SCALE: 1" = 60'

0 60 120 180

LEGEND:

- ⊕ 3" METAL PIPE FENCE POST FOUND
- ⊙ 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED CUPLIN 5938
- △ COMPUTED POINT
- ( ) RECORD INFORMATION
- C.E. CONSERVATION EASEMENT

144.837 TOTAL ACRES
(29.223 ACRES)
HARVARD MARBLE FALLS PARTNERS, LP
DOCUMENT NO. 201812571 O.P.R.B.C.T.

JASMINE LANE
(50 FT. WIDE RIGHT-OF-WAY)

WEST CORA LEE LOOP
(60 FT. WIDE RIGHT-OF-WAY)

THISTLE TRAIL
(50 FT. WIDE RIGHT-OF-WAY)

SLENDERLEAF DRIVE
(50 FT. WIDE RIGHT-OF-WAY)

GREGG RANCH BOULEVARD
(90 FT. WIDE RIGHT-OF-WAY)

U.S. HIGHWAY NO. 281
(160 FT. WIDE R.O.W.)

60 FT. UTILITY AND ACCESS EASEMENT
(FUTURE RIGHT-OF-WAY - WEST CORA LEE LOOP)

PROJECT NO.	14157
PREPARED FOR:	MARBLE FALLS 300, LP
TECH:	C. CUPLIN
APPROVED:	D. STARK
FIELDWORK PERFORMED ON:	2014, 2017 & JULY 2019

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

CUPLIN ASSOCIATES INC
LAND SURVEYORS & PLANNERS

DATE	NO.	DESCRIPTION
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REVISIONS

SHEET 3 OF 9

FINAL PLAT OF
GREGG RANCH AT MARBLE FALLS
PHASE ONE
45.48 ACRES
OUT OF THE
A. BRADLEY SURVEY NO. 79
ABSTRACT NO. 61
CITY OF MARBLE FALLS
BURNET COUNTY, TEXAS

GREGG RANCH BOULEVARD
(90 FT. WIDE RIGHT-OF-WAY)

FIDDLENECK ROAD
(50 FT. WIDE RIGHT-OF-WAY)

INDIGO TRAIL
(50 FT. RIGHT-OF-WAY)

JASMINE LANE
(50 FT. WIDE RIGHT-OF-WAY)

SLENDERLEAF DRIVE
(50 FT. WIDE RIGHT-OF-WAY)

THISTLE TRAIL
(50 FT. WIDE RIGHT-OF-WAY)

U.S. HIGHWAY NO. 281
(180 FT. WIDE R.O.W.)

SCALE: 1" = 60'

0 60 120 180

LEGEND:

- ⊕ 3" METAL PIPE
- FENCE POST FOUND
- ⊙ 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED CUPLIN 5938
- △ COMPUTED POINT
- ( ) RECORD INFORMATION
- C.E. CONSERVATION EASEMENT

FINAL PLAT OF
GREGG RANCH AT MARBLE FALLS
PHASE ONE
45.48 ACRES
OUT OF THE
A. BRADLEY SURVEY NO. 79
ABSTRACT NO. 61
CITY OF MARBLE FALLS
BURNET COUNTY, TEXAS

PROJECT NO. 14157
PREPARED FOR: MARBLE FALLS 300, LP
TECH: C. CUPLIN
APPROVED: D. STARK
FIELDWORK PERFORMED ON: 2014, 2017 & JULY 2019

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PROFESSIONAL FIRM NO: 10126900

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LAND SURVEYORS & PLANNERS

DATE	NO.	DESCRIPTION
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REVISIONS

SHEET 4 OF 9

SCALE: 1" = 60'

0 60 120 180

LEGEND:

- ⊕ 3" METAL PIPE FENCE POST FOUND
- ⊙ 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED CUPLIN 5938
- △ COMPUTED POINT
- ( ) RECORD INFORMATION
- C.E. CONSERVATION EASEMENT

