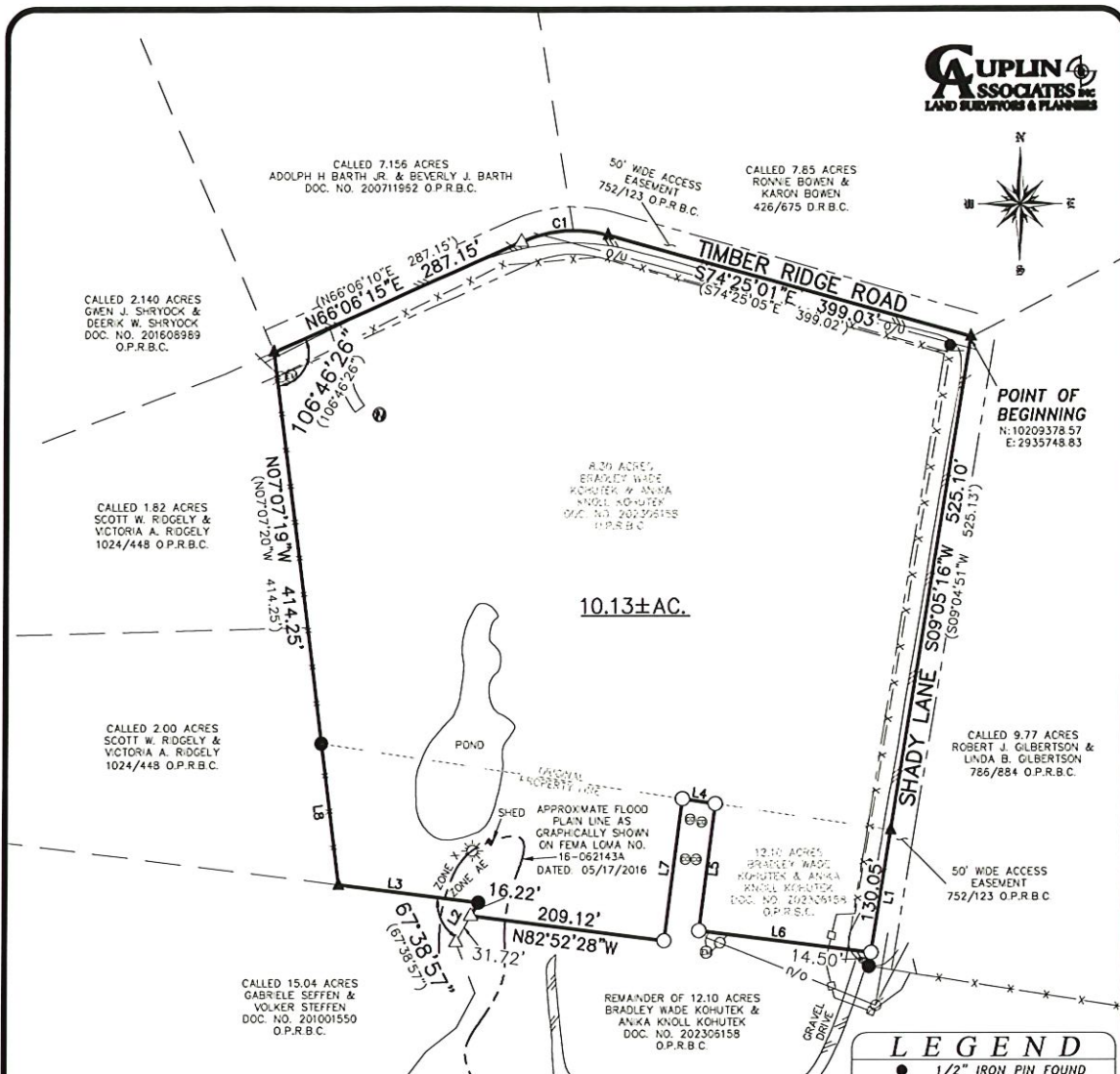




NOTES:

- 1) PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE AE (AREAS WITHIN THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA L.O.M.A. NO. 16-062143A, EFFECTIVE 06/17/2016.
- 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.
- 4) OWNER TO CONFIRM ALL ON SITE SEWAGE FACILITY REGULATIONS ON THIS PROPERTY PRIOR TO DESIGNING AND/OR CONSTRUCTION.
- 5) OWNER TO CONFIRM ALL GROUNDWATER CONSERVATION AGENCY REQUIREMENTS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY.

