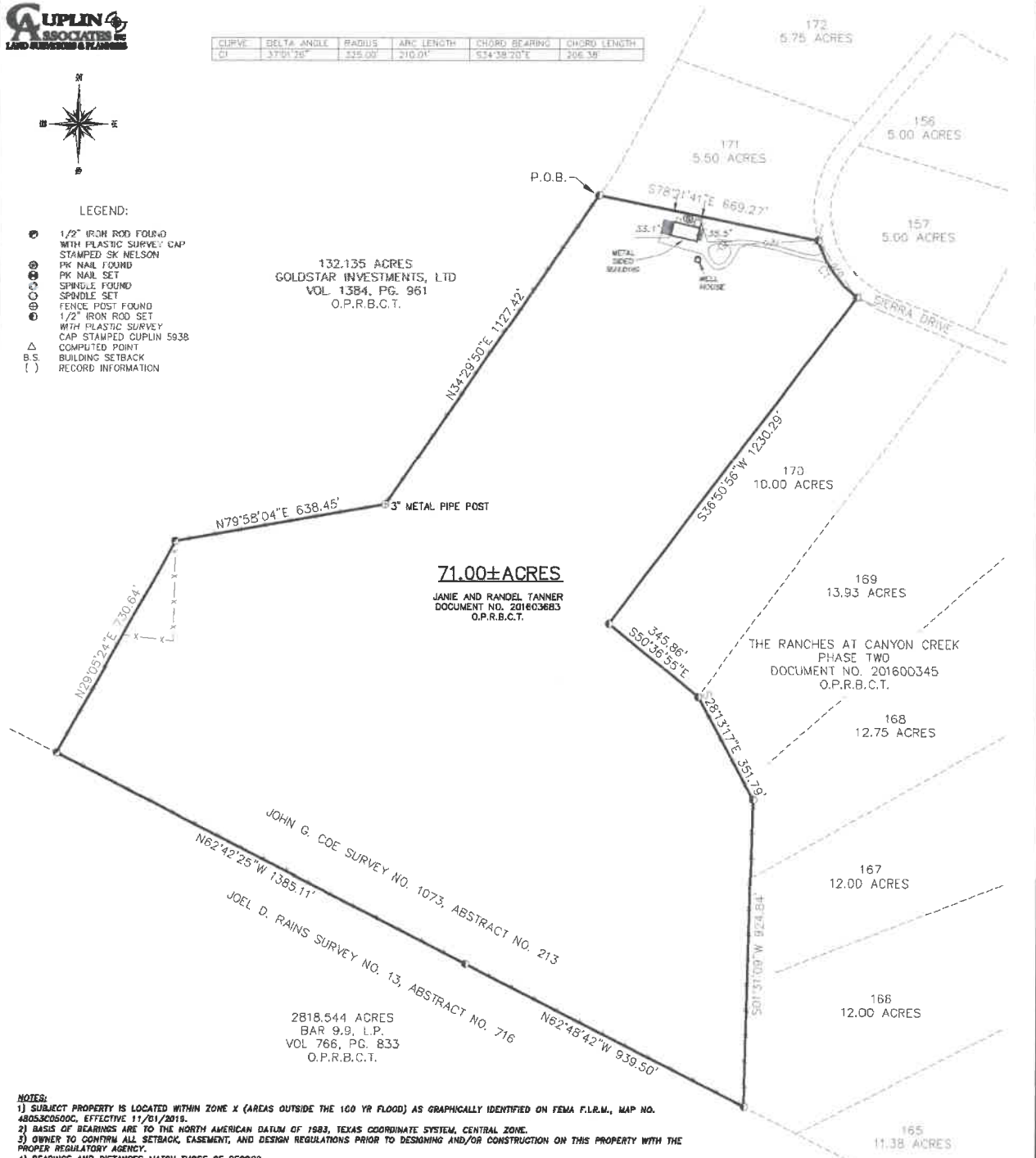


CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	37°01'36"	335.00'	210.01'	S34°38'20"E	206.38'



LEGEND:

- ⊙ 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED SK NELSON
- ⊙ PK NAIL FOUND
- ⊙ PK NAIL SET
- ⊙ SPINDLE FOUND
- ⊙ SPINDLE SET
- ⊙ FENCE POST FOUND
- ⊙ 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED CUPLIN 5938
- △ COMPUTED POINT
- B.S. BUILDING SETBACK
- () RECORD INFORMATION



132.135 ACRES
GOLDSTAR INVESTMENTS, LTD
VOL. 1384, PG. 961
O.P.R.B.C.T.

71.00± ACRES
JANIE AND RANDEL TANNER
DOCUMENT NO. 201603683
O.P.R.B.C.T.

JOHN G. COE SURVEY NO. 1073, ABSTRACT NO. 213
JOEL D. RAINS SURVEY NO. 13, ABSTRACT NO. 716
2818.544 ACRES
BAR 9-9, L.P.
VOL. 766, PG. 833
O.P.R.B.C.T.

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. 48053C0500C, EFFECTIVE 11/01/2015.
- 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) BEARINGS AND DISTANCES MATCH THOSE OF RECORD.

BOUNDARY & IMPROVEMENT SURVEY

LOCAL ADDRESS: 120 SIERRA DRIVE, BERTRAM, TEXAS.

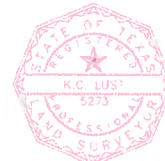
LEGAL DESCRIPTION: BEING A 71.00 ACRE TRACT OF LAND OUT OF THE JOHN G. COE SURVEY NO. 1073, ABSTRACT NO. 213 IN BURNET COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 71.00 ACRE TRACT OF LAND CONVEYED TO JANIE AND RANDEL TANNER, IN DOCUMENT NO. 20201603683 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS OF EVEN DATE TO ACCOMPANY THIS SURVEY.

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.

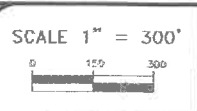
I HEREBY CERTIFY EXCLUSIVELY TO JANIE TANNER THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2020, CUPLIN & ASSOCIATES, INC. ®.

K.C. LUST
K.C. LUST, R.P.L.S. NO. 5273 DATED 10/29/2020



1 OF 3 SHEETS	PROJ. NO. 201666
	PREPARED FOR: JANIE TANNER
	TECH: KCL
	APPROVED: K.C. LUST
	FIELDWORK PERFORMED ON: 10/21/2020
COPYRIGHT: 2020 PROFESSIONAL FIRM NO: 10126900	

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH. 325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM



2	
1	
DATE	NO. DESCRIPTION
REVISIONS	