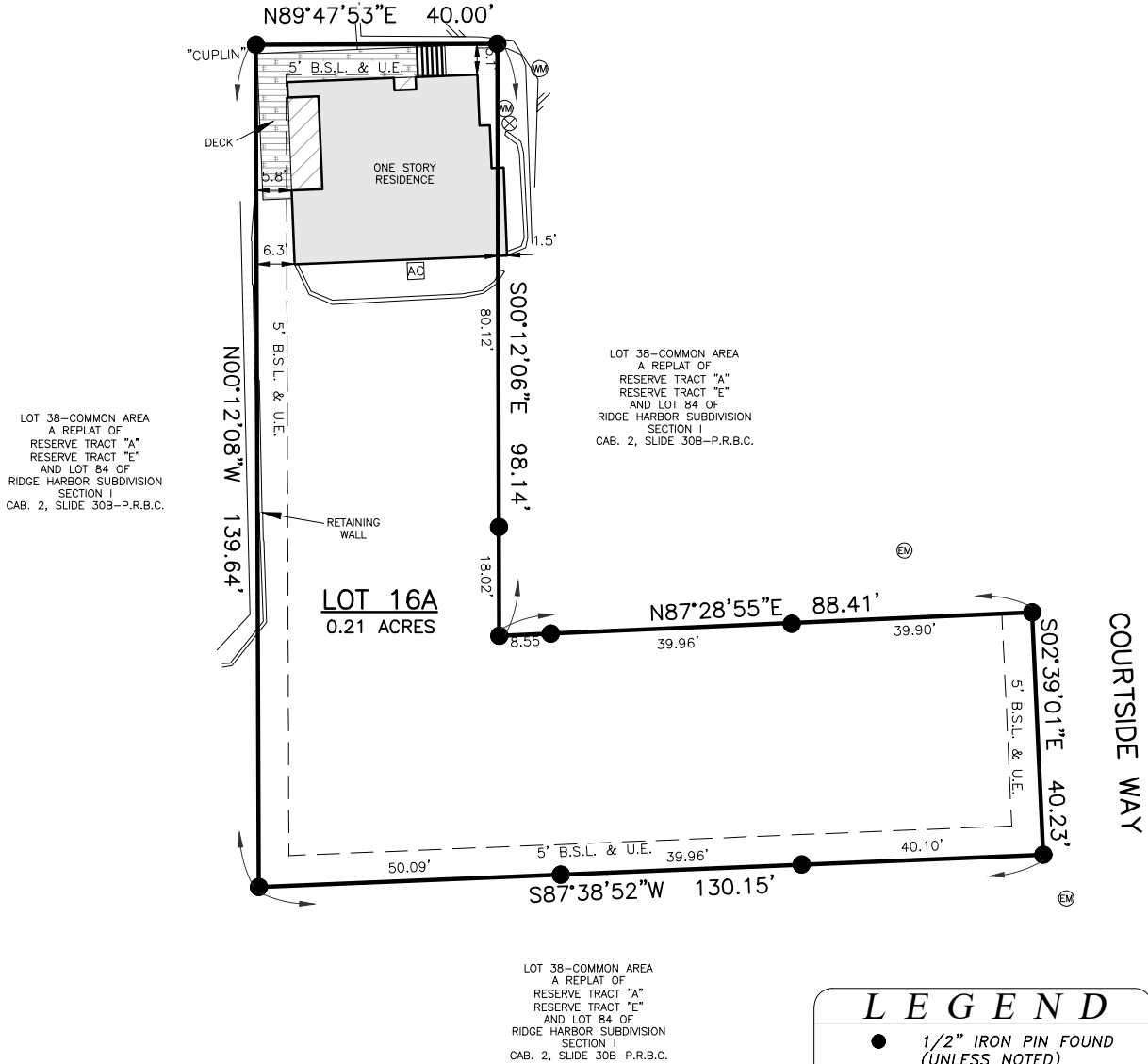




LOT 38-COMMON AREA  
A REPLAT OF  
RESERVE TRACT "A"  
RESERVE TRACT "E"  
AND LOT 84 OF  
RIDGE HARBOR SUBDIVISION  
SECTION 1  
CAB. 2, SLIDE 30B-P.R.B.C.



**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. 48053C0705F, EFFECTIVE 03/15/2012.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 3) SETBACKS AND EASEMENTS SHOWN HEREON ARE PER THE RECORDED PLAT. 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 L.C.R.A. 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.
- 6) MEASURED BEARINGS AND DISTANCES MATCH THOSE OF RECORD PLAT.

**LAND TITLE SURVEY**

LEGAL DESCRIPTION: BEING LOT NO. 16A, RIDGE HARBOR, SECTION 1, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201908465 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: TEXAS NATIONAL TITLE  
G.F. NO.: T-161149 EFFECTIVE DATE: MARCH 23, 2022

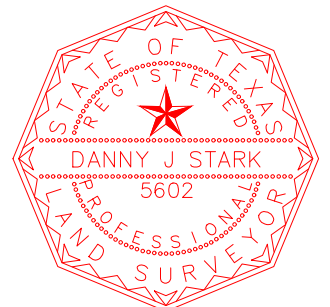
SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:  
SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.

RESTRICTIVE COVENANTS: 409/873, 630/669, 780/592, 920/673, 942/289, DOC. NO'S. 200802153, 200901613, 201103065, 201201994, 201201996, 201711232, 201711974, 201802922, 201802923, 201900020, 201904040, 201906622, 201910870, 202101029, 202108524, 202116159, 202116161, 202116162, 202117367, 202204347-O.P.R.B.C.  
RECORDED PLAT: DOC. NO. 201908465-O.P.R.B.C.  
EASEMENTS TO L.C.R.A.: 3/9, 4/262-M.R.B.C.  
EASEMENTS TO PEDERNALES ELECTRIC COOPERATIVE, INC.: 333/502, 344/624, 407/658-D.R.B.C.  
EASEMENT TO GENERAL TELEPHONE COMPANY: 344/414-D.R.B.C.

I HEREBY CERTIFY EXCLUSIVELY TO TEXAS NATIONAL TITLE, TIM M. COEN, AND PAMELA J. COEN 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 2022, CUPLIN & ASSOCIATES, INC. ©.

*Danny Stark*  
DANNY J. STARK, P.P.L.S. NO. 5602

DATED 05/24/2022



SHEET 1 OF 1	PROJ. NO. 22426	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH. 325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 30'	2
	PREPARED FOR: TIM AND PAMELA COEN		0 15 30	1
	TECH: MHS		DATE NO. DESCRIPTION	
	APPROVED: D. STARK			
FIELDWORK PERFORMED ON: 5-13-22	REVISIONS			
COPYRIGHT: 2022 PROFESSIONAL FIRM NO: 10126900				