BOUNDARY & IMPROVEMENT SURVEY

LEGAL DESCRIPTION: BEING A 10.13 ACRES TRACT OF LAND IN THE JOHN LOUPY SURVEY NO. 106, ABSTRACT NO. 522, BURNET COUNTY, TEXAS, AND CONSISTING OF ALL OF A TRACT OF LAND CALLED TRACT III AND DESCRIBED AS 8.30 ACRES, AND A PORTION OF A TRACT OF LAND CALLED TRACT I AND DESCRIBED AS 12.10 ACRES IN A SPECIAL WARRANTY DEED TO BRADLEY WADE KOHUTEK & ANIKA KNOLL KOHUTEK, OF RECORD IN DOCUMENT NO. 202306156, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 10.13 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS OF EVEN DATE ATTACHED HERETO AND MADE A PART HEREOF.

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 BRADLEY W. KOHUTEK & ANIKA A. KOHUTEK 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 2024, CUPLIN & ASSOCIATES, INC. ©.

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

DATED 09/23/2024



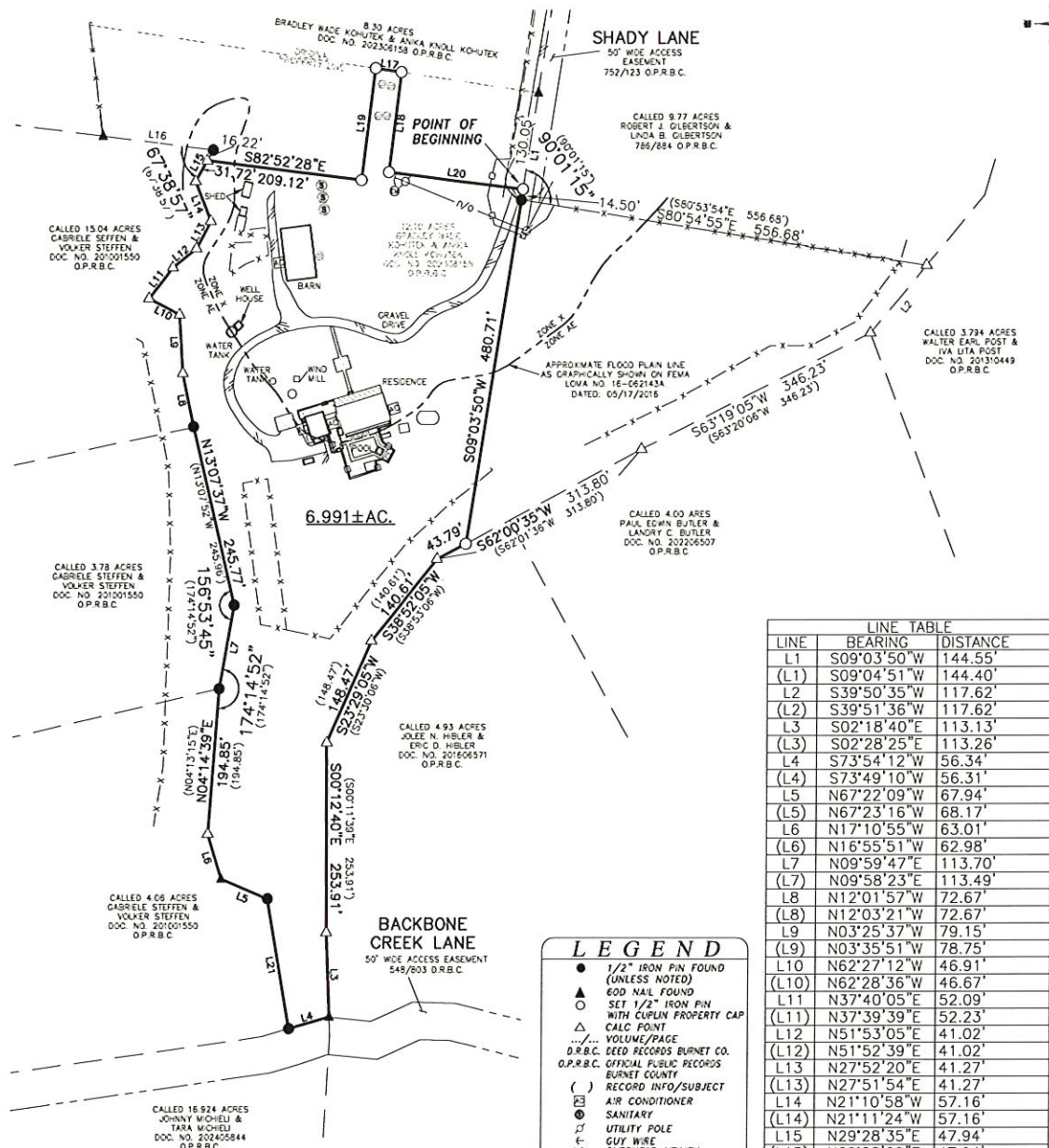
1
OF
3
SHEET

PROJ. NO. 24845
PREPARED FOR: BRADLEY & ANIKA KOHUTEK
TECH: JTM
APPROVED: DANNY J. STARK
FIELDWORK PERFORMED ON: 09/10/2024
COPYRIGHT: 2024 PROFESSIONAL FIRM NO: 10126900

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

SCALE 1" = 150'
0 75 150

2
1
DATE NO DESCRIPTION
REVISIONS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S09°03'50"W	144.55'
(L1)	S09°04'51"W	144.40'
L2	S39°50'35"W	117.62'
(L2)	S39°51'36"W	117.62'
L3	S02°18'40"E	113.13'
(L3)	S02°28'25"E	113.26'
L4	S73°54'12"W	56.34'
(L4)	S73°49'10"W	56.31'
L5	N67°22'09"W	67.94'
(L5)	N67°23'16"W	68.17'
L6	N17°10'55"W	63.01'
(L6)	N16°55'51"W	62.98'
L7	N09°59'47"E	113.70'
(L7)	N09°58'23"E	113.49'
L8	N12°01'57"W	72.67'
(L8)	N12°03'21"W	72.67'
L9	N03°25'37"W	79.15'
(L9)	N03°35'51"W	78.75'
L10	N62°27'12"W	46.91'
(L10)	N62°28'36"W	46.67'
L11	N37°40'05"E	52.09'
(L11)	N37°39'39"E	52.23'
L12	N51°53'05"E	41.02'
(L12)	N51°52'39"E	41.02'
L13	N27°52'20"E	41.27'
(L13)	N27°51'54"E	41.27'
