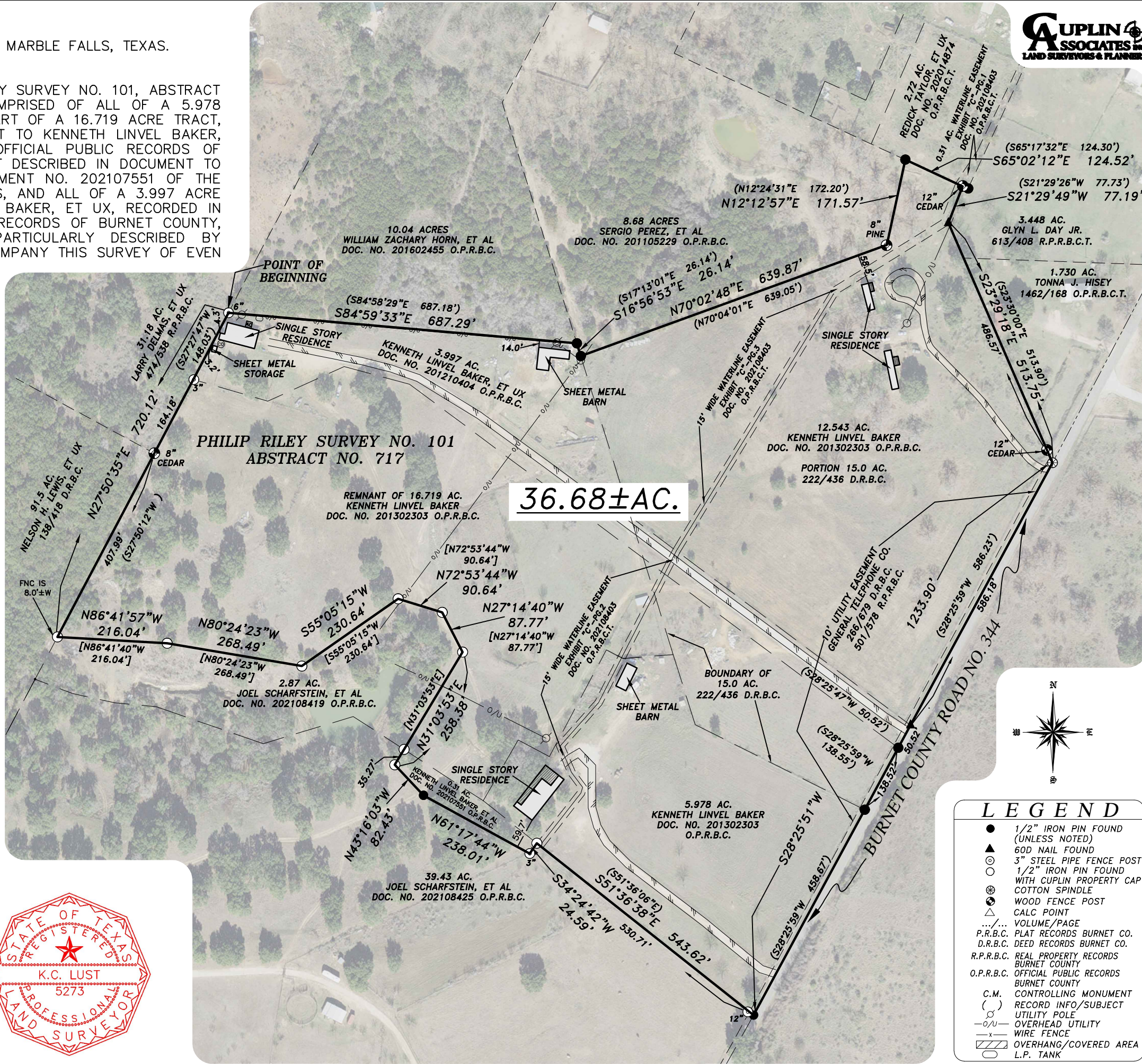
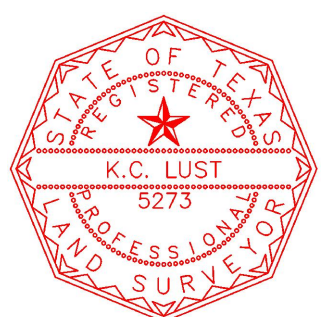
NOTES:

- 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. 48053C0620G, EFFECTIVE 11/01/2019.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 3) 2020 AERIAL IMAGE PROVIDED BY CAPCOG
- 4) SUBJECT TO BURNET COUNTY SUBDIVISION REGULATIONS, OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.

I HEREBY CERTIFY EXCLUSIVELY TO CHICAGO TITLE AND US TRINITY-KIPLING SMITHWICK, LLC, THAT THIS SURVEY REFLECTS AN ON THE GROUND SURVEY OF THE PROPERTY AS SHOWN HEREON, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OBSERVED FROM OR ONTO THIS PROPERTY, EXCEPT AS SHOWN HEREON, AND THAT THERE ARE NO DISCREPANCIES OR CONFLICTS IN THE BOUNDARIES KNOWN TO THE SURVEYOR, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY ADJOINS A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON. 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 2020, CUPLIN & ASSOCIATES, INC. ©.

K.C. LUST
K.C. LUST, R.P.L.S. NO. 5273

DATED 9/08/2021



LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
▲	60D NAIL FOUND
○	3" STEEL PIPE FENCE POST
○	1/2" IRON PIN FOUND WITH CUPLIN PROPERTY CAP
⊗	COTTON SPINDLE
⊕	WOOD FENCE POST
△	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
-o-u-	UTILITY POLE
-o-u-	OVERHEAD UTILITY
x	WIRE FENCE
▨	OVERHANG/COVERED AREA
○	L.P. TANK

PROJ. NO. 19750	PREPARED FOR: TEXAS MESQUITE LAND AB FARM HOLDINGS, LLC	TECH: P. BERGMAN	APPROVED: K.C. LUST	FIELDWORK PERFORMED ON: 4/16/21-7/08/21	PROFESSIONAL FIRM NO: 10126900
2	1				
		DATE	NO.	DESCRIPTION	REVISIONS
SCALE 1" = 200'					
1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH. 325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM					
SHEET 1 OF 3					