



US HWY. 281

LOT 14
GATEWAY PARK
SECTION ONE
CAB. 2/SLD. 13B

PIN FOUND
N29°29'27"W 2.74'
FROM PROPERTY
CORNER

(S88°27'56"E 188.93')
S89°12'48"E 188.92'

5' U.E.-B.S.L.

25' U.E.-B.S.L.

LOT 15
0.833±AC.

STAIRS

SIDEWALK

DECK
UNDER
CONSTRUCTION

TWO STORY BUSINESS

ENTRANCE

AG

AGAC

RETAINING WALL

5' U.E.-B.S.L.

S77°50'31"W 156.41'
(S78°36'26"W 156.48')

LOT 16
GATEWAY PARK
SECTION ONE
CAB. 2/SLD. 13B

STEVE HAWKINS PARKWAY

LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- .../... 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
- () RECORD INFO/SUBJECT
- B.S.L. BLDG. SETBACK LINE
- U.E. UTILITY EASEMENT
- ☉ LIGHT POLE
- ⊗ FIRE HYDRANT
- ⊗ WATER VALVE
- AC AIR CONDITIONER
- MB MAILBOX
- Ⓢ SANITARY
- Ⓜ WATER METER
- Ⓜ ELECTRIC METER
- Ⓜ CLEAN OUT
- Ⓜ TELEPHONE PEDESTAL
- Ⓜ ELECTRIC PAD WITH TRANS.
- EDGE/PAVEMENT/GRAVEL
- /// OVERHANG/COVERED AREA
- L.P. TANK

CURVE TABLE				
CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	1065.99'	240.48'	239.97'	N05°41'24"W
(C1)	1065.99'	240.51'	---	---
C2	275.88'	208.55'	203.62'	S03°26'13"W
(C2)	275.88'	208.62'	---	---
C3	275.88'	75.09'	74.86'	S26°8'40"E
(C3)	275.88'	75.11'	---	---

- 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. 48053C0595C, EFFECTIVE 11/01/2019.
 - BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
 - BUILDING SETBACKS AND EASEMENTS SHOWN HEREON ARE PER THE RECORDED PLAT. OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
 - OWNER TO CONFIRM ALL L.C.R.A. ON SITE SEWAGE FACILITY REGULATIONS ON THIS PROPERTY PRIOR TO DESIGNING AND/OR CONSTRUCTION.
 - OWNER TO CONFIRM ALL GROUNDWATER CONSERVATION AGENCY REQUIREMENTS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY.

BOUNDARY AND IMPROVEMENT SURVEY

LEGAL DESCRIPTION: BEING LOT NO. 15, GATEWAY PARK, SECTION ONE, BLOCK NO. 1, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE NO. 13B OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF THE CITY OF MARBLE FALLS, 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 TRAVIS DEAN 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 2023, CUPLIN & ASSOCIATES, INC. ©.

Danny J. Stark
DANNY J. STARK, R.L.S. NO. 5602
DATED 04/12/2023



SHEET 1 OF 1	PROJ NO. 23216
	PREPARED FOR: TRAVIS DEAN
	TECH: MHS
	APPROVED: D. STARK
	FIELDWORK PERFORMED ON: 4-12-23
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SCALE 1" = 40'
0 20 40

	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		