L14	N21°10'58"W	57.16'
(L14)	N21°11'24"W	57.16'
L15	N29°28'35"E	47.94'
(L15)	N29°28'09"E	47.94'
L16	N82°52'28"W	150.03'
(L16)	N82°52'54"W	150.38'
L17	S81°25'33"E	35.01'
L18	S07°07'32"W	134.73'
L19	N07°07'32"E	150.62'
L20	S82°52'28"E	183.53'
L21	N09°40'54"W	176.46'
(L21)	N09°42'23"W	176.51'

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
▲	60D NAIL FOUND
○	SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
△	CALC POINT
.....	VOLUME/PAGE
D.R.B.C.	DEED RECORDS BURNET CO.
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
()	RECORD INFO/SUBJECT
AC	AIR CONDITIONER
SA	SANITARY
UP	UTILITY POLE
GW	GUY WIRE
OU	OVERHEAD UTILITY
WM	WATER METER
EM	ELECTRIC METER
CO	CLEAN OUT
W	WELL
EP	EDGE/PAVEMENT/GRAVEL
WF	WOOD PRIVACY FENCE
WF	WIRE FENCE
HA	OVERHANG/COVERED AREA
L.P.	L.P. TAX

NOTES:
 1) PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE AE (AREAS WITHIN THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA L.O.M.A. NO. 18-082143A, EFFECTIVE 08/17/2018.
 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.
 4) OWNER TO CONFIRM ALL ON SITE SEWAGE FACILITY REGULATIONS ON THIS PROPERTY PRIOR TO DESIGNING AND/OR CONSTRUCTION.
 5) OWNER TO CONFIRM ALL GROUNDWATER CONSERVATION AGENCY REQUIREMENTS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY.

BOUNDARY & IMPROVEMENT SURVEY

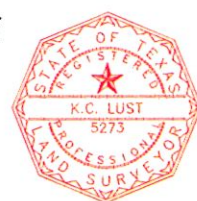
LEGAL DESCRIPTION: BEING A 6.990 ACRES TRACT OF LAND IN THE JOHN LOUPY SURVEY NO. 106, ABSTRACT NO. 522, BURNET COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND CALLED TRACT I AND DESCRIBED AS 12.10 ACRES IN A SPECIAL WARRANTY DEED TO BRADLEY WADE KOHUTEK & ANIKA K. KOHUTEK, OF RECORD IN DOCUMENT NO. 202306156, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 6.990 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS OF EVEN DATE ATTACHED HERETO AND MADE A PART HEREOF.

