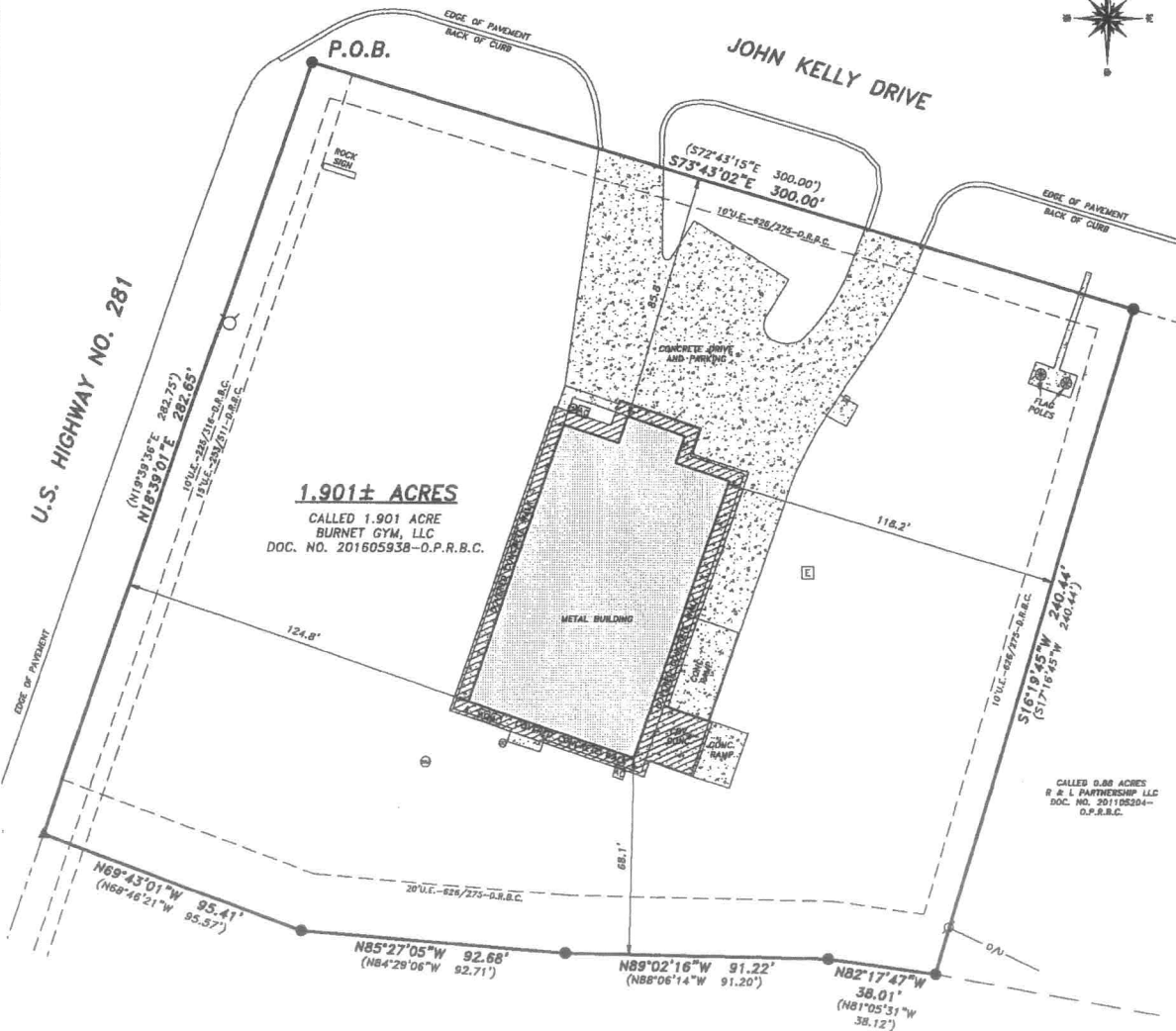




NOTES:

- 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. 48053C04806, EFFECTIVE 11/01/2019
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.

LAND TITLE SURVEY

LOCAL ADDRESS: 101 JOHN KELLY DRIVE, BURNET, TEXAS.

LEGAL DESCRIPTION: BEING A 1.901 ACRE TRACT OF LAND OUT OF THE LEMUEL TAYLOR SURVEY NO. 8, ABSTRACT NO. 880, LOCATED IN THE CITY OF BURNET, BURNET COUNTY, TEXAS, FURTHER BEING THE SAME TRACT OF LAND CALLED 1.901 ACRES DESCRIBED IN A DOCUMENT TO BURNET GYM, LLC, RECORDED IN DOCUMENT NO. 201605938 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 1.901 ACRES BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: CHICAGO TITLE OF TEXAS, LLC
G.F. NO.: CTA-09-CTA1904442 EFFECTIVE DATE: DECEMBER 12, 2019 ISSUED: JANUARY 03, 2020

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 THE CITY OF BURNET, BURNET COUNTY, TEXAS.

EASEMENT TO CITY OF BURNET: 225/316 D.R.B.C.

EASEMENT: 253/511 D.R.B.C.

