



NOTES:

- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0615G, EFFECTIVE 11/01/2019.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 3) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
- 4) OWNER TO CONFIRM ALL ON SITE SEWAGE FACILITY REGULATIONS ON THIS PROPERTY PRIOR TO DESIGNING AND/OR CONSTRUCTION.
- 5) OWNER TO CONFIRM ALL GROUNDWATER CONSERVATION AGENCY REQUIREMENTS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY.

BOUNDARY AND IMPROVEMENTS SURVEY

LEGAL DESCRIPTION: LOT 39, BLOCK C, DOUBLE HORN, SECTION FOUR, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 3, SLIDE 163D OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF THE CITY OF DOUBLE HORN, 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 JIM MILLARD 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. ©.

Lee P. Fox
LEE P. FOX, R.P.L.S. NO. 7125 DATED 03/20/2025

LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- .../... 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
- () RECORD INFO/SUBJECT
- B.S.L. BLDG. SETBACK LINE
- U.E. UTILITY EASEMENT
- AC AIR CONDITIONER
- Ⓢ SANITARY
- Ⓜ ELECTRIC METER
- Ⓢ CLEAN OUT
- Ⓢ ELECTRIC PEDESTAL
- Ⓢ ELECTRIC PAD WITH TRANS.
- EDGE/PAVEMENT/GRAVEL
- WROUGHT IRON FENCE
- WIRE FENCE
- OVERHANG/COVERED AREA
- L.P. TANK



SHEET 1 OF 1	PROJ NO. 25196
	PREPARED FOR: JIM MILLARD
	TECH: MHS
	APPROVED: LEE P. FOX
	FIELDWORK PERFORMED ON: 3-12-25
COPYRIGHT:2025 PROFESSIONAL FIRM NO: 10126900	

1500 OLLIE LANE
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SCALE 1" = 60'
0 30 60

	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		