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 BRADLEY W. KOHUTEK & ANIKA A. KOHUTEK 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 2026, CUPLIN & ASSOCIATES, INC. ©.

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

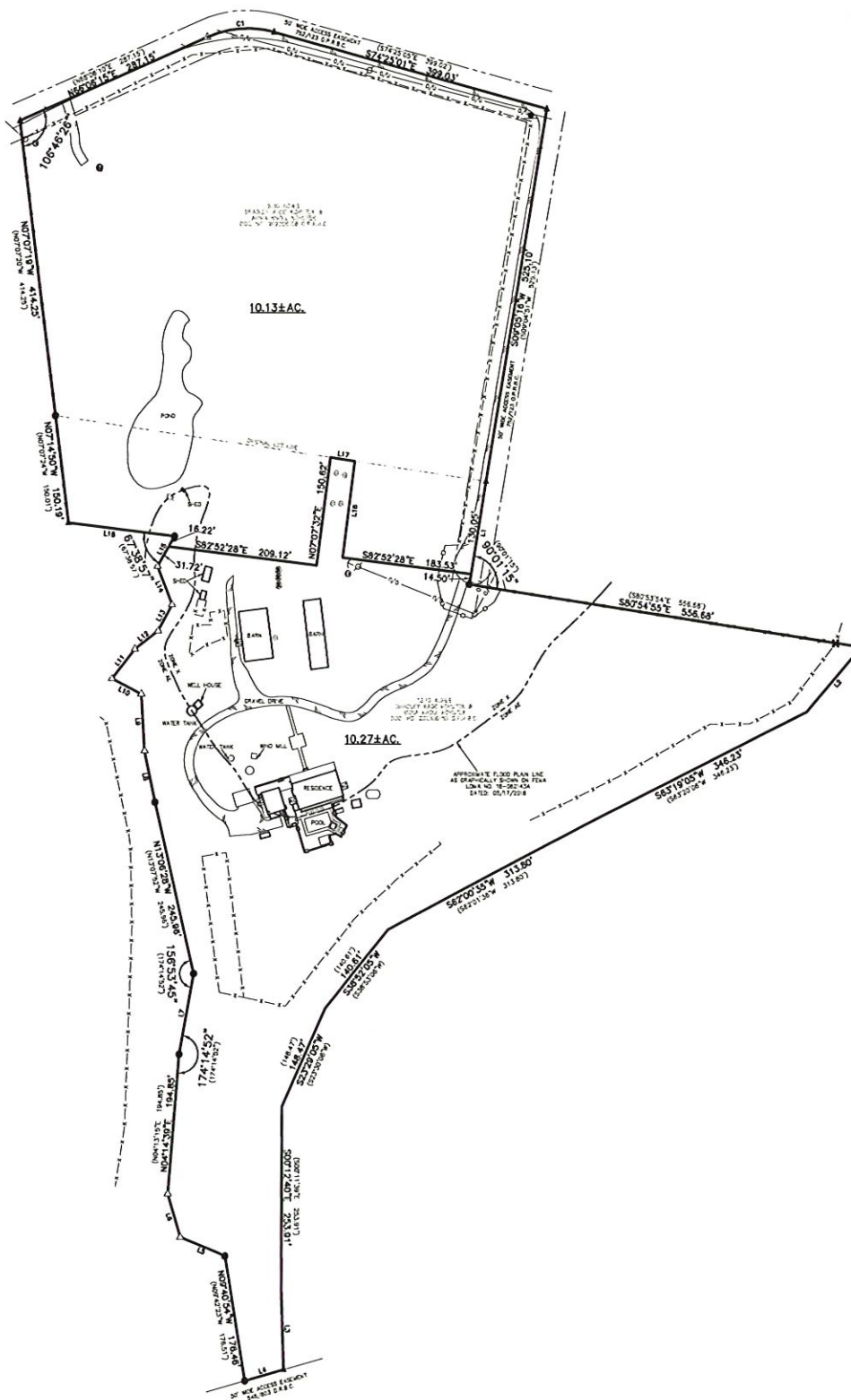
DATED 01/27/2026



SHEET 1 OF 3	PROJ. NO. 24845	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH. 325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 150'	2
	PREPARED FOR:			1
	TECH: JTM			DATE
	APPROVED: DANNY J. STARK			NO.
	FIELDWORK PERFORMED ON: 01/16/2026			DESCRIPTION
	COPYRIGHT: 2026	PROFESSIONAL FIRM NO: 10126500		REVISIONS

