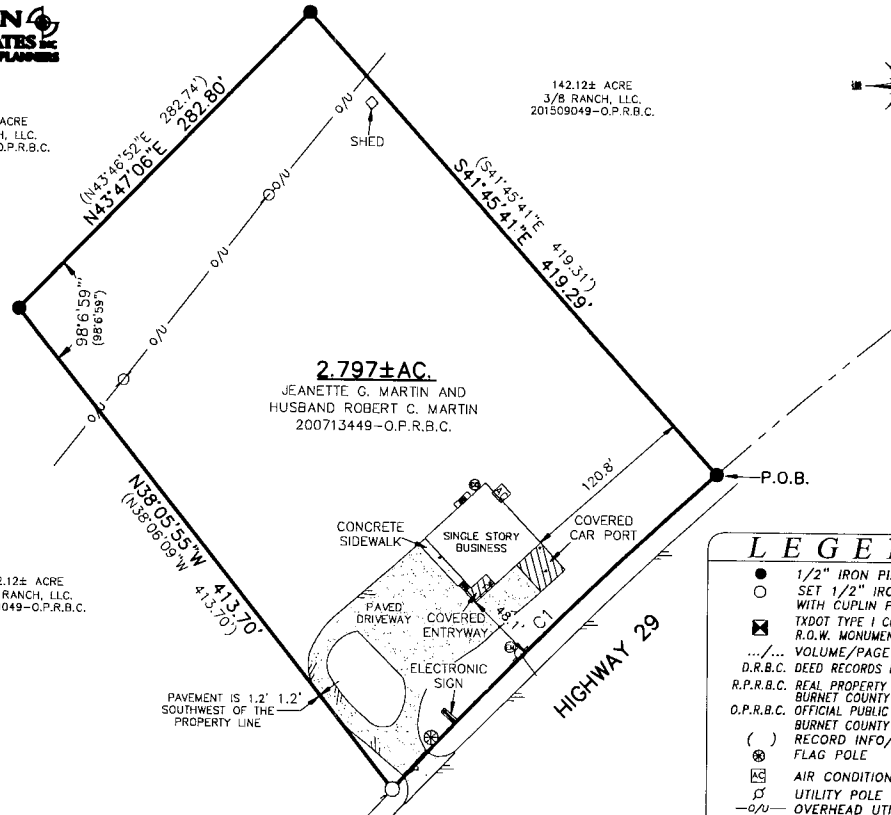
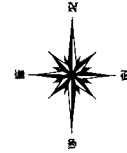




142.12± ACRE
3/8 RANCH, L.L.C.
201509049-O.P.R.B.C.

142.12± ACRE
3/8 RANCH, L.L.C.
201509049-O.P.R.B.C.



2.797± AC.
JEANETTE G. MARTIN AND
HUSBAND ROBERT C. MARTIN
200713449-O.P.R.B.C.

142.12± ACRE
3/8 RANCH, L.L.C.
201509049-O.P.R.B.C.

LEGEND	
●	1/2" IRON PIN FOUND
○	SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
⊠	TXDOT TYPE I CONC. R.O.W. MONUMENT FND.
...	VOLUME/PAGE
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
()	RECORD INFO/SUBJECT
⊕	FLAG POLE
⊠	AIR CONDITIONER
⊕	UTILITY POLE
-o-u-	OVERHEAD UTILITY
⊕	ELECTRIC METER
⊕	CLEAN OUT
---	EDGE OF PAVEMENT
▨	OVERHANG/COVERED AREA

- 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. 4803IC0300F, EFFECTIVE 03/15/2012.
 - BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
 - OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	5°19'29"	3323.62'	308.87'	308.76'	S45°21'24"W
(C1)	5°19'24"	3323.62'	308.79'	308.68'	S45°21'21"W
C2	8°05'50"	3323.62'	469.71'	469.32'	S38°39'10"W
(C2)	---	3323.62'	---	469.47'	S38°38'40"W

LAND TITLE SURVEY

LOCAL ADDRESS: 10490 WEST HIGHWAY 29, BURNET COUNTY, TEXAS.

LEGAL DESCRIPTION: BEING A 2.797 ACRE TRACT OF LAND OUT OF THE ABRAHAM LARGE SURVEY NO. 32, ABSTRACT NO. 532, IN BURNET COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.80 ACRE TRACT DESCRIBED IN DOCUMENT TO JEANETTE G. MARTIN AND HUSBAND, ROBERT C. MARTIN, RECORDED IN DOCUMENT NO. 0713449, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 2.797 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS OF EVEN DATE TO ACCOMPANY THIS SURVEY.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: HIGHLAND LAKES TITLE
G.F. NO.: 20210101428-BU EFFECTIVE DATE: JANUARY 5, 2021 ISSUED: JANUARY 14, 2021

