



LOT 2  
BLOCK B  
REPLAT OF  
MARBLE FALLS INDUSTRIAL PARK  
SECTION ONE  
CAB.3/SLD.112C-P.R.B.C.

LOT 5  
BLOCK B  
REPLAT OF  
MARBLE FALLS INDUSTRIAL PARK  
SECTION ONE  
CAB.3/SLD.112C-P.R.B.C.

LOT 4  
3.904± AC.

LOT 3  
BLOCK B  
REPLAT OF  
MARBLE FALLS INDUSTRIAL PARK  
SECTION ONE  
CAB.3/SLD.112C-P.R.B.C.

LEGEND	
●	1/2" IRON PIN FOUND
.../...	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
⊗	FIRE HYDRANT
⊗	WATER VALVE
⊗	UTILITY POLE
-O/U-	OVERHEAD UTILITY
⊗	WATER METER
⊗	CLEAN OUT
—	EDGE OF PAVEMENT

**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. 48053C0582G, EFFECTIVE 11/1/2019.
- 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.
- 4) BUILDING SETBACK LINES SHOWN ARE PER CITY OF MARBLE FALLS ZONING, THIS TRACT IS ZONED "BUSINESS/INDUSTRIAL PARK DISTRICT".

**LAND TITLE SURVEY**

LEGAL DESCRIPTION: LOT 4, BLOCK B, REPLAT OF MARBLE FALLS INDUSTRIAL PARK, SECTION ONE, A SUBDIVISION IN THE CITY OF MARBLE FALLS, BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 3, SLIDE NO. 112C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: AUSTIN TITLE  
G.F. NO.: ATA-33-1701332400902A EFFECTIVE DATE: DECEMBER 9, 2024 ISSUED: DECEMBER 11, 2024

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 FALLS, BURNET COUNTY, TEXAS.

RESTRICTIVE COVENANTS: 283/579-D.R.B.C., 1263/90, 1437/738, DOC. NO. 201504573-O.P.R.B.C.

- THE ITEMS LISTED BELOW DO NOT APPEAR TO AFFECT THIS TRACT:
- UTILITY EASEMENT TO TEXAS POWER AND LIGHT COMPANY: 74/198-D.R.B.C.
  - R.O.W. EASEMENT TO BURNET COUNTY: 77/283-D.R.B.C.
  - UTILITY EASEMENT TO LONE STAR GAS CO.: 103/507-D.R.B.C.
  - UTILITY EASEMENT TO UNITED TELEPHONE COMPANY: 109/177-D.R.B.C.
  - UTILITY EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE: 640/216-R.P.R.B.C.

I HEREBY CERTIFY EXCLUSIVELY TO AUSTIN TITLE AND INNOVATION PARK 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 2024, CUPLIN & ASSOCIATES, INC. ©.



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

DATED 12/31/2024

SHEET 1 OF 1	PROJ NO. 241239	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH.325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 100'	2	
	PREPARED FOR: INNOVATION PARK LLC		0 50 100	1	
	TECH: CBS			DATE	NO.
	APPROVED: LPF			DESCRIPTION	
FIELDWORK PERFORMED ON: 12/30/2024				REVISIONS	
COPYRIGHT:2024	PROFESSIONAL FIRM NO: 10126900				