PRELIMINARY – CLIENT REVIEW

PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33(e). THIS DOCUMENT IS "PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"



PRELIMINARY – CLIENT REVIEW

PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33(e). THIS DOCUMENT IS "PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

SHEET
1 OF 1

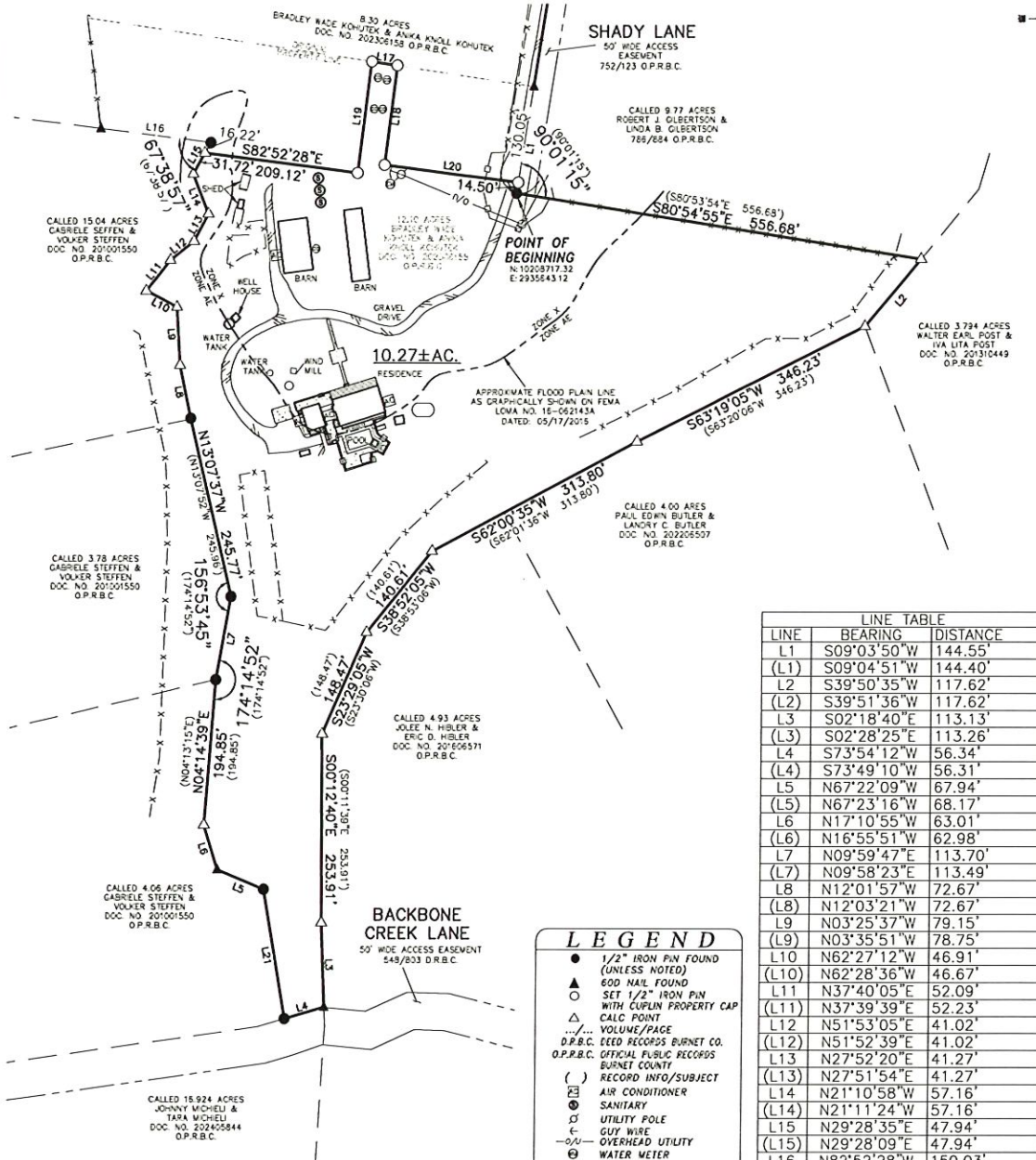
PROJ. NO. 24845
PREPARED FOR:
TECH: JTM
APPROVED: LEE P. FOX
FIELDWORK PERFORMED ON:
COPYRIGHT: 2024 PROFESSIONAL FIRM NO: 10126900