FINAL PLAT OF GREGG RANCH AT MARBLE FALLS PHASE ONE 45.48 ACRES OUT OF THE A. BRADLEY SURVEY NO. 79 ABSTRACT NO. 61 CITY OF MARBLE FALLS BURNET COUNTY, TEXAS

PROJECT NO.	14157
PREPARED FOR:	MARBLE FALLS 300, LP
TECH:	C. CUPLIN
APPROVED:	D. STARK
FIELDWORK PERFORMED ON:	2014, 2017 & JULY 2019

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PROFESSIONAL FIRM NO: 10126900

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LAND SURVEYORS & PLANNERS

DATE	NO.	DESCRIPTION
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REVISIONS

SHEET 5 OF 9

144.837 TOTAL ACRES
(6.969 ACRES)
HARVARD MARBLE FALLS PARTNERS, LP
DOCUMENT NO. 201812571 O.P.R.B.C.T.

97.979 TOTAL ACRES
MARBLE FALLS 300, LP
DOCUMENT NO. 201812572 O.P.R.B.C.T.

TEMPORARY DRAINAGE EASEMENT

ACCESS EASEMENT

UTILITY, DRAINAGE AND ACCESS EASEMENT

FIDDLENECK ROAD
(50 FT. WIDE RIGHT-OF-WAY)

GREGG RANCH BOULEVARD
(50 FT. WIDE RIGHT-OF-WAY)

INDIGO TRAIL
(50 FT. RIGHT-OF-WAY)

JASMINE LANE
(50 FT. WIDE RIGHT-OF-WAY)

COVE

U.S. HIGHWAY NO. 281
(160 FT. WIDE R.O.W.)

144.837 TOTAL ACRES
(1.797 ACRES)
HARVARD MARBLE FALLS PARTNERS, LP
DOCUMENT NO. 201812571 O.P.R.B.C.T.

N
W E
S

SCALE: 1" = 60'

0 60 120 180

LEGEND:

- ⊕ 3" METAL PIPE
- FENCE POST FOUND
- ⊙ 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED CUPLIN 5938
- △ COMPUTED POINT
- ( ) RECORD INFORMATION
- C.E. CONSERVATION EASEMENT

FINAL PLAT OF
GREGG RANCH AT MARBLE FALLS
PHASE ONE
45.48 ACRES
OUT OF THE
A. BRADLEY SURVEY NO. 79
ABSTRACT NO. 61
CITY OF MARBLE FALLS
BURNET COUNTY, TEXAS

PROJECT NO. 14157
PREPARED FOR: MARBLE FALLS 300, LP
TECH: C. CUPLIN
APPROVED: D. STARK
FIELDWORK PERFORMED ON: 2014, 2017 & JULY 2019

COPYRIGHT: 2019 PROFESSIONAL FIRM NO: 10126900

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MARBLE FALLS, TX. 78654
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CUPLIN ASSOCIATES INC
LAND SURVEYORS & PLANNERS

