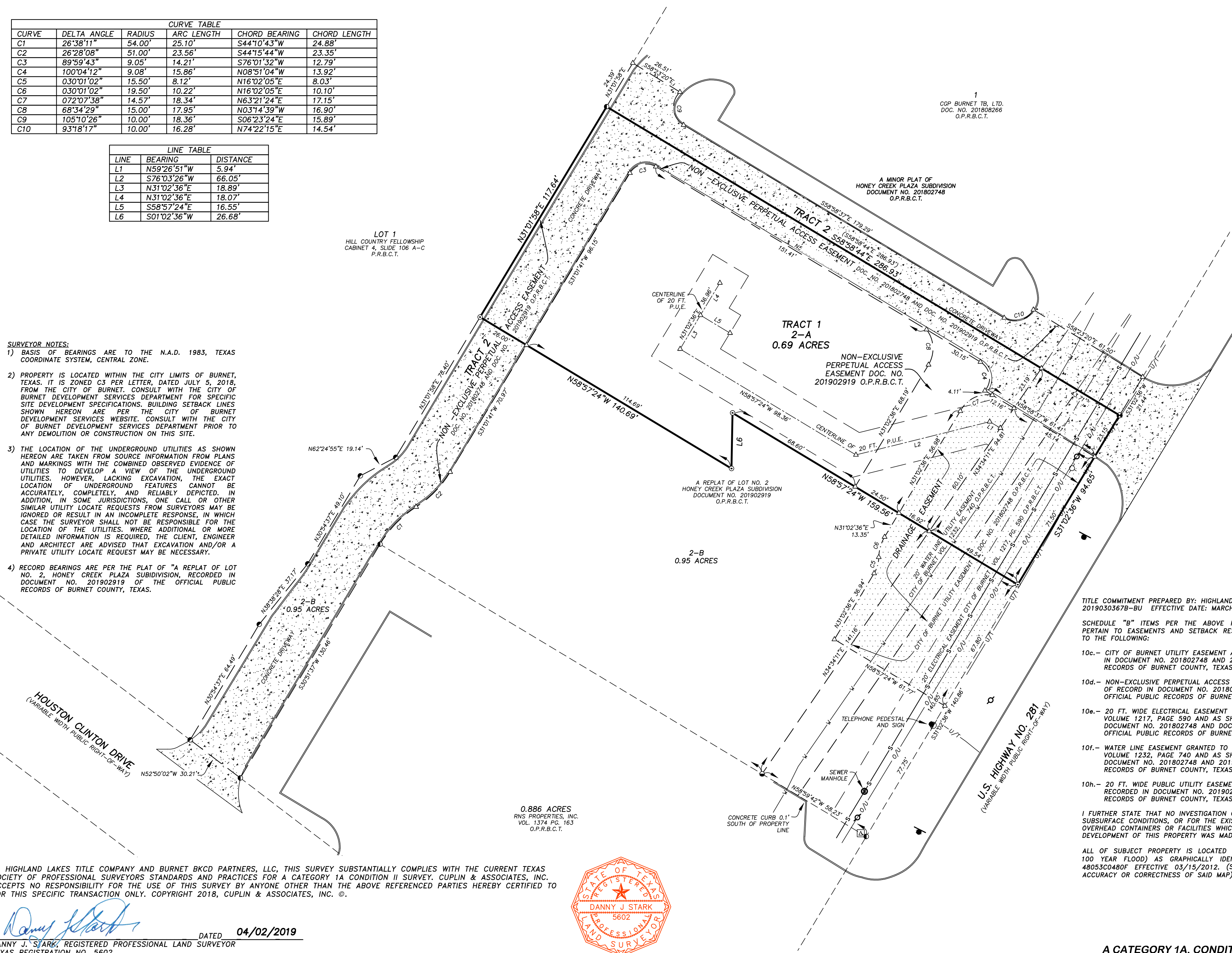


CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	26°38'11"	54.00'	25.10'	S44°10'43"W	24.88'
C2	26°28'08"	51.00'	23.56'	S44°15'44"W	23.35'
C3	89°59'43"	9.05'	14.21'	S76°01'32"W	12.79'
C4	100°04'12"	9.08'	15.86'	N08°51'04"W	13.92'
C5	030°01'02"	15.50'	8.12'	N16°02'05"E	8.03'
C6	030°01'02"	19.50'	10.22'	N16°02'05"E	10.10'
C7	072°07'38"	14.57'	18.34'	N63°21'24"E	17.15'
C8	68°34'29"	15.00'	17.95'	N03°14'39"W	16.90'
C9	105°10'26"	10.00'	18.36'	S06°23'24"E	15.89'
C10	93°18'17"	10.00'	16.28'	N74°22'15"E	14.54'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N59°26'51"W	5.94'
L2	S76°03'26"W	66.05'
L3	N31°02'36"E	18.89'
L4	N31°02'36"E	18.07'
L5	S58°57'24"E	16.55'
L6	S01°02'36"W	26.68'

LOT 1  
HILL COUNTRY FELLOWSHIP  
CABINET 4, SLIDE 106 A-C  
P.R.B.C.T.