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

SCALE 1" = 150'



	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S09°03'50"W	144.55'
(L1)	S09°04'51"W	144.40'
L2	S39°50'35"W	117.62'
(L2)	S39°51'36"W	117.62'
L3	S02°18'40"E	113.13'
(L3)	S02°28'25"E	113.26'
L4	S73°54'12"W	56.34'
(L4)	S73°49'10"W	56.31'
L5	N67°22'09"W	67.94'
(L5)	N67°23'16"W	68.17'
L6	N17°10'55"W	63.01'
(L6)	N16°55'51"W	62.98'
L7	N09°59'47"E	113.70'
(L7)	N09°58'23"E	113.49'
L8	N12°01'57"W	72.67'
(L8)	N12°03'21"W	72.67'
L9	N03°25'37"W	79.15'
(L9)	N03°35'51"W	78.75'
L10	N62°27'12"W	46.91'
(L10)	N62°28'36"W	46.67'
L11	N37°40'05"E	52.09'
(L11)	N37°39'39"E	52.23'
L12	N51°53'05"E	41.02'
(L12)	N51°52'39"E	41.02'
L13	N27°52'20"E	41.27'
(L13)	N27°51'54"E	41.27'
L14	N21°10'58"W	57.16'
(L14)	N21°11'24"W	57.16'
L15	N29°28'35"E	47.94'
(L15)	N29°28'09"E	47.94'
L16	N82°52'28"W	150.03'
(L16)	N82°52'54"W	150.38'
L17	S81°25'33"E	35.01'
L18	S07°07'32"W	134.73'
L19	N07°07'32"E	150.62'
L20	S82°52'28"E	183.53'
L21	N09°40'54"W	176.46'
(L21)	N09°42'23"W	176.51'

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
▲	600 NAIL FOUND
○	SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
△	CALC POINT
.....	VOLUME/PAGE
D.R.B.C.	DEED RECORDS BURNET CO.
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
()	RECORD INFO/SUBJECT
AC	AIR CONDITIONER
SE	SANITARY
U	UTILITY POLE
G	GUY WIRE
—O—	OVERHEAD UTILITY
W	WATER METER
E	ELECTRIC METER
C	CLEAN OUT
W	WELL
—X—	EDGE/PAYMENT/GRAVEL
—X—	WOOD PRIVACY FENCE
—X—	WIRE FENCE
—X—	OVERHANG/COVERED AREA
—X—	L.P. TANK

NOTES:
1) PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE AE (AREAS WITHIN THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA L.O.M.A. NO. 16-082143A, EFFECTIVE 08/17/2018.
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.
4) OWNER TO CONFIRM ALL ON SITE SEWAGE FACILITY REGULATIONS ON THIS PROPERTY PRIOR TO DESIGNING AND/OR CONSTRUCTION.
5) OWNER TO CONFIRM ALL GROUNDWATER CONSERVATION AGENCY REQUIREMENTS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY.

BOUNDARY & IMPROVEMENT SURVEY

LEGAL DESCRIPTION: BEING A 10.27 ACRES TRACT OF LAND IN THE JOHN LOUPY SURVEY NO. 106, ABSTRACT NO. 522, BURNET COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND CALLED TRACT I AND DESCRIBED AS 12.10 ACRES IN A SPECIAL WARRANTY DEED TO BRADLEY WADE KOHUTEK & ANIKA K. KOHUTEK, OF RECORD IN DOCUMENT NO. 202306156, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 10.27 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS OF EVEN DATE ATTACHED HERETO AND MADE A PART HEREOF.

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 BRADLEY W. KOHUTEK & ANIKA A. KOHUTEK 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 2024, CUPLIN & ASSOCIATES, INC. ©.

Danny J. Stark
DANNY J. STARK, P.L.S. NO. 5602 DATED 09/20/2024



SHEET 1 OF 3	PROJ. NO. 24845	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH. 325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 150'	2
	PREPARED FOR:			1
	TECH: JTM			DATE
	APPROVED: DANNY J. STARK			NO.
	FIELDWORK PERFORMED ON: 09/10/2024			DESCRIPTION
	COPYRIGHT: 2024	PROFESSIONAL FIRM NO: 10126900		REVISIONS