



**LEGEND**

- 1/2" IRON PIN FOUND WITH CURB PROPERTY CAP
- 1/2" IRON PIN FOUND (UNLESS NOTED)
- 3" STEEL PIPE FENCE POST (UNLESS NOTED)
- SET 1/2" IRON PIN WITH CURB PROPERTY CAP
- VOLUME/PAGE P.R.L.C. DEED RECORDS LAMPASAS CO. D.R.L.C. DEED RECORDS LAMPASAS CO.
- ( ) RECORD INFO/SUBJECT
- ( ) RECORD INFO/ADJONER
- UTILITY POLE
- OVERHEAD UTILITY
- WATER METER
- ELECTRIC METER
- WELL
- EDGE PAVEMENT/GRAVEL
- WIRE FENCE
- OVERHANG/COVERED AREA
- SDN



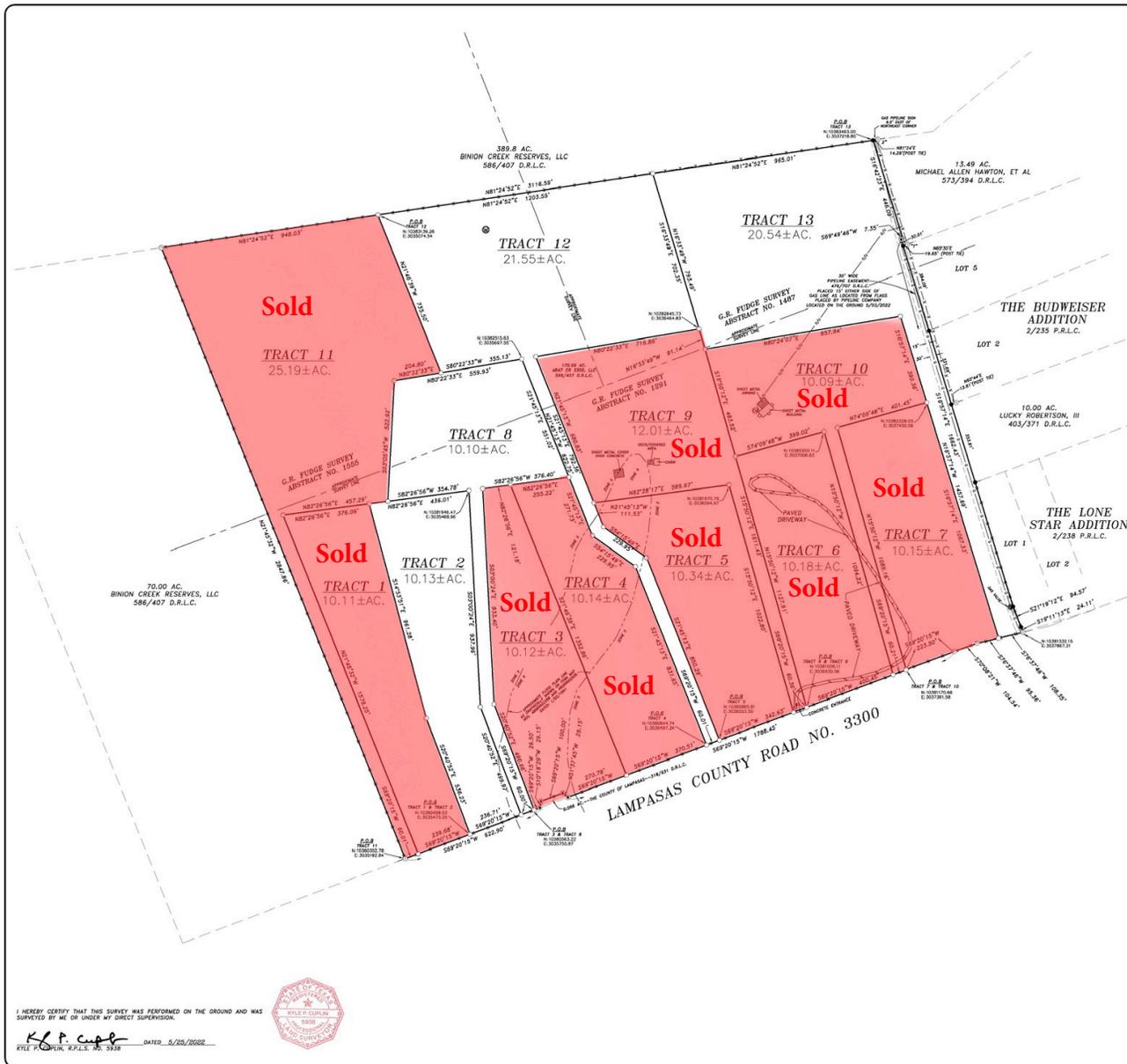
- NOTES:**
- 1) BASIS OF BEARINGS ARE TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO OBTAIN SURFACE VALUES APPLY A COMBINATION SCALE FACTOR OF 1.001833. ALL LISTED COORDINATES AT THE POINT OF BEGINNING AND MSC TRACT CORNERS ARE ALSO TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE. NAD 83/2011-EPOCH 2010, GRID US FS.
  - 2) SUBJECT TO ALL CURRENT LAMPASAS COUNTY AND CITY OF COPPERAS COVE SUBDIVISION REGULATIONS, SURVEYOR MAKES NO GUARANTY OF FUTURE WATER OR SEWER AVAILABILITY. THE OWNER IS RESPONSIBLE FOR OBTAINING ANY AND ALL APPLICABLE VARIANCES THAT MAY BE REQUIRED.
  - 3) PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN ZONE A (AREAS WITHIN THE 100 YR FLOOD- NO BASE FLOOD ELEVATIONS DETERMINED) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NOS. 4805890235B & 4805890250B, EFFECTIVE 1/02/1991.
  - 4) SUBJECT TO ALL CURRENT LAMPASAS COUNTY AND CITY OF COPPERAS COVE SUBDIVISION REGULATIONS, SURVEYOR MAKES NO GUARANTY OF FUTURE WATER, SEWER AVAILABILITY AND ACCESS TO COUNTY ROAD 3300. THE OWNER HAS BEEN MADE AWARE OF AND IS RESPONSIBLE FOR OBTAINING ANY AND ALL APPLICABLE PERMITS AND VARIANCES THAT MAY BE REQUIRED PRIOR TO SALE OF ANY TRACT.
  - 5) ALL MEASURED BEARINGS AND DISTANCES ALONG THE BOUNDARY OF THE 170.66 ACRE TRACT RECORDED IN DOCUMENT VOLUME 599, PAGE 457 D.R.L.C. WERE FOUND TO MATCH RECORD.

