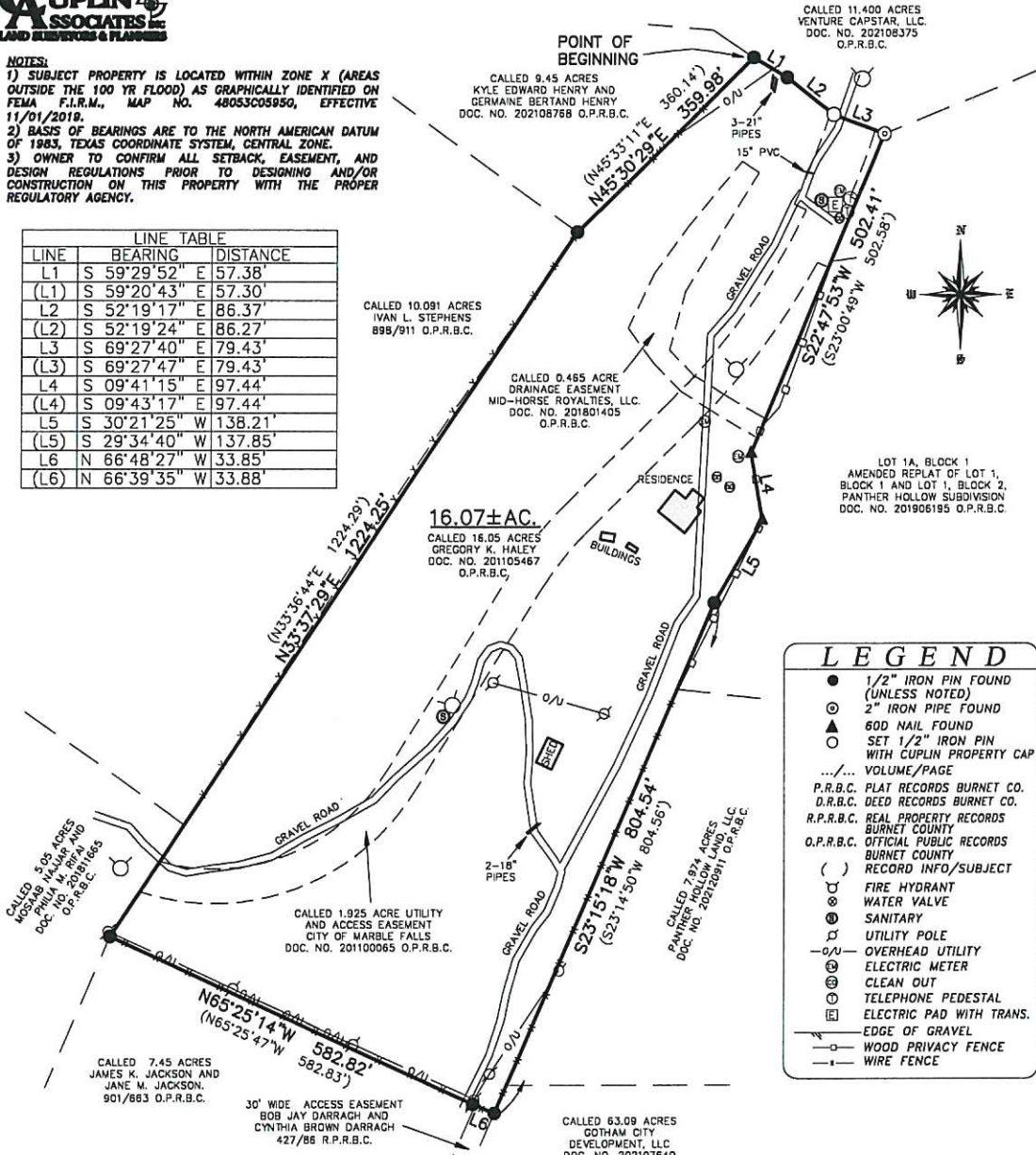




**NOTES:**

- 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. 48053C05950, EFFECTIVE 11/01/2019.
- 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.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 59°29'52" E | 57.38'   |
| (L1) | S 59°20'43" E | 57.30'   |
| L2   | S 52°19'17" E | 86.37'   |
| (L2) | S 52°19'24" E | 86.27'   |
| L3   | S 69°27'40" E | 79.43'   |
| (L3) | S 69°27'47" E | 79.43'   |
| L4   | S 09°41'15" E | 97.44'   |
| (L4) | S 09°43'17" E | 97.44'   |
| L5   | S 30°21'25" W | 138.21'  |
| (L5) | S 29°34'40" W | 137.85'  |
| L6   | N 66°48'27" W | 33.85'   |
| (L6) | N 66°39'35" W | 33.88'   |



