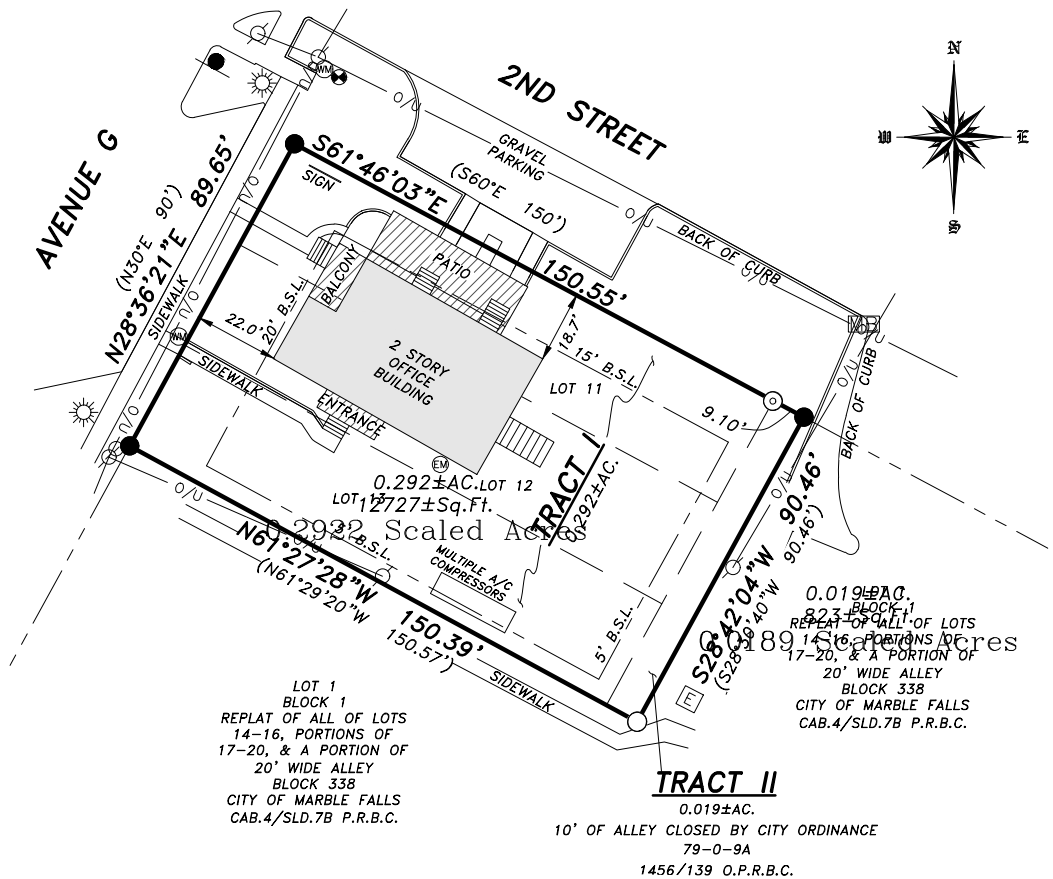


## LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊙ 3/4" IRON PIPE FOUND
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- △ CALC POINT
- .../... 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
- ☀ LIGHT POLE
- ⊗ WATER VALVE
- AC AIR CONDITIONER
- MB MAILBOX
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITY
- WM WATER METER
- EM ELECTRIC METER
- E ELECTRIC PAD WITH TRANS.
- EDGE/PAVEMENT/GRAVEL
- OVERHANG/COVERED AREA
- SIGN



### 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. 48053C0584G, EFFECTIVE 11/01/2019.
- BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.

## LAND TITLE SURVEY

LOCAL ADDRESS: 119 AVE G, MARBLE FALLS, TEXAS.

### LEGAL DESCRIPTION:

**TRACT I:** BEING ALL OF LOT NOS. 11, 12 & 13, BLOCK NO. 338, THE CITY OF MARBLE FALLS, BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME Y, PAGE 535, DEED RECORDS OF BURNET COUNTY, TEXAS.

**TRACT II:** BEING 10' OF THE ALLEY LOCATED ADJACENT TO LOT NOS. 11, 12 & 13, BLOCK NO. 338, THE CITY OF MARBLE FALLS, BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME Y, PAGE 535, DEED RECORDS OF BURNET COUNTY, TEXAS, CLOSED AND ABANDONED BY THE CITY OF MARBLE FALLS, TEXAS, BY ORDINANCE 79-0-9A, RECORDED IN VOLUME 1456, PAGE 139, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: HIGHLAND LAKES TITLE

G.F. NO.: 2020082164B-MF EFFECTIVE DATE: SEPTEMBER 3, 2020 ISSUED: SEPTEMBER 4, 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 MARBLE FALL, BURNET COUNTY, TEXAS.

RESTRICTIVE COVENANTS: DELETED

RECORDED PLAT: Y/535 D.R.B.C.

I HEREBY CERTIFY EXCLUSIVELY TO HIGHLAND LAKES TITLE & CHIEF LAND SERVICES, 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 2020, CUPLIN & ASSOCIATES, INC. ©.

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

DATED 10/27/2020

