

LOT 238  
BLOCK D  
FINAL PLAT OF  
CROSS TIMBER  
RANCH  
9.22±AC.

**LOT 237**  
BLOCK D  
8.81±AC.

LOT 236  
BLOCK D  
FINAL PLAT OF  
CROSS TIMBER  
RANCH  
10.40±AC.

## LEGEND

- 1/2" IRON PIN FOUND  
(UNLESS NOTED)
- ( ) RECORD INFO/SUBJECT
- B.S.L. BLDG. SETBACK LINE
- EDGE OF GRAVEL

CURVE TABLE				
CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	3025.00'	352.41'	352.21'	S82°42'05"W
(C1)	3025.00'	353.24'	353.04'	S82°40'41"W

HEARTLEAF DRIVE

### NOTES:

- SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0050F, EFFECTIVE 03/15/2012.
- BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
- FINAL RECORDED PLAT (DOC. NO. 202118111-P.R.B.C.) CONTAINS INADEQUATE BEARINGS AND DISTANCES TO ESTABLISH PROPER LOT ALIGNMENT.

## BOUNDARY AND IMPROVEMENT SURVEY

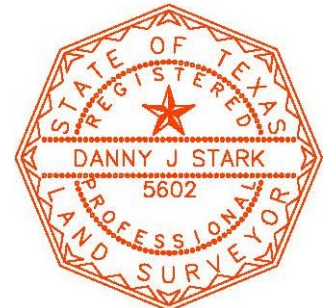
LEGAL DESCRIPTION: LOT 237, BLOCK D, FINAL PLAT OF CROSS TIMBER RANCH, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN DOC. NO. 202118111, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

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 BRUCE BROUILLARD 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 J. Stark*  
DANNY J. STARK, P.P.L.S. NO. 5602 DATED 06/14/2022



1 of 1 SHEET	PROJ NO. 22514
	PREPARED FOR: BRUCE BROUILLARD
	TECH: T. ALSTON
	APPROVED: DANNY J. STARK
	FIELDWORK PERFORMED ON: 06/03/2022
	COPYRIGHT: 2022 PROFESSIONAL FIRM NO: 10126900

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SCALE 1" = 200'  
0 100 200

	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		