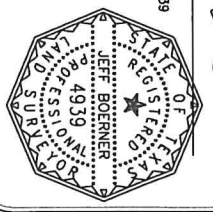
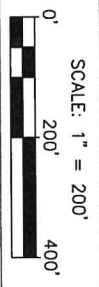
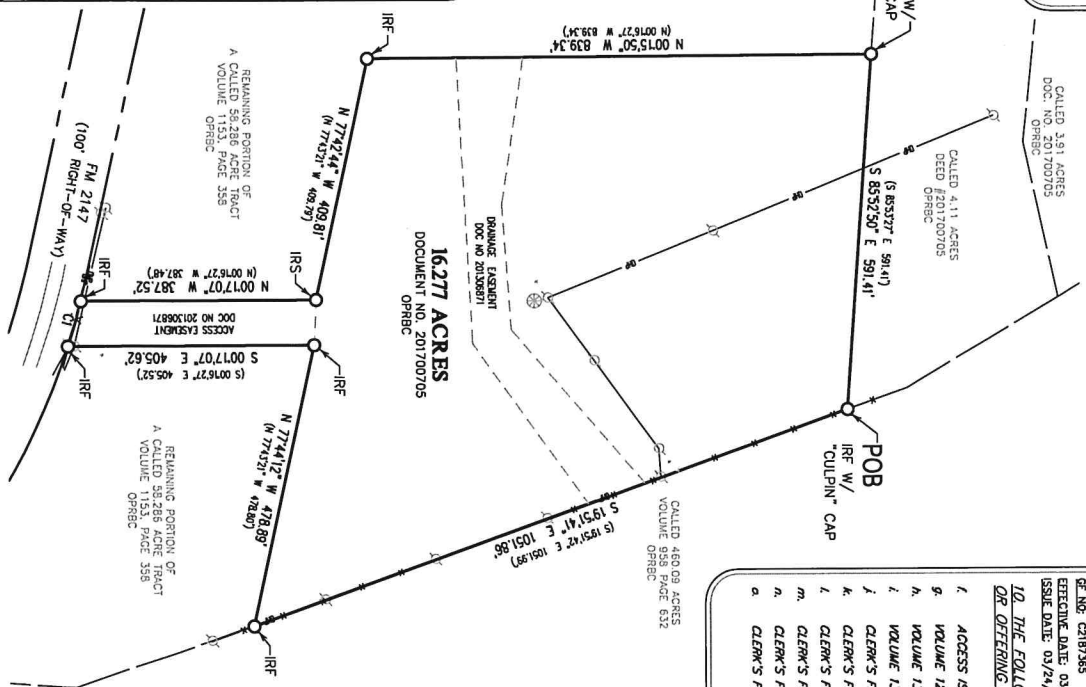


CURVE RADIIUS: ARC LENGTH: CHORD LENGTH: CHORD BEARING DELTA ANGLE
 C1 1197.72' 78.15' 781.4' N 73.58331° W 534.179'



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF THIS STATE AND THAT THIS SURVEY WAS MADE ON THE 12th DAY OF APRIL 2021. THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE ENCUMBRANCES OR ENCROACHMENTS OF ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

K:\Projects\21-169-00_16 ac Burnet\Survey\1-Drawing Files\2-Master Boundary\2010.16 Ac Title Mailing Apr 20, 2021 - 4:36pm Boerner



TITLE COMMITMENT NOTES:

ISSUED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
 COMPAILED BY: CENTRALAND TITLE COMPANY, INC.
 CL#ND C2182865
 EFFECTIVE DATE: 03/05/2021
 ISSUE DATE: 03/24/2021

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

- f. ACCESS IS ALONG F.W. 2147
- g. VOLUME 1240, PAGE 508, OPRBC. (DOES NOT APPLY)
- h. VOLUME 1382, PAGE 1, OPRBC; VOLUME 1382, PAGE 10, OPRBC. (DOES NOT APPLY)
- i. VOLUME 1382, PAGE 21, OPRBC. (DOES NOT APPLY)
- j. CLERK'S FILE NO. 201009870, OPRBC. (DOES NOT APPLY)
- k. CLERK'S FILE NO. 201209268, OPRBC. (NOT A SURVEY MATTER)
- l. CLERK'S FILE NO. 201306671, OPRBC. (SHOWN)
- m. CLERK'S FILE NO. 20181312, OPRBC. (NOT A SURVEY MATTER)
- n. CLERK'S FILE NO. 201503292, OPRBC. (NOT A SURVEY MATTER)
- o. CLERK'S FILE NO. 201908942, OPRBC. (NOT A SURVEY MATTER)

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). CURVE VALUES, DISTANCES SHOWN HEREON ARE GRADE VALUES.
2. VISIBLE ENCUMBRANCES/UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
3. ACCORDING TO COMMUNITY PANEL NO. 483XX OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BURNET COUNTY, TEXAS, PART OF SUBJECT TRACT IS SHOWN WITHIN UNSHADED ZONE "X", DENIED AS AREAS OF FLOOD DAMAGE FLOODPLAIN. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
4. DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT AND ALL MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

PLAT SHOWING A 16.277 ACRE TRACT OF LAND LOCATED IN THE R.S. SPENCER SURVEY NO. 1065, ABSTRACT NO. 128, AND THE R.S. JORGAN SURVEY NO. 800, ABSTRACT NO. 597, BURNET COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND SHOWN AS A PART OF BURNET COUNTY, TEXAS.

LAND TITLE SURVEY
 OF
16.277 ACRES
 OUT OF
 VARIOUS SURVEYS
 BURNET COUNTY, TEXAS
 APRIL 2021

LEGEND

- () RECORD BEARING & DISTANCE
- BSL BUILDING SETBACK LINE
- IRF 1/2" IRON ROD FOUND
- IRS PAGE
- OPRBC OFFICIAL PUBLIC RECORDS OF BURNET COUNTY
- VOL VOLUME
- ▲ GUY ANCHOR
- ▲ POWER POLE
- WELL
- ADJOINER LINE
- BOUNDARY LINE
- OP OVERHEAD POWER
- WIRE FENCE

MDS
LAND SURVEYING
 COMPANY, INC.
 TRB'S FORM NO. 1078000

874 HARRER ROAD
 SUITE 104
 KERRVILLE, TX 78028
 830-816-1818
 MDS-SURVEYING.COM

JOB #: 21-169-00 SURVEYORS: JB/LK
 DATE: 04-19-2021 SHEET 1 OF 1