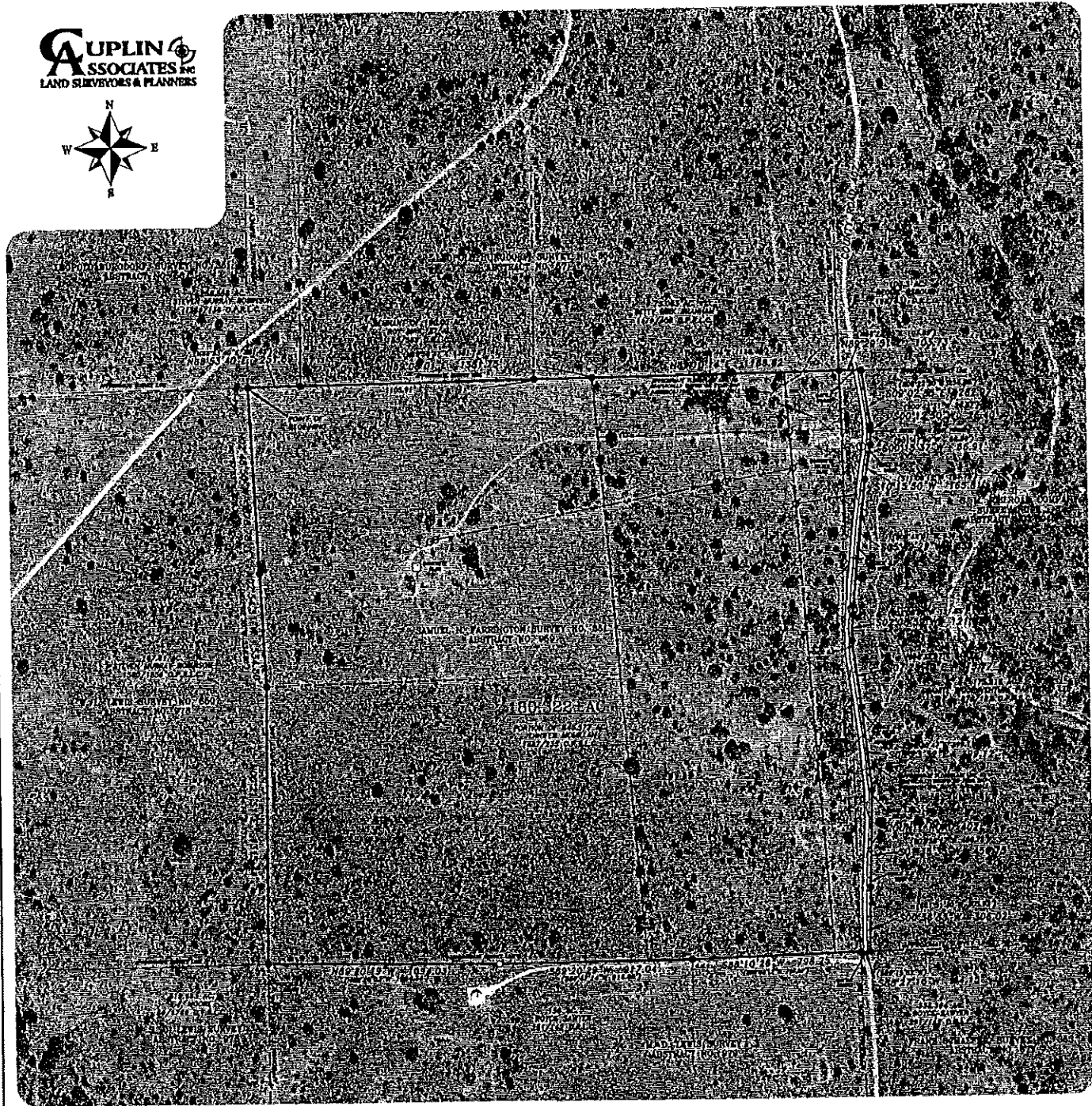


CUPLIN ASSOCIATES INC.
LAND SURVEYORS & PLANNERS



LAND TITLE SURVEY

LOCAL ADDRESS: COUNTY ROAD 402, LLANO COUNTY, TEXAS.

