

LOT 6
BLOCK NO. 8
THE HILLS OF SHADY GROVE
SECTION SEVEN
DOC. NO. 202008380
O.P.R.B.C.

LOT 18
BLOCK 1
PEPPER MILL
PHASE 3
DOC. NO. 202119721
O.P.R.B.C.

LOT 19
BLOCK 1
PEPPER MILL
PHASE 3
DOC. NO. 202119721
O.P.R.B.C.

LOT 8
BLOCK NO. 8
THE HILLS OF SHADY GROVE
SECTION SEVEN
DOC. NO. 202008380
O.P.R.B.C.

LOT 7
0.276± AC.

FORM LOCATED
ON 02/18/2025

FORM OPEN

COLBY CANYON DRIVE

LEGEND	
●	1/2" IRON PIN FOUND
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
()	RECORD INFO/SUBJECT
B.S.L.	BLDG. SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

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. 48053C0339G, 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.

FORMS LOCATIVE SURVEY

LEGAL DESCRIPTION: LOT 7, BLOCK NO. 8, THE HILLS OF SHADY GROVE, SECTION SEVEN, A SUBDIVISION IN THE CITY OF BURNET, BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 202008380 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

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

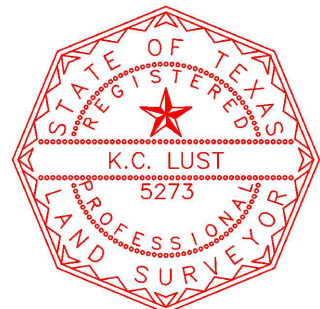
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

I HEREBY CERTIFY EXCLUSIVELY TO TOM TUCKER - WESTROCK CONSTRUCTION, 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

DATED 02/19/2025

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



SHEET 1 OF 1	PROJ NO. 25101	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH.325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 30'	2	
	PREPARED FOR: TOM TUCKER - WESTROCK CONST.		0 15 30	1	
	TECH: T.ALSTON	REVISIONS	DATE	NO.	DESCRIPTION
	APPROVED: KCL				
	FIELDWORK PERFORMED ON: 02/18/2025				
COPYRIGHT:2025	PROFESSIONAL FIRM NO: 10126900				