



LEGEND

- 3/8" IRON PIN FOUND
- 1/2" IRON PIN FOUND (UNLESS NOTED)
- STEEL PIPE FENCE POST
- CEDAR FENCE POST
- 1/2" IRON PIN SET WITH A CUPLIN PROPERTY CAP
- △ MAG NAIL SET WITH A CUPLIN WASHER
- ▲ MAG NAIL FOUND
- △ CALC POINT
- VOLUME/PAGE
- P.R.L.C. PLAT RECORDS LLANO CO.
- D.R.L.C. DEED RECORDS LLANO CO.
- O.P.R.P.L.C. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY LLANO CO.
- O.P.R.L.C. OFFICIAL PUBLIC RECORDS OF LLANO COUNTY
- C.M. CONTROLLING MONUMENT
- () RECORD INFO/SUBJECT
- UTILITY POLE
- ← GUY WIRE
- O/N- OVERHEAD UTILITY
- ⊕ ELECTRIC METER
- WIRE FENCE



CURVE TABLE

CURVE	ARC LEN	RADIUS	CHD BRG	CHD LEN
C1	127.88'	253.41'	N85°06'03"E	126.53'
C2	254.31'	268.89'	S81°52'47"E	244.93'
C3	223.51'	389.05'	S86°37'46"E	220.45'
C4	225.57'	167.64'	S64°41'54"E	208.94'
C5	251.08'	688.71'	S34°34'11"E	249.69'
C6	139.88'	252.93'	S33°37'08"E	138.11'
C7	114.08'	252.93'	S04°51'15"E	113.11'
C8	212.99'	538.95'	S20°34'55"W	211.61'
C9	163.68'	572.36'	S21°11'28"W	163.12'
C10	65.81'	223.72'	S23°44'21"W	65.57'

(ALL CURVES FOUND RECORD-1579/3721 O.P.R.L.C.)

NOTES:

- 1) 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 NO. 480299C0350C, EFFECTIVE 5/02/2012.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, A COMBINATION SCALE FACTOR OF 1.0001489327 WAS APPLIED.
- 3) JANUARY 2017 AERIAL IMAGE PROVIDED BY GOOGLE EARTH
- 4) SUBJECT TO ALL CURRENT SUBDIVISION REGULATIONS FOR LLANO COUNTY, TEXAS.

LAND TITLE SURVEY

LOCAL ADDRESS: LLANO COUNTY ROAD 306, LLANO COUNTY, TEXAS.

10.000 ACRE TRACT

BEING A 10.000 ACRE TRACT IN LLANO COUNTY, TEXAS OUT OF THE SAMUEL CRAFT SURVEY NO. 216, ABSTRACT NO. 140 AND BEING OUT OF A CALLED 51.491 ACRE TRACT DESCRIBED IN DOCUMENT TO LLANO RIDGE LLC IN VOLUME 1579, PAGE 3721 OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, SAID 10.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: HIGHLAND LAKES TITLE
G.F. NO.: 2018040945L-KI EFFECTIVE DATE: MAY 4, 2018 ISSUED: MAY 16, 2018

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 LLANO COUNTY, TEXAS

RESTRICTIVE COVENANTS: TO BE DETERMINED

EASEMENT TO CTEC 284/539-D.R.B.C. AND 1194/258-O.P.R.L.C.

I HEREBY CERTIFY EXCLUSIVELY TO HIGHLAND LAKES TITLE & JULIAN SCARMANA 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 2018, CUPLIN & ASSOCIATES, INC. ©.



K.P. Cuplin DATED 5/21/2018
KYLE P. CUPLIN, R.P.L.S. NO. 5938

PROJ. NO. 171078	PREPARED FOR: JULIAN SCARMANA
TECH: P.BERGMAN	APPROVED: K.CUPLIN
FIELDWORK PERFORMED ON: 5/18	COPYRIGHT: 2018
PROFESSIONAL FIRM NO: 10126900	

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

SCALE 1" = 200'
0 100 200

2		1 OF 2 SHEET
1		
DATE	NO.	DESCRIPTION
REVISIONS		