

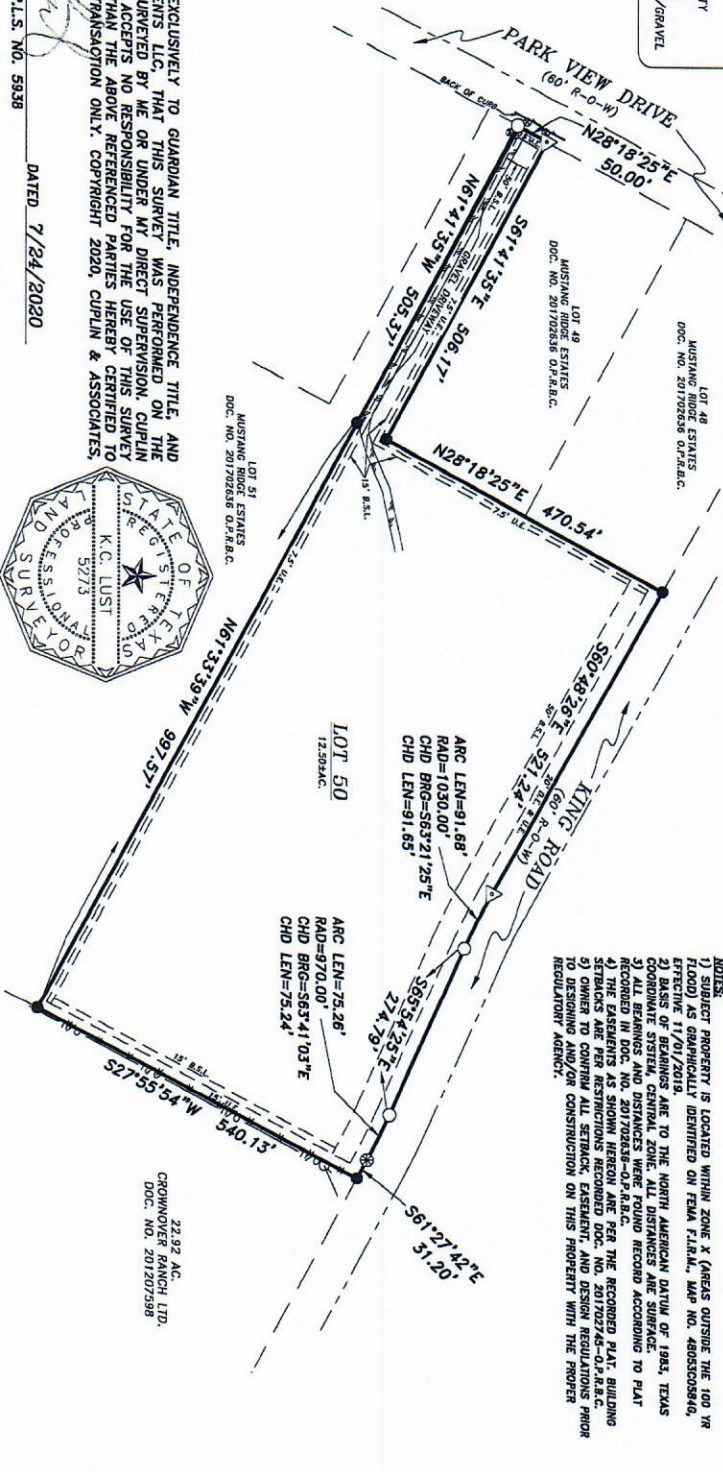
LEGEND

- 1/2" IRON PIN FOUND
- (CROSS SHAPED) FOUND
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- △ SET MAG WITH WASHER
- ... YOU/ME/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
- C.M. CONTROLLING MONUMENT RECORD INFO/SUBJECT B.S.L. BLDG. SETBACK LINE
- D.L. DRAINAGE EASEMENT
- WATER VALVE
- UTILITY POLE
- GUY WIRE UTILITY
- 0-0- OVERHEAD UTILITY
- WATER METER
- ELECTRIC METER
- FIRE ALARM/GRANET
- WIRE FENCE



I HEREBY CERTIFY EXCLUSIVELY TO GUARDIAN TITLE, INDEPENDENCE TITLE, AND TNT LAND INVESTMENTS 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, 5273, R.P.L.S. NO. 5938
DATED 7/24/2020



LAND TITLE SURVEY

LOCAL ADDRESS: PARK VIEW DRIVE, MARBLE FALLS, TEXAS.

LEGAL DESCRIPTION: LOT 50, MUSTANG RIDGE ESTATES, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201702636 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: GUARDIAN TITLE

G.F. NO.: 2033401-HSB EFFECTIVE DATE: JUNE 30, 2020 ISSUED: JULY 13, 2020

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

RESTRICTIVE COVENANTS: D.C. NOS. 201702745, 201702789, 201707842, 201801250, 201803103, AND 201803104-O.P.R.B.C.

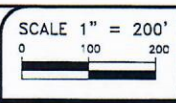
DRAINAGE EASEMENT TO STATE OF TEXAS: 58776-R.P.R.B.C. [DOES NOT APPLY]

NOTES:

- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD HAZARD ZONE) IDENTIFIED ON FEMA F.I.M.A., MAP NO. 4805030340, EFFECTIVE 11/01/2019.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES ARE SURFACE.
- 3) ALL BEARINGS AND DISTANCES WERE FOUND RECORD ACCORDING TO PLAT RECORDED IN D.C. NO. 201702636-O.P.R.B.C.
- 4) THE SURVEYOR HAS REVIEWED THE REFERENCED PLAT BUILDING SETBACKS AND PER RESTRICTIONS RECORDED D.C. NO. 201702745-O.P.R.B.C. TO OWNER TO CONTRIBUTE ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.

PROJ. NO. 201201
PREPARED FOR: TNT LAND INVESTMENTS LLC
TECH: P. BERGMAN
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 7/22/20
COPYRIGHT: 2020 PROFESSIONAL FIRM NO: 10126900

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DATE	NO.	DESCRIPTION
	2	
	1	

REVISIONS

SHEET
1 OF 1