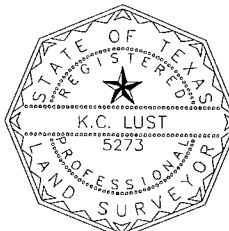
SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:
RESTRICTIVE COVENANTS: DELETED

- EASEMENT TO L.C.R.A. 3/118- MISCELLANEOUS D.R.B.C.
- INUNDATION AND OVERFLOW EASEMENT TO CASSIE A. FRIEDSMAN 79/42-D.R.B.C.
- EASEMENT TO EMERY, PECK AND ROCKWOOD DEVELOPMENT CO. 79/45-D.R.B.C.
- RIGHT-OF-WAY AND PIPELINE EASEMENT TO SOUTHWESTERN GRAPHITE COMPANY 91/447-D.R.B.C.
- ELECTRIC TRANSMISSION EASEMENT TO PEDERNALES ELECTRIC CO-OP 117/489-D.R.B.C.
- ELECTRIC TRANSMISSION EASEMENT TO PEDERNALES ELECTRIC CO-OP 117/110-D.R.B.C.
- ELECTRIC TRANSMISSION EASEMENT TO L.C.R.A. 116/643-D.R.B.C.
- EASEMENT AND RIGHT-OF-WAY TO G.T.E. SOUTHWEST INCORPORATED 582/64-R.P.R.B.C.
- DRAINAGE EASEMENT TO THE STATE OF TEXAS 863/581-O.P.R.B.C.
- HIGHWAY RIGHT-OF-WAY TO THE STATE OF TEXAS 863/605-O.P.R.B.C.
- TRANSMISSION LINE EASEMENT TO PEDERNALES ELECTRIC CO-OP 148/622-D.R.B.C.
- CHANNEL EASEMENT TO THE STATE OF TEXAS 150/223-D.R.B.C.
- TRANSMISSION LINE/DISTRIBUTION LINE EASEMENT TO L.C.R.A. 3/119- MISCELLANEOUS D.R.B.C.
- ELECTRIC UTILITY EASEMENT TO PEDERNALES ELECTRIC CO-OP 761/563-O.P.R.B.C.

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.

I HEREBY CERTIFY EXCLUSIVELY TO HIGHLAND LAKES TITLE, HCRE GROUP, L.L.C., 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.C. LUST
K.C. LUST, R.P.L.S. NO. 5273 DATED 06/01/2021



SHEET 1 OF 1	PROJ. NO. 21532	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH. 325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 100'	2	
	PREPARED FOR: HCRE GROUP, L.L.C.		0 50 100	1	
	TECH: KM		DATE	NO.	DESCRIPTION
	APPROVED: K.C. LUST		REVISIONS		
FIELDWORK PERFORMED ON: 5/20/2021 BE/ZO					
COPYRIGHT: 2021 PROFESSIONAL FIRM NO: 10126500					

BEING A 2.797 ACRE TRACT OF LAND OUT OF THE ABRAHAM LARGE SURVEY NO. 32, ABSTRACT NO. 532, IN BURNET COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.80 ACRE TRACT DESCRIBED IN DOCUMENT TO JEANETTE G. MARTIN AND HUSBAND, ROBERT C. MARTIN, RECORDED IN DOCUMENT NO. 0713449, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 2.797 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin found along the northwest right-of-way line of State Hwy. No. 29, at a corner of a called 142.124 acres described in document to 3/8 Ranch, LLC, recorded in Document No. 201509049, Official Public Records of Burnet County, Texas, at the easterly corner of said 2.80 acres, and hereof, in a curve to the left;

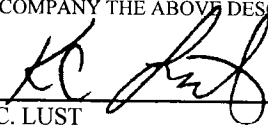
THENCE along said right-of-way line, and along said curve to the left having a delta angle of $05^{\circ}19'29''$, an arc length of 308.87', a radius of 3323.62', a chord bearing of South $45^{\circ}21'24''$ West, and a chord length of 308.76' to a 1/2" iron pin with 'Cuplin' property cap set at the south corner hereof;

THENCE North $38^{\circ}05'55''$ West, along a southwest line of said 2.80 acres, and hereof, a distance of 413.70' to a 1/2" iron pin found at the most westerly corner hereof;

THENCE North $43^{\circ}47'06''$ East, along the westerly line of said 2.80 acres, and hereof, a distance of 282.80' to a 1/2" iron pin found at the most northerly corner hereof;

THENCE South $41^{\circ}45'41''$ East, along the northerly line of said 2.80 acres, and hereof, a distance of 419.29' to the **POINT OF BEGINNING**, containing 2.797 acres, more or less.

HEREBY CERTIFY EXCLUSIVELY TO HIGHLAND LAKES TITLE AND HCRE GROUP, LLC 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. ©. BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. A PLAT OF SURVEY OF EVEN DATE WAS PREPARED AND IS INTENDED TO ACCOMPANY THE ABOVE DESCRIBED TRACT OF LAND.



K.C. LUST

Registered Professional Land Surveyor No. 5273

Dated: 06/01/2021