EASEMENT: 626/275 O.P.R.B.C.

I HEREBY CERTIFY EXCLUSIVELY TO CHICAGO TITLE OF TEXAS, LLC & JOE R. FAIN 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 2019, CUPLIN & ASSOCIATES, INC. ©.

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

DATED 01/09/2020

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
▲	60D NAIL FOUND
...	VOLUME/PAGE
P.R.B.C.	PLAT RECORDS BURNET CO.
D.R.B.C.	DEED RECORDS BURNET CO.
R.P.B.C.	REAL PROPERTY RECORDS BURNET COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
()	RECORD INFO/SUBJECT
B.S.L.	BLDG. SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
☐	FIRE HYDRANT
☐	AIR CONDITIONER
⊗	GAS METER
⊕	UTILITY POLE
—O—	OVERHEAD UTILITY
⊙	WATER METER
⊙	CLEAN OUT
⊞	ELECTRIC PAD WITH TRANS.



1 OF 2
SHEET

PROJ NO. 192037
PREPARED FOR: JOE R. FAIN
TECH: S. MOORE
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 12/09/2019
COPYRIGHT: 2019 PROFESSIONAL FIRM NO: 10126900

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

SCALE 1" = 40'



DATE	NO.	DESCRIPTION
	2	
	1	
REVISIONS		

CUPLIN & ASSOCIATES, Inc.

land surveyors & planners

Prepared For: Joe R. Fain

Project No. 192037

Date: 01/09/2020

BEING A 1.901 ACRE TRACT OF LAND OUT OF THE LEMUEL TAYLOR SURVEY NO. 8, ABSTRACT NO. 880, LOCATED IN THE CITY OF BURNET, BURNET COUNTY, TEXAS, FURTHER BEING THE SAME TRACT OF LAND CALLED 1.901 ACRES DESCRIBED IN A DOCUMENT TO BURNET GYM, LLC, RECORDED IN DOCUMENT NO. 201605938 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 1.901 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin found along the intersection of east right-of-way of U.S. Highway No. 281 and the south right-of-way of John Kelly Drive, at the northwest corner of said 1.901 acres, and hereof;

THENCE South 73°43'02" East, along the south right-of-way of said John Kelly Drive, the north line of said 1.901 acres, and hereof, a distance of 300.00' to a 1/2" iron pin found;

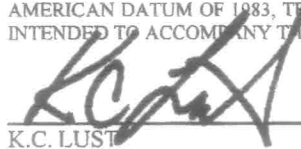
THENCE South 16°19'45" West, leaving the south right-of-way of said John Kelly Drive, with the west line of a called 0.88 acre tract described in document to R & L Partnership LLC, recorded in Document No. 201105204 of the Official Public Records of Burnet County, Texas, the east line of said 1.901 acres, and hereof, a distance of 240.44' to a 1/2" iron pin found for the southwest corner of said 0.88 acre tract, the southeast corner of said 1.901 acres and hereof;

THENCE along the north line of a called 11.047 acre tract described in document to Highland Lakes Health Fund Inc., recorded in Document No. 201002892 of the Official Public Records of Burnet County, Texas, the south lines of said 1.901 acres, and hereof, the following 4 courses and distances:

- 1) North 82°17'47" West, a distance of 38.01' to a 1/2" iron pin found;
- 2) North 89°02'16" West, a distance of 91.22' to a 1/2" iron pin found;
- 3) North 85°27'05" West, a distance of 92.68' to a 1/2" iron pin found;
- 4) North 69°43'01" West, a distance of 95.41' to a 1/2" iron pin found along the west right-of-way line of said Highway 281, the northwest corner of said 11.047 acre tract, the southwest corner of said 1.901 acre tract and hereof;

THENCE North 18°39'01" East, with the east line of said Highway 281, the west line of said 1.901 acres and hereof, a distance of 282.65' to the **POINT OF BEGINNING**, containing 1.90 acres, more or less.

I HEREBY CERTIFY EXCLUSIVELY TO CHICAGO TITLE OF TEXAS, LLC & JOE R. FAIN THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION 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 2019, 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 AS IS INTENDED TO ACCOMPANY THE ABOVE DESCRIBED TRACT OF LAND.



K.C. LUST

Registered Professional Land Surveyor No. 5273

Dated: 01/09/2020



80 FT. WIDE PUBLIC ROADWAY
S72°43'15" (VOL. 825, P. 84 S.E.R.P.A.)
10 FT. UTILITY EASEMENT (BASIS OF BELONGS VOL. 825)

REMNANT OF 101.50 ACRES
BURNETT FOUNDATION
INDUSTRIAL COMPANY
VOL. 113, PG. 32
S.C.O.A.

REMANANT OF 20.00 ACRES
BUNNETT FOUNDATION
INDUSTRIAL COMPANY
VOL. 340, PG. 789
B.C.D.R.

5,000 ACRES
BURNETT COUNTY HOSPITAL AUTHORITY
VOL. 541, PG. 461
B.C.B. 00

STATE OF TEXAS:
COUNTY OF BURNET: