

# LAND TITLE SURVEY

**LOCAL ADDRESS: 134 COUNTY ROAD 301, SAN SABA, TEXAS.**

LEADERSHIP BEING A 26.910 ACRE TRACT OUT OF THE JAMES LYNN SURVEY NO. 38 1/2 ACRES, SAN SABA COUNTY, TEXAS, BEING A PART OF A CALLED 26.94 ACRE TRACT (FIRST TRACT) AS CONVEYED TO KAREN, J. ANDREWS IN VOLUME 271, PAGE 777 OF THE DEED RECORDS OF SAN SABA COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.00 ACRE TRACT (SECOND TRACT) AS CONVEYED TO KAREN, J. ANDREWS IN VOLUME 271, PAGE 777 OF THE DEED RECORDS OF SAN SABA COUNTY, TEXAS, SAID 26.910 ACRE TRACT BEING SUBJECT TO THE RIGHTS OF THE PUBLIC, IF ANY, OVER AND ACROSS THE SOUTHERLY AND EASTERLY SIDES HEREOF, ALONG THE CURRENT LOCATION OF COUNTRY ROAD 301, CONTAINING 1.46 ACRES WITHIN THE FENCED/OCCUPIED RIGHT-OF-WAY, SAID 26.910 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION, IF EVEN DATE TO ACCOMPANY THIS SURVEY.

TITLE COMMITMENT PREPARED BY: STEWART TITLE GUARANTY CO./SAN SABA COUNTY ABSTRACT CO  
G.F. NO.: 2012-269 EFFECTIVE DATE: NOVEMBER 1, 2012 ISSUED: NOVEMBER 21, 2012

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 ELECTRIC TRANSMISSION LINE/OR DISTRIBUTION LINE EASEMENT AND R-O-W TO L.C.R.A.  
103/464, 109/248, 109/249, 120/528 & 171/194 - D.R.S.C.

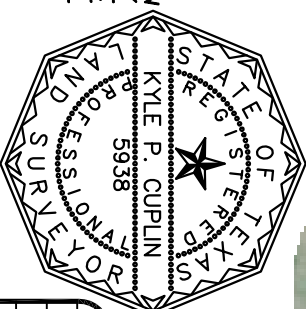
NOT SUBJECT TO EASEMENT TO TEXAS POWER AND LIGHT COMPANY: 100/36 - D.R.S.S.C.

NOTES:

- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GEOGRAPHICALLY IDENTIFIED ON FEMA F.I.M.M., MAP NO. 48411C01985G, EFFECTIVE 7/02/1991.
- 2) BASIS OF BEARINGS ARE TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 3) AERIAL IMAGE IS DATED 3/2012 AND IS PROVIDED BY GOOGLE EARTH.
- 4) THE RECORD ADJONER INFORMATION IS SHOWN IN PURSUANT TO TEXAS RULE 663.19, AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, THE NAMES AS SHOWN MAY NOT BE THE CURRENT OWNERS.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURETYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS OF PRACTICE AS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

Kyle P. Cuplin, R.P.L.S. No. 5938  
DATED 12/4/2012




<b>PROJ. NO. 12602</b> <b>PREPARED FOR: STEVEN CRAIG TUFFELMIRE &amp; DINA L. TUFFELMIRE</b>	
<b>TECH: RKC</b>	
<b>APPROVED: K. CUPLIN</b>	
<b>FIELDWORK PERFORMED ON: 11/28/2012</b>	
<b>DRAWING: 2012</b>	

1932 WEST RR 1431  
 PO BOX 1095  
 KINGSLAND, TX. 78639  
 PH.325-388-5300 FAX.325-388-3320  
 WWW.CUPLINASSOCIATES.COM

**SCALE 1" = 100'**



NO.	DESCRIPTION
1	
<b>REVISIONS</b>	

1 OF 3 SHEETS

3