

LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊙ SET MAG NAIL IN GRANITE WITH CUPLIN WASHER
- △ CALC POINT
- ▣ CONCRETE MONUMENT FND.
- .../... 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
- C.M. CONTROLLING MONUMENT
- () RECORD INFO/SUBJECT
- [] RECORD INFO/CAB3/SLD137C
- { } RECORD INFO/SURVTEX SURVEY
- O.S.L. BLDG. OVERHANG SETBACK LN
- U.E. UTILITY EASEMENT
- UTILITY POLE
- GUY WIRE
- O/U— OVERHEAD UTILITY
- EDGE OF GRAVEL
- L.P. TANK
- ⊙ WATER METER



Granite Shoals Lake LBJ 200'+ Waterfont

NOTES:

- 1) PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN ZONE AE (AREAS WITHIN THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0560F, EFFECTIVE 3/15/2012.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 3) THE RECORD PLAT FROM APRIL OF 1963 IS MISSING SEVERAL BEARINGS ON THE LOT LINES AND THE BOUNDARY SHOWN HEREON IS BASED ON MONUMENTS FOUND OF DIGNITY IN THE FIELD AND AN EXISTING LAND TITLE SURVEY PREPARED BY SURVTEX, LLC FROM 2002 (PROJECT NO. 2002-297).
- 4) THIS SURVEY HEREBY DELETES AND REPLACES A PREVIOUS SURVEY PREPARED BY KYLE P. CUPLIN OF THESE SAME TRACTS DATED APRIL 10, 2020.
- 5) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.

LAND TITLE SURVEY

LOCAL ADDRESS: 1101 MOSS DOWNS DRIVE, GRANITE SHOALS, TEXAS.

LEGAL DESCRIPTION: LOT 211, LOT 212, LOT 213, LOT 214 AND LOT 239, SHERWOOD SHORES, SHERWOOD DOWN SECTION, A SUBDIVISION LOCATED IN THE CITY OF GRANITE SHOALS, BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 148 AND ALSO REFERENCE IN CABINET 1, SLIDE 37B OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: HIGHLAND LAKES TITLE G.F. NO.: 2020030696B-MF
EFFECTIVE DATE: MARCH 20, 2020 ISSUED: MARCH 31, 2020

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 GRANITE SHOALS, BURNET COUNTY, TEXAS.

RESTRICTIVE COVENANTS: 137/124, 142/530, 147/687, 159/296, 205/815-D.R.B.C. 425/859-R.P.B.C. & 20070063-O.P.R.B.C. RECORDED PLAT: CAB.1/SLD.37B-P.R.B.C.

INUNDATION EASEMENT TO THE L.C.R.A.: 107/41-D.R.B.C.
BLANKET TYPE EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC.:144/120-D.R.B.C.

I HEREBY CERTIFY EXCLUSIVELY TO HIGHLAND LAKES TITLE AND FOSAV PARTNERS, 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. ©.

Kyle P. Cuplin DATED 4/16/2020
KYLE P. CUPLIN, R.P.L.S. NO. 6938



NO.	DATE	DESCRIPTION
2		
1	4/16/20	REVISED SURVEY PLAN BY ADDITIONAL MONUMENTATION AND SURVEY RECORD

SCALE 1" = 60'
0 30 60

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH 325-388-3300/30-693-8815
WWW.CUPLINASSOCIATES.COM

PROJ. NO. 20515
PREPARED FOR: FOSAV PARTNERS, LLC
TECH: KPC
APPROVED: K.CUPLIN
FIELDWORK PERFORMED ON: 4/8&9/2020
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