**LAND TITLE SURVEY**

LEGAL DESCRIPTION: BEING A 16.07 ACRE TRACT OF LAND, OUT OF G. FLORES SURVEY NO. 7, ABSTRACT NO. 304, IN BURNET COUNTY, TEXAS, AND BEING ALL OF A CALLED 16.05 ACRE TRACT OF LAND, DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO GREGORY K. HALEY, RECORDED IN DOCUMENT NO. 201105467 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 16.07 ACRE TRACT OF LAND 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.: 2022051352B-HB EFFECTIVE DATE: MAY 2, 2022 ISSUED: MAY 6, 2022 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 BURNET COUNTY, TEXAS. RESTRICTIVE COVENANTS: NONE

- EASEMENT TO UNITED TELEPHONE COMPANY - 106/253 - D.R.B.C.
- EASEMENT TO THE STATE OF TEXAS - 129/544 - D.R.B.C.
- EASEMENTS TO L.C.R.A. - 2/496 MISCELLANEOUS D.R.B.C., 103/391, 105/523, 147/461 D.R.B.C., 1027/472, O.P.R.B.C.
- EASEMENT TO TEXAS POWER AND LIGHT COMPANY - 2/504 MISCELLANEOUS D.R.B.C.
- ACCESS EASEMENT TO BOB JAY DARRAGH 230/18 AND 235/314 - D.R.B.C.
- RIGHTS OF OTHERS IN EASEMENTS 226/889, 235/314 D.R.B.C., AND 427/86 - R.P.R.B.C.
- EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. - DOC. NO. 200704492 - O.P.R.B.C.
- ACCESS AND UTILITY EASEMENT TO CITY OF MARBLE FALLS - DOC. NO. 201100065 - O.P.R.B.C. - SHOWN HEREON
- EASEMENT AGREEMENT FOR ACCESS - TO GREGORY K. HALEY - DOC. NO. 201801404 - O.P.R.B.C.
- SURFACE DRAINAGE EASEMENT TO MID-HORSE ROYALTIES, LLC3. - DOC. NO. 201801405 - O.P.R.B.C. - SHOWN HEREON

I HEREBY CERTIFY EXCLUSIVELY TO HIGHLAND LAKES TITLE AND FOCH PRIME, 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 2022, CUPLIN & ASSOCIATES, INC. ©.

*K.C. LUST* DATED 06/02/2022  
K.C. LUST, R.P.L.S. NO. 5275



|              |                                    |  |                 |             |
|--------------|------------------------------------|--|-----------------|-------------|
| SHEET 1 OF 3 | PROJ NO. 22533                     | 1500 OLLIE LANE<br>MARBLE FALLS, TX 78654<br>PH. 325-388-3300/830-693-8815<br>WWW.CUPLINASSOCIATES.COM | SCALE 1" = 200' | 2           |
|              | PREPARED FOR: FOCH PRIME LLC.      |  | 0 100 200       | 1           |
|              | TECH: P.LANGDON                    | APPROVED: K.C. LUST  | DATE            | DESCRIPTION |
|              | FIELDWORK PERFORMED ON: 05/20/2022 |  | NO.             |             |
|              | COPYRIGHT: 2022                    | PROFESSIONAL FIRM NO: 10126900   | REVISIONS       |             |