- SURVEYOR NOTES:**
- 1) BASIS OF BEARINGS ARE TO THE N.A.D. 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
  - 2) PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF BURNET, TEXAS. IT IS ZONED C3 PER LETTER, DATED JULY 5, 2018, FROM THE CITY OF BURNET. CONSULT WITH THE CITY OF BURNET DEVELOPMENT SERVICES DEPARTMENT FOR SPECIFIC SITE DEVELOPMENT SPECIFICATIONS. BUILDING SETBACK LINES SHOWN HEREON ARE PER THE CITY OF BURNET DEVELOPMENT SERVICES WEBSITE. CONSULT WITH THE CITY OF BURNET DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEMOLITION OR CONSTRUCTION ON THIS SITE.
  - 3) THE LOCATION OF THE UNDERGROUND UTILITIES AS SHOWN HEREON ARE TAKEN FROM SOURCE INFORMATION FROM PLANS AND MARKINGS WITH THE COMBINED OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, ONE CALL OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT, ENGINEER AND ARCHITECT ARE ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
  - 4) RECORD BEARINGS ARE PER THE PLAT OF "A REPLAT OF LOT NO. 2, HONEY CREEK PLAZA SUBDIVISION, RECORDED IN DOCUMENT NO. 201902919 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

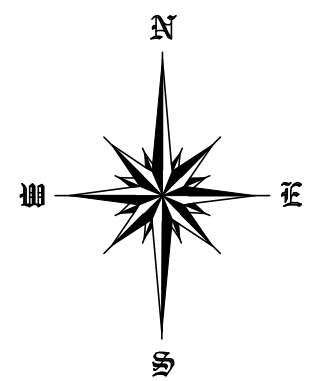


1  
CGP BURNET TB, LTD.  
DOC. NO. 201808266  
O.P.R.B.C.T.

A MINOR PLAT OF  
HONEY CREEK PLAZA SUBDIVISION  
DOCUMENT NO. 201802748  
O.P.R.B.C.T.

A REPLAT OF LOT NO. 2  
HONEY CREEK PLAZA SUBDIVISION  
DOCUMENT NO. 201902919  
O.P.R.B.C.T.

0.886 ACRES  
RNS PROPERTIES, INC.  
VOL. 1374 PG. 163  
O.P.R.B.C.T.



- LEGEND:**
- 1/2" IRON ROD FOUND
  - 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP
  - STAMPED CUPLIN
  - 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP
  - MAG NAIL SET
  - COMPUTED POINT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - VOL., PG. VOLUME, PAGE
  - DOC. NO. DOCUMENT NUMBER
  - P.R.B.C.T. PLAT RECORDS BURNET COUNTY TEXAS
  - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BURNET COUNTY TEXAS
  - RECORD INFORMATION
  - SIGN
  - FIRE HYDRANT
  - UTILITY POLE
  - O/U OVERHEAD UTILITIES
  - U/T BURIED TELEPHONE LINE
  - U/E BURIED ELECTRIC LINE
  - W BURIED WATER LINE
  - S BURIED SANITARY SEWER LINE
  - PAD MOUNTED TRANSFORMER
  - DRAINAGE EASEMENT

TITLE COMMITMENT PREPARED BY: HIGHLAND LAKES TITLE COMPANY OF NO. 2019030367B-BU EFFECTIVE DATE: MARCH 27, 2018 ISSUED: MARCH 29, 2019.

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

- 10c.- CITY OF BURNET UTILITY EASEMENT AS SHOWN ON THE PLAT OF RECORD IN DOCUMENT NO. 201802748 AND 201902919 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
- 10d.- NON-EXCLUSIVE PERPETUAL ACCESS EASEMENTS AS SHOWN ON THE PLAT OF RECORD IN DOCUMENT NO. 201802748 AND 201902919 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
- 10e.- 20 FT. WIDE ELECTRICAL EASEMENT TO CITY OF BURNET, RECORDED IN VOLUME 1217, PAGE 590 AND AS SHOWN ON THE PLAT OF RECORD IN DOCUMENT NO. 201802748 AND DOCUMENT NO. 201902919 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
- 10f.- WATER LINE EASEMENT GRANTED TO CITY OF BURNET, RECORDED IN VOLUME 1232, PAGE 740 AND AS SHOWN ON THE PLAT OF RECORD IN DOCUMENT NO. 201802748 AND 201902919 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
- 10h.- 20 FT. WIDE PUBLIC UTILITY EASEMENT AS SHOWN ON THE PLAT RECORDED IN DOCUMENT NO. 201902919 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

I FURTHER STATE THAT NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS PART OF THIS SURVEY.

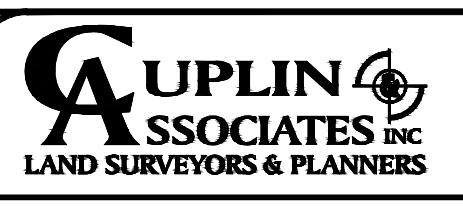
ALL OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YEAR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0480F EFFECTIVE 03/15/2012. (SURVEYOR DOES NOT WARRANT THE ACCURACY OR CORRECTNESS OF SAID MAP).

TO HIGHLAND LAKES TITLE COMPANY AND BURNET BKCD PARTNERS, LLC, THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND PRACTICES FOR A CATEGORY 1A CONDITION II SURVEY. 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 2018, CUPLIN & ASSOCIATES, INC. ©.

*Danny J. Stark*  
DANNY J. STARK, REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5602  
DATED 04/02/2019

PROJECT NO. 181528
PREPARED FOR: BURNET BKCD PARTNERS, LLC
TECH: B. BURTON
APPROVED: D. STARK
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PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE  
MARBLE FALLS, TX. 78654  
PH. 325-388-3300 / 830-693-8815  
WWW.CUPLINASSOCIATES.COM



SCALE 1" = 30'  
0 15 30

2
1
DATE NO. DESCRIPTION
REVISIONS

1 OF 1  
SHEET

A CATEGORY 1A, CONDITION II TITLE SURVEY  
OF LOT NO. 2-A AS SHOWN ON THE PLAT OF  
A REPLAT OF LOT NO. 2  
HONEY CREEK PLAZA SUBDIVISION  
RECORDED IN DOCUMENT NO. 201902919 OF THE  
OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS