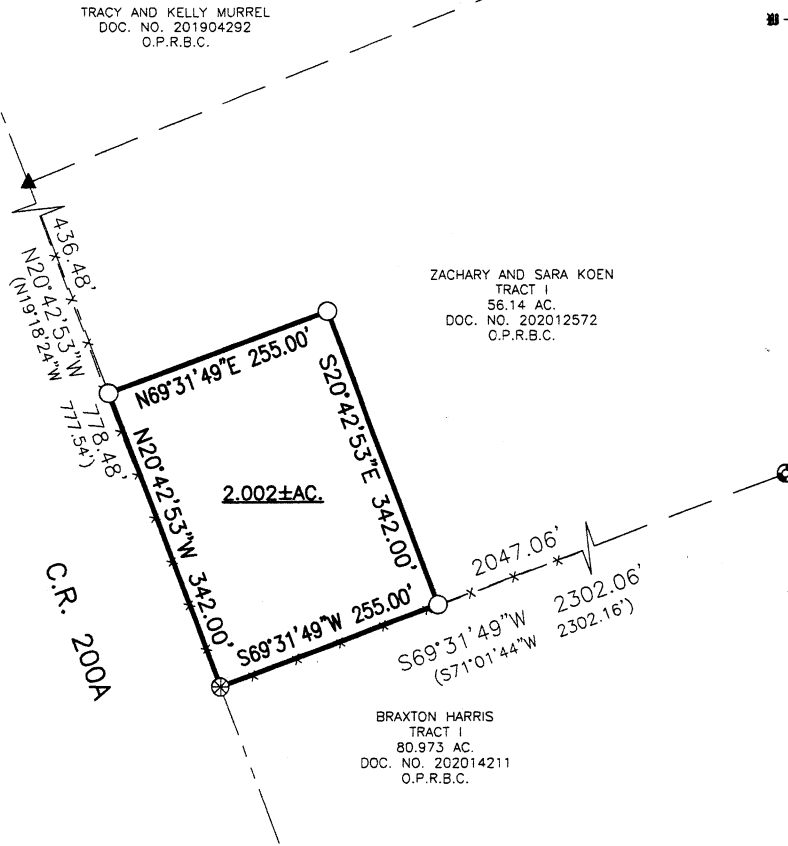


LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊙ 5/8" IRON PIN FOUND
- ⊗ 8" CEDAR FNC. POST FOUND
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- .../... VOLUME/PAGE
- P.R.B.C. PLAT RECORDS BURNET CO.
- D.R.B.C. DEED RECORDS BURNET CO.
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
- () RECORD INFO/SUBJECT
- X- WIRE FENCE



NOTES:

- 1) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 2) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
- 3) OWNER TO CONFIRM ALL ON SITE SEWAGE FACILITY REGULATIONS ON THIS PROPERTY PRIOR TO DESIGNING AND/OR CONSTRUCTION.
- 4) OWNER TO CONFIRM ALL GROUNDWATER CONSERVATION AGENCY REQUIREMENTS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY.

BOUNDARY SURVEY

LEGAL DESCRIPTION: BEING 2.002 ACRES OUT OF THE CHARLES CAVENAH SURVEY NO. 15, ABSTRACT NO. 171, IN BURNET COUNTY, TEXAS, SAID 2.002 ACRES BEING A PORTION OF TRACT 1 AS DESCRIBED IN DOCUMENT TO ZACHARY AND SARAH KOEN, RECORDED IN DOCUMENT NO. 202012572, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 2.002 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS OF EVEN DATE TO ACCOMPANY THIS SURVEY.

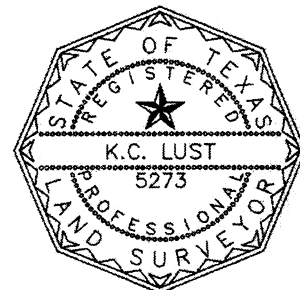
SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

I HEREBY CERTIFY EXCLUSIVELY TO ZACHARY AND SARAH KOEN 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 2025, CUPLIN & ASSOCIATES, INC. ©.

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

DATED 11/12/2025



SHEET 1 OF 2	PROJ NO. 251084
	PREPARED FOR: KOEN
	TECH: KCL
	APPROVED: K.C. LUST
	FIELDWORK PERFORMED ON: 11/10/25
	FILE PATH: PROJECTS\2025\251084\DWG\251084.dwg
COPYRIGHT: 2025 PROFESSIONAL FIRM NO: 101289001	

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

SCALE 1" = 200'
0 100 200

2	
1	
DATE	NO. DESCRIPTION
REVISIONS	