

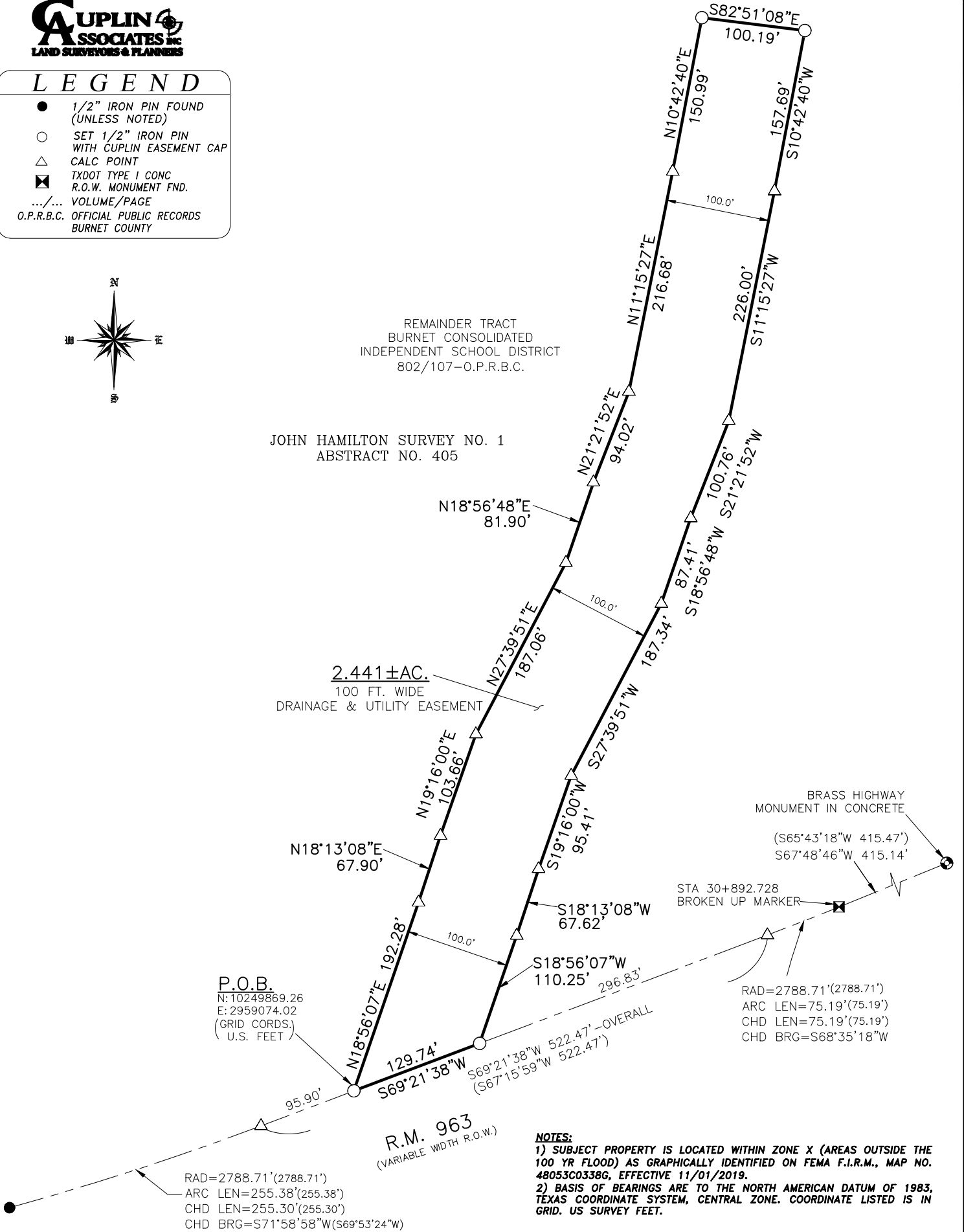
LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- SET 1/2" IRON PIN WITH CUPLIN EASEMENT CAP
- △ CALC POINT
- ⊠ TXDOT TYPE I CONC R.O.W. MONUMENT FND.
- .../... VOLUME/PAGE
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY



REMAINDER TRACT
BURNET CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT
802/107-O.P.R.B.C.

JOHN HAMILTON SURVEY NO. 1
ABSTRACT NO. 405



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. 48053C0338G, EFFECTIVE 11/01/2019.
2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. COORDINATE LISTED IS IN GRID. US SURVEY FEET.

DRAINAGE & UTILITY EASEMENT EXHIBIT

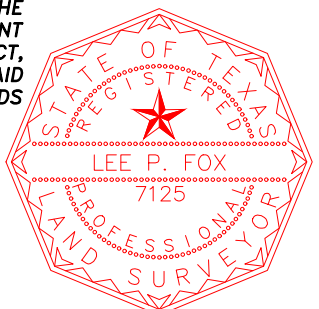
LOCAL ADDRESS: R.M. 963, CITY OF BURNET, BURNET COUNTY, TEXAS.

LEGAL DESCRIPTION: BEING A 2.441 ACRE 100 FOOT WIDE DRAINAGE AND UTILITY EASEMENT, OUT OF THE JOHN HAMILTON SURVEY NO. 1, ABSTRACT NO. 405, BURNET COUNTY, TEXAS, BEING OUT OF A REMNANT TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED TO BURNET CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 802, PAGE 107 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 2.441 ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. COPYRIGHT 2025, CUPLIN & ASSOCIATES, INC. ©.

Lee P. Fox
LEE P. FOX, R.P.L.S. NO. 7125

DATED 12/03/2025



SHEET 1 OF 2	PROJ. NO. 25851	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH.325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 120'	2	
	PREPARED FOR: CITY OF BURNET		0 60 120	1	
	TECH: C.W.C.			DATE	NO. DESCRIPTION
	APPROVED: P.FOX			REVISIONS	
	FIELDWORK PERFORMED ON: NOV 2025				
	FILE PATH: PROJECTS 2025\25851\DWG\2581 WATER EASEMENT.dwg				
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