

W. REED SURVEY NO. 4, ABST. #1076

612.49 AC.
WILBANKS CALLAHAN RANCH, LLC
478/153-D.R.L.C.

[N69°48'55"E]
N68°46'45"E 1087.94'

150' B.S.L.

775.00'

BEGINNING

1/2" CAP
"MAPLES"

DENDRO HOLDINGS, LLC.
REMAINDER OF 1439.52 ACRES
551/678-D.R.L.C.

TRACT 3
40.00± ACRES

DENDRO HOLDINGS, LLC.
PORTION OF 1439.52 ACRES
551/678-D.R.L.C.

HT & B RR CO
SURVEY NO. 3
ABST. #345

DENDRO HOLDINGS, LLC.
REMAINDER OF 1439.52 ACRES
551/678-D.R.L.C.



N20°53'35"W 1578.45'

150' B.S.L.

150' B.S.L.

S20°33'33"E 1924.71'

COUNTY ROAD 2773
RIGHT-OF-WAY (60' WIDE)

S71°12'53"W 1088.66'
COUNTY ROAD 2773

150' B.S.L.

LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ▲ 60D NAIL SET
- ⊕ FENCE POST FOUND
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- .../... VOLUME/PAGE
- D.R.L.C. DEED RECORDS LAMPASAS CO.
- () RECORD INFO/SUBJECT
- x- WIRE FENCE

NOTES:

- 1) SUBJECT PROPERTY IS LOCATED WITHIN AN AREA THE HAS NO FLOODPLAIN MAPS.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 3) SUBJECT BEARINGS & DISTANCES MATCH THOSE OF RECORD, OR HAVE NO RECORD INFORMATION. ADJOINING RECORD INFORMATION SHOWN HEREON.

LAND TITLE SURVEY

LOCAL ADDRESS: COUNTY ROAD NO. 2773, LAMPASAS COUNTY, TEXAS.

LEGAL DESCRIPTION: BEING 40.00 ACRES OF LAND, HEREAFTER CALLED TRACT 3, OUT OF THE H. T. & B. RAILROAD COMPANY SURVEY NO. 3, ABSTRACT NO. 345 IN LAMPASAS COUNTY TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CALLED 1439.52 ACRES IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 2, 2019, FROM KIMBERLY CONGER SKINNER, ET AL, TO DENDRO HOLDINGS, LLC, OF RECORD IN VOLUME 551, PAGE 678, OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY, TEXAS, SAID 40.00 ACRES BEING MORE PARTICULARLY DESCRIBED IN SEPARATE METES & BOUNDS, OF EVEN DATE, TO ACCOMPANY THIS SURVEY.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: INDEPENDENCE TITLE CO.
G.F. NO.: 2021565-LAM EFFECTIVE DATE: MAY 4, 2020 ISSUED: MAY 5, 2020

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 LAMPASAS COUNTY, TEXAS.

RESTRICTIVE COVENANTS: 562/462-D.R.L.C.

I HEREBY CERTIFY EXCLUSIVELY TO INDEPENDENCE TITLE BC COMPANY, MARK ACEDO & ELAINE ACEDO, 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 2020, CUPLIN & ASSOCIATES, INC. ©.

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

DATED 02/23/2020



1 OF 2 SHEETS

PROJ NO. 181809 - EAST SIDE TRACT 3
PREPARED FOR: MARK ACEDO & ELAINE ACEDO
TECH: RPM
APPROVED: D. STARK
FIELDWORK PERFORMED ON: 2019
COPYRIGHT: 2020
PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH. 325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 200'



NO.	2	
NO.	1	
DATE	NO.	DESCRIPTION
REVISIONS		