**BEING A 16.07 ACRE TRACT OF LAND, OUT OF G. FLORES SURVEY NO. 7, ABSTRACT NO. 304, IN BURNET COUNTY, TEXAS, AND BEING ALL OF A CALLED 16.05 ACRE TRACT OF LAND, DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO GREGORY K. HALEY, RECORDED IN DOCUMENT NO. 201105467 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 16.07 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2" iron pin found along the south line of a called 11.400 acre tract of land, described in document to Venture Capstar, LLC., recorded in Document No. 202108375 of the Official Public Records of Burnet County, Texas, at the northeast corner of a called 9.45 acre tract of land, described in document to Kyle Edward Henry and Germaine Bertand Henry, recorded in Document No. 202108768 of the Official Public Records of Burnet County, Texas, at the northwest corner of said 16.05 acre tract, at the northwest corner hereof;

**THENCE** along the south line of said 11.400 acre tract, the north line of said 16.05 acre tract, and hereof, the following 3 courses and distances:

- 1) South 59°29'52" East, a distance of 57.38 feet to a 1/2" iron pin found at an angle point in the north line hereof;
- 2) South 52°19'17" East, a distance of 86.37 feet to a 1/2" iron pin set with plastic cap stamped "CUPLIN" at an angle point in the north line hereof;
- 3) South 69°27'40" East, a distance of 79.43 feet to a 2" iron pipe found at the southeast corner of said 11.400 acre tract, the northwest corner of Lot 1A, Block 1, Amended Replat of Lot 1, Block 1, and Lot 1, Block 2, Panther Hollow Subdivision, recorded in Document No. 201906195 of the Official Public Records of Burnet County, Texas, at the northeast corner of said 16.05 acre tract, and hereof;

**THENCE** along west line of said Lot 1A, the west line of a called 7.974 acre tract of land, described in document to Panther Hollow Land, LLC., recorded in Document No. 202120911 of the Official Public Records of Burnet County, Texas, the east line of said 16.05 acre tract, and hereof, the following 4 courses and distance;

- 1) South 22°47'53" West, a distance of 502.41 feet to a 60D nail found at an angle point in the east line hereof;
- 2) South 09°41'15" East, a distance of 97.44 feet to a 60D nail found at an angle point in the east line hereof;
- 3) South 30°21'25" West, a distance of 138.21 feet to a 1/2" iron pin found at an angle point in the east line hereof;
- 4) South 23°15'18" West, a distance of 804.54 feet to a 1/2" iron pin found along the west line of a called 63.09 acre tract of land, described in document to Gotham City Development, LLC., recorded in Document No. 202107640 of the Official Public Records of Burnet County, Texas, at the northeast corner of a called 7.45 acre tract of land described in document to James K. Jackson and Jane M. Jackson, recorded in Volume 901, Page 663 of the Official Public Records of Burnet County, Texas, at the southeast corner of said 16.05 acre tract, and hereof;

**THENCE** along the north line of said 7.45 acre tract, the south line of said 16.05 acre tract, and hereof, the following 2 courses and distances;

- 1) North 66°48'27" West, a distance of 33.85 feet to a 1/2" iron pin found at an angle point along the south line hereof;



- 2) North 65°25'14" West, a distance of 582.82 feet to a 1/2" iron pin found along the east line of a called 5.05 acre tract of land, described in document to Mossab Najjar and Philia M. Rifai, recorded in Document No. 201811665 of the Official Public Records of Burnet County, Texas, at the northwest corner of said 7.45 acre tract, at the southwest corner of said 16.05 acre tract, and hereof;

**THENCE** along the east line of said 5.05 acre tract, the east line of a called 10.091 acre tract of land described in document to Ivan L. Stephens, recorded in Volume 898, Page 911 of the Official Public Records of Burnet County, Texas, east line of said 9.45 acre tract, the west line of said 16.05 acre tract, and hereof, the following 2 courses and distances;

- 1) North 33°37'29" East, a distance of 1224.25 feet to a 1/2" iron pin found at the northeast corner of said 10.091 acre tract, the southeast corner of said 9.45 acre tract, and at an angle point in the west line hereof;
- 2) North 45°30'29" East, a distance of 359.98 feet to the **POINT OF BEGINNING**, containing 16.07 acres, more or less.

I HEREBY CERTIFY EXCLUSIVELY TO HIGHLAND LAKES TITLE AND FOSH PRIME 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 2022, 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

Dated: 6/02/2022

Registered Professional Land Surveyor No. 5273

