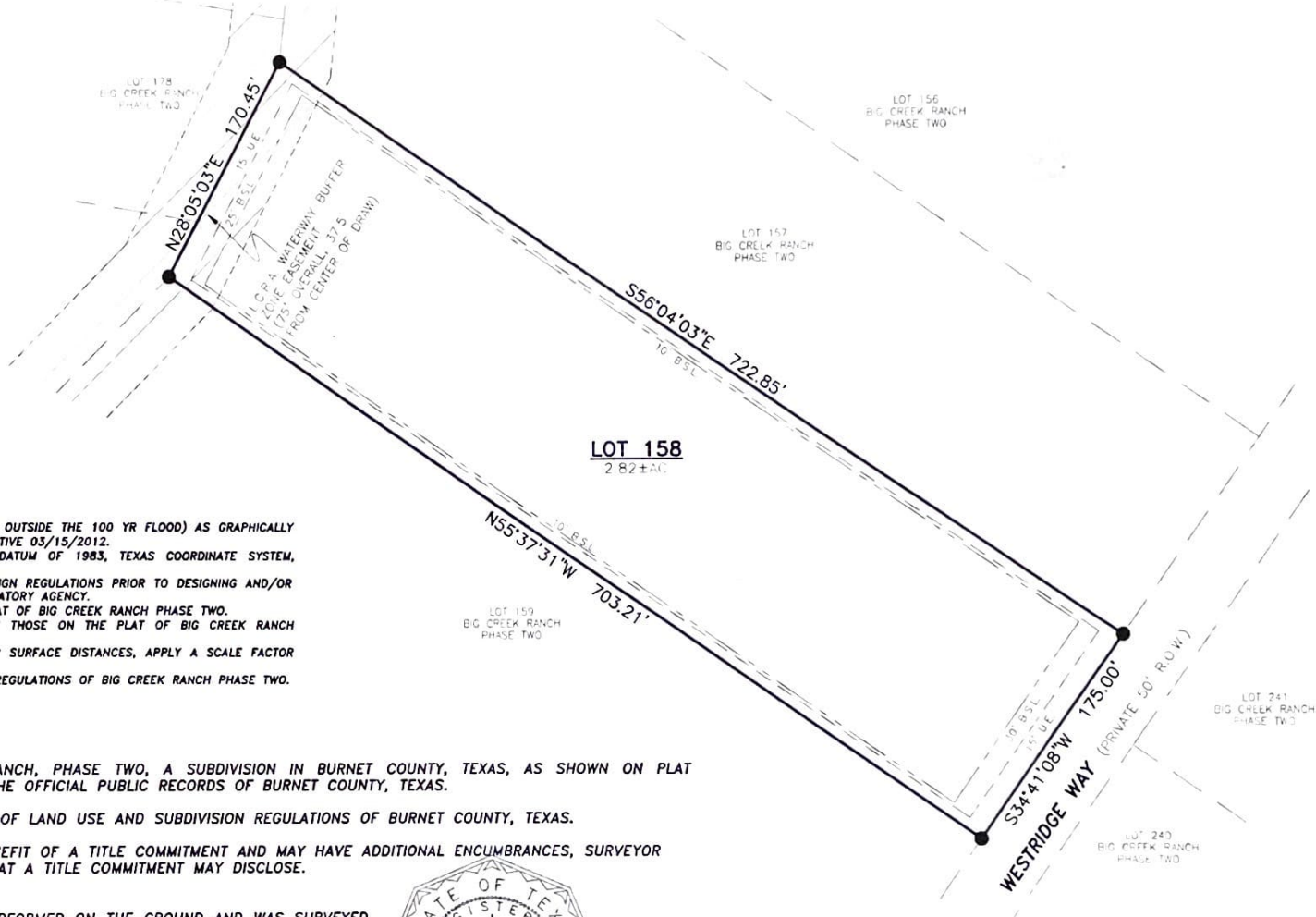




LEGEND	
●	1/2" IRON PIN FOUND WITH CUPLIN CAP
O.P.R.R.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
B.S.L.	BLDG. SETBACK LINE
U.E.	UTILITY EASEMENT



- 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. 48053C0450F, EFFECTIVE 03/15/2012.
 - 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
 - 3) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
 - 4) SETBACKS AND EASEMENTS SHOWN HEREON ARE PER PLAT OF BIG CREEK RANCH PHASE TWO.
 - 5) ALL BEARINGS AND DISTANCES SHOWN HEREON MATCH THOSE ON THE PLAT OF BIG CREEK RANCH PHASE TWO.
 - 6) THE DISTANCES SHOWN HEREON ARE GRID VALUES. FOR SURFACE DISTANCES, APPLY A SCALE FACTOR OF 1.00015382994842.
 - 7) PROPERTY IS SUBJECT TO ALL APPLICABLE SUBDIVISION REGULATIONS OF BIG CREEK RANCH PHASE TWO.

BOUNDARY SURVEY

LEGAL DESCRIPTION: LOT 158, BIG CREEK RANCH, PHASE TWO, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 202208707 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

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

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.

I HEREBY CERTIFY 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 2022, CUPLIN & ASSOCIATES, INC. ©.



DATED 06/27/2022

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

1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH. 325-388-3300 / 830-693-8815 WWW.CUPLINASSOCIATES.COM	
PROJ. NO. 192000	PREPARED FOR: LAKEWOOD CAPITAL GROUP
TECH: LDF	APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 6/20/20 THRU: 6/20/22	DATE: 06/27/2022
SCALE 1" = 100'	REVISIONS
0 50 100	NO. 1
	DATE
	DESCRIPTION
	2
	1
	NO.
	1 OF 1