LEGAL DESCRIPTION: BEING A 180.322 ACRE TRACT OF LAND OUT OF THE SAMUEL N. FARRINGTON SURVEY NO. 351, ABSTRACT NO. 959 AND THE N. & O.N. RAILROAD COMPANY SURVEY NO. 1, ABSTRACT NO. 394, LLANO COUNTY, TEXAS, FURTHER BEING A PORTION OF A CALLED 545.577 ACRE TRACT DESCRIBED IN DOCUMENT TO JENNIFER McMILLAN, RECORDED IN VOLUME 1487 PAGE 215, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS, SAID 180.322 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: CATMAN LAND TITLES, INC.
G.F. NO.: 2018.11 EFFECTIVE DATE: JANUARY 15, 2018 ISSUED: JANUARY 15, 2018

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:

BLANKET EASEMENTS TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC.: 970/49 & 1250/52 - O.P.R.R.P.L.C.

RIGHTS AND CLAIMS OF THE PUBLIC, LLANO COUNTY, AND ADJUTING OWNERS IN AND TO THAT PORTION OF LAND LOCATED WITHIN THE RIGHT-OF-WAY OF LLANO COUNTY ROAD NO. 402.

SUBJECT TO SUBDIVISION REGULATIONS AND ORDINANCES OF LLANO COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF TEXAS AND THAT I AM NOT PROVIDING ANY SERVICE TO ANY PARTY OTHER THAN THE CLIENT AS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.



K.P. Cuplin DATE: 8/09/2018
KYLE P. CUPLIN, R.L.S., M.S.M.

PROJ. NO. 18410	1932 WEST RR. [431
PREPARED FOR: LEE EDWARD MOROZ AND ELENA RUIZ	PO BOX 1091
TECH: OSW	KINGSLAND, TX. 76659
APPROVED: K.CUPLIN	PH 323-318-3300 FAX 323-318-3330
ELECTRONIC PERFORMED ON: 3/01/2018	WWW.CUPLINASSOCIATES.COM
COPYRIGHT 2018	PROFESSIONAL FIRM NO. 14113800

NOTES
1) PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN ZONE 4 (AREAS WITHIN THE 100 YR FLOOD - NO BASE FLOOD ELEVATIONS DETERMINED) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M. MAP NO. 48299C0175C, EFFECTIVE 5/02/2012.
2) BASIS OF BEARINGS ARE TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, A COMBINATION SCALE FACTOR OF 1.00019 WAS APPLIED.
3) SUBJECT TO ALL CURRENT SUBDIVISION REGULATIONS OF LLANO COUNTY, TEXAS.
4) 2011 AERIAL IMAGE PROVIDED BY CAPITAL AREA COUNCIL OF GOVERNMENTS.

LEGEND

- 1/2" BORN PIN FOUND (UNLESS NOTED)
- 5/8" BORN PIN FOUND (UNLESS NOTED)
- 1" BORN PIN FOUND (UNLESS NOTED)
- 1 1/2" BORN PIN FOUND (UNLESS NOTED)
- 2" BORN PIN FOUND (UNLESS NOTED)
- 3" BORN PIN FOUND (UNLESS NOTED)
- 4" BORN PIN FOUND (UNLESS NOTED)
- 6" BORN PIN FOUND (UNLESS NOTED)
- 8" BORN PIN FOUND (UNLESS NOTED)
- 10" BORN PIN FOUND (UNLESS NOTED)
- 12" BORN PIN FOUND (UNLESS NOTED)
- 14" BORN PIN FOUND (UNLESS NOTED)
- 16" BORN PIN FOUND (UNLESS NOTED)
- 18" BORN PIN FOUND (UNLESS NOTED)
- 20" BORN PIN FOUND (UNLESS NOTED)
- 22" BORN PIN FOUND (UNLESS NOTED)
- 24" BORN PIN FOUND (UNLESS NOTED)
- 26" BORN PIN FOUND (UNLESS NOTED)
- 28" BORN PIN FOUND (UNLESS NOTED)
- 30" BORN PIN FOUND (UNLESS NOTED)
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- 42" BORN PIN FOUND (UNLESS NOTED)
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- 62" BORN PIN FOUND (UNLESS NOTED)
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- 82" BORN PIN FOUND (UNLESS NOTED)
- 84" BORN PIN FOUND (UNLESS NOTED)
- 86" BORN PIN FOUND