**SURVEY EXHIBIT**

LOCAL ADDRESS: 4847 COUNTY ROAD NO. 3300, KEMPNER, TEXAS.

BEING A SURVEY EXHIBIT OF 13 TRACTS OUT OF A 170.66 ACRE TRACT OF LAND OUT OF THE G.R. FUDGE SURVEY, ABSTRACT NO. 1291, THE G.R. FUDGE SURVEY, ABSTRACT NO. 1487, THE G.R. FUDGE SURVEY, ABSTRACT NO. 1555, DESCRIBED IN DOCUMENT TO 4847 CR 3300, L.L.C. RECORDED IN VOLUME 599, PAGE 457 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS, SAID 13 TRACTS, BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTIONS OF EVEN DATE TO ACCOMPANY THIS SURVEY.

SUBJECT TO PIPELINE EASEMENT/RIGHT OF WAY AGREEMENT TO CBO ENERGY, INC.: 476/707-D.R.L.C.- SHOWN HEREON AS LOCATED FROM FLAGS PLACED BY PIPELINE COMPANY ON 5-03-2022



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION.

*K.P. Coupl*  
FILE # 2024, K.P.L.C. NO. 3308 DATE: 5/22/2024



PROJECT NO. 2328	1700 OLLIE LANE MARIETTA, TEXAS 75654 PH: 325-388-3300/FAX: 325-388-3301 WWW.COULINANDASSOCIATES.COM	SCALE 1" = 200'	DATE: 05/22/2024	REVISIONS	1 2 3	1 2 3
TITLE: SURVEY						
DESIGNED BY: K.P.C.						
DRAWN BY: K.P.C.						
CHECKED BY: K.P.C.						
DATE: 05/22/2024						