

1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (DUALS OUTSIDE THE 100 M FLOOD) AND PORTIONS OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (DUALS OUTSIDE THE 100 M FLOOD) AS GRAPHICALLY IDENTIFIED ON FINAL PLAT, MAP NO. 2022000112 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SHIP 2000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS TO ACCOMPANY THIS SURVEY OF EVEN DATE.

2) DISTANCES SHOWN HEREON ARE SURVEY DISTANCES A COMPUTED SCALE FACTOR OF 1:800(1291315712) WAS APPLIED.

3) UNLESS NOTED OTHERWISE, DISTANCES MATCH THOSE OF RECORD.

LAND TITLE SURVEY

LOCAL ADDRESS: HIGHWAY 29 EAST, BURNET, TEXAS.

LEGAL DESCRIPTION: BEING A 20.00 ACRE TRACT OUT OF THE TEXAS GENERAL GATEWAY CO. SURVEY NO. 81, ABSTRACT NO. 1402 BEING OUT OF A CALLED 40.00 ACRE TRACT DESCRIBED IN DOCUMENT TO STEPHAN LUST HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2022000112 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SHIP 2000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS TO ACCOMPANY THIS SURVEY OF EVEN DATE.

EXCLUSIVITY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY:

SURVEY TITLE: G.F. NO.: 50747 ISSUED: NOVEMBER 13, 2024

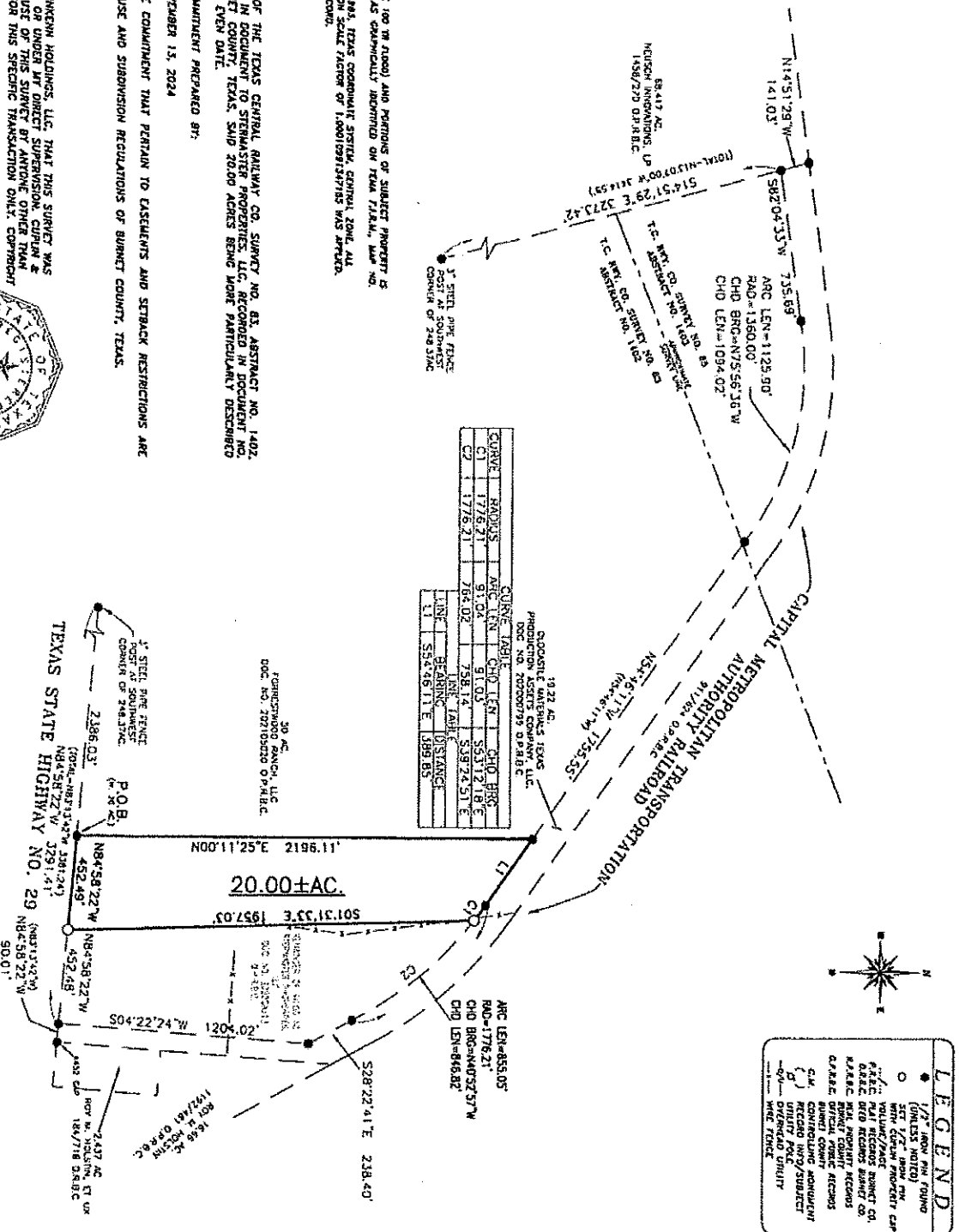
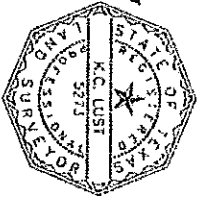
SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND STBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:

RESTRICTIVE COVENANTS: HEREBY DELETED

I HEREBY CERTIFY EXCLUSIVELY TO SERVICE TITLE AND LUSTEN HOLDINGS, LLC, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SUBJECT TO THE USE OF THE SURVEYED SOVEREIGNTY CENTER & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANY OTHER PARTY THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT © 2024, CUPLIN ASSOCIATES, INC. ©.

[Signature]

K.C. LUST, R.P.L.S. NO. 5273 DATED 11/20/2024



CURVE TABLE

CURVE	BOUND	ARC LEN	CHD LEN	CHD BRG
C1	1776.21	91.03	55.12	118.1°E
C2	1776.21	756.02	758.14	53.972457°E
LINE	BEARING	DISTANCE		
L1	S54°46'11"E	399.85		

LEGEND

- 1/2" IRON PIN FOUND
- (UNLESS NOTED) THE CAP WITH GROUND PROPERTY CAP
- 1/4" YELLOW/PAGE MARKER ON GROUND
- 1/4" RED RECORDS MARKER ON GROUND
- 1/4" BLUE RECORDS MARKER ON GROUND
- 1/4" GREEN RECORDS MARKER ON GROUND
- 1/4" PINK RECORDS MARKER ON GROUND
- 1/4" WHITE RECORDS MARKER ON GROUND
- 1/4" BLACK RECORDS MARKER ON GROUND
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- 1/4" GREEN RECORDS MARKER ON GROUND
- 1/4" PINK RECORDS MARKER ON GROUND
- 1/4" WHITE RECORDS MARKER ON GROUND
- 1/4" BLACK RECORDS MARKER ON GROUND

PROJ. NO. 241104
 PREPARED FOR: LUSTEN HOLDINGS, LLC
 TECH: KCL
 APPROVED: K.C. LUST
 FIELDWORK PERFORMED ON: 11-17-24
 SHEET 1 OF 2

1500 OLLIE LANE
 MARBLE FALLS, TX. 78654
 PH 325-788-3300/830-693-8815
 WWW.CUPLIN.ASSOCIATES.COM

SCALE 1" = 500'

NO.	DATE	DESCRIPTION
1		
2		

REVISIONS