DATE	NO.	DESCRIPTION
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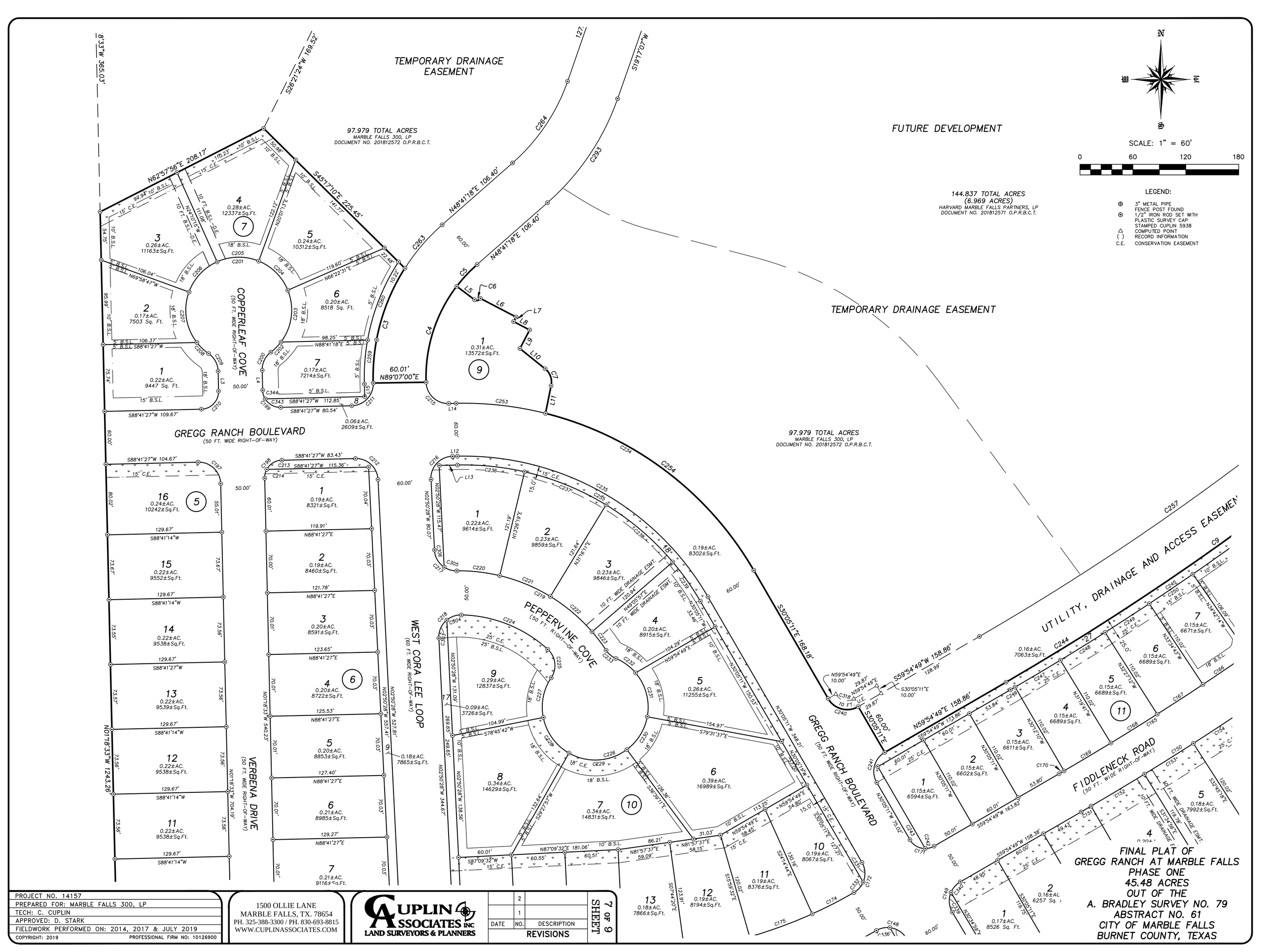
REVISIONS

SHEET 6 OF 9



FINAL PLAT OF
GREGG RANCH AT MARBLE FALLS
PHASE ONE
45.48 ACRES
OUT OF THE
A. BRADLEY SURVEY NO. 79
ABSTRACT NO. 61
CITY OF MARBLE FALLS
BURNET COUNTY, TEXAS

PROJECT NO. 14157
PREPARED FOR: MARBLE FALLS 300, LP
TECH: C. CUPLIN
APPROVED: D. STARK
FIELDWORK PERFORMED ON: 2014, 2017 & JULY 2019
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CUPLIN ASSOCIATES INC
LAND SURVEYORS & PLANNERS

DATE	NO.	DESCRIPTION
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REVISIONS

N

W E

S

SCALE: 1" = 100'

0 100 200 300

LEGEND:

- ⊕ 3" METAL PIPE FENCE POST FOUND
- ⊙ 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED CUPLIN 5938
- △ COMPUTED POINT
- ( ) RECORD INFORMATION
- C.E. CONSERVATION EASEMENT

97.979 TOTAL ACRES
MARBLE FALLS 300, LP
DOCUMENT NO. 201812572 O.P.R.B.C.T.

9.55 ACRE
TEMPORARY UTILITY, DRAINAGE AND WATER QUALITY EASEMENT

144.837 TOTAL ACRES
(1.088 ACRES)
HARVARD MARBLE FALLS PARTNERS, LP
DOCUMENT NO. 201812571 O.P.R.B.C.T.

FUTURE DEVELOPMENT

UTILITY, DRAINAGE AND ACCESS EASEMENT
(FUTURE RIGHT-OF-WAY - WEST CORA LEE LOOP)

G. FISCHLER SURVEY NO. 2, ABSTRACT NO. 1565

A. BRADLEY SURVEY NO. 79, ABSTRACT NO. 61

TEMPORARY DRAINAGE EASEMENT

144.837 TOTAL ACRES
(1.966 ACRES)
HARVARD MARBLE FALLS PARTNERS, LP
DOCUMENT NO. 201812571 O.P.R.B.C.T.

3.11 ACRE
TEMPORARY UTILITY, DRAINAGE AND WATER QUALITY EASEMENT

144.837 TOTAL ACRES
(0.745 ACRES)
HARVARD MARBLE FALLS PARTNERS, LP
DOCUMENT NO. 201812571 O.P.R.B.C.T.

144.837 TOTAL ACRES
(68.582 ACRES)
HARVARD MARBLE FALLS PARTNERS, LP
DOCUMENT NO. 201812571 O.P.R.B.C.T.

144.837 TOTAL ACRES
(6.969 ACRES)
HARVARD MARBLE FALLS PARTNERS, LP
DOCUMENT NO. 201812571 O.P.R.B.C.T.

UTILITY, DRAINAGE AND ACCESS EASEMENT

GREGG RANCH BOULEVARD
(80' RIGHT-OF-WAY)

COPPERLEAF COVE
(50 FT WIDE RIGHT-OF-WAY)

1 0.22±AC. 9447 Sq. Ft.
2 0.17±AC. 7503 Sq. Ft.
3 0.26±AC. 11163±Sq.Ft.
4 0.28±AC. 12337±Sq.Ft.
5 0.24±AC. 10312±Sq.Ft.
6 0.20±AC. 8516 Sq. Ft.
7 0.17±AC. 7214±Sq.Ft.
0.06±AC. 2609±Sq.Ft.
1 0.31±AC. 13572±Sq.Ft.

FINAL PLAT OF
GREGG RANCH AT MARBLE FALLS
PHASE ONE
45.48 ACRES
OUT OF THE
A. BRADLEY SURVEY NO. 79
ABSTRACT NO. 61
CITY OF MARBLE FALLS
BURNET COUNTY, TEXAS

PROJECT NO.	14157
PREPARED FOR:	MARBLE FALLS 300, LP
TECH:	C. CUPLIN
APPROVED:	D. STARK
FIELDWORK PERFORMED ON:	2014, 2017 & JULY 2019

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LAND SURVEYORS & PLANNERS

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REVISIONS

H. T. & B. R.R. CO. SURVEY NO. 1, ABSTRACT NO. 448

55 ACRES
2ND TRACT
HUGO HOHENBERGER
VOL. 85, PG. 596
O.R.B.C.T.

UTILITY EASEMENT AGREEMENT
CITY OF MARBLE FALLS, TEXAS
DOCUMENT NO. 201410380
O.P.R.B.C.T.

30 FT. UTILITY EASEMENT

N88°17'50"E
60.01'

C269

C270

N08°14'28"E 276.09'

S08°14'28"W 277.30'

UTILITY AND ACCESS EASEMENT

FUTURE DEVELOPMENT

C268

60.00'

60.00'

C275

C271

S17°56'12"W 88.19'

S03°15'41"W 107.48'

N03°15'41"E 113.12'

C276

C267

UTILITY, DRAINAGE AND ACCESS EASEMENT
(FUTURE RIGHT-OF-WAY - WEST CORA LEE LOOP)

C272

C274

50.00'

144.837 TOTAL ACRES
(23.191 ACRES)
HARVARD MARBLE FALLS PARTNERS, LP
DOCUMENT NO. 201812571 O.P.R.B.C.T.

144.837 TOTAL ACRES
(68.582 ACRES)
HARVARD MARBLE FALLS PARTNERS, LP
DOCUMENT NO. 201812571 O.P.R.B.C.T.

FUTURE DEVELOPMENT

N11°53'51"E 180.51'

S11°53'51"W 180.51'

60.00'

C266

C277

144.837 TOTAL ACRES
(11.276 ACRES)
HARVARD MARBLE FALLS PARTNERS, LP
DOCUMENT NO. 201812571 O.P.R.B.C.T.

S54°43'01"E 283.23'

N54°42'57"W 280.58'

UTILITY AND ACCESS EASEMENT

C295

C296

C273

28.36'
N35°17'03"E
46.06'

S38°47'08"E 117.64'

N54°42'57"W 120.02'

N67°46'05"E 129.57'

N60°35'46"E 84.65'

N46°38'10"E 84.66'

N45°48'52"E 76.20'

C297

9.55 ACRE
TEMPORARY UTILITY, DRAINAGE AND
WATER QUALITY EASEMENT

N85°05'27"W 80.87'

N82°17'13"W 141.30'

N88°56'29"W 146.63'

S35°10'03"W 101.34'

S18°45'15"W
67.25'

S22°08'11"E 140.68'

FUTURE DEVELOPMENT

H. T. & B. R.R. CO. SURVEY NO. 1, ABSTRACT NO. 448

G. FISCHLER SURVEY NO. 2, ABSTRACT NO. 1565

97.979 TOTAL ACRES
MARBLE FALLS 300, LP
DOCUMENT NO. 201812572 O.P.R.B.C.T.

N53°28'24"E 830.08'

9.55 ACRE
TEMPORARY UTILITY, DRAINAGE AND
WATER QUALITY EASEMENT

S77°31'56"W 102.73'

83.23'

15.09'

S64°51'01"W 88.37'

S53°22'16"W 88.37'

S40°14'19"W 88.37'

N07°20'27"W 128.72'

S17°39'27"E 180.00'

144.837 TOTAL ACRES
(1.088 ACRES)
HARVARD MARBLE FALLS PARTNERS, LP
DOCUMENT NO. 201812571 O.P.R.B.C.T.

C288

S54°43'01"E 120.29'

N
W E
S

SCALE: 1" = 100'

0 100 200 300

LEGEND:

⊕	3" METAL PIPE FENCE POST FOUND
⊙	1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED CUPLIN 5938
△	COMPUTED POINT
( )	RECORD INFORMATION
C.E.	CONSERVATION EASEMENT

FINAL PLAT OF GREGG RANCH AT MARBLE FALLS PHASE ONE 45.48 ACRES OUT OF THE A. BRADLEY SURVEY NO. 79 ABSTRACT NO. 61 CITY OF MARBLE FALLS BURNET COUNTY, TEXAS

PROJECT NO.	14157
PREPARED FOR:	MARBLE FALLS 300, LP
TECH:	C. CUPLIN
APPROVED:	D. STARK
FIELDWORK PERFORMED ON:	2014, 2017 & JULY 2019

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LAND SURVEYORS & PLANNERS

DATE	NO.	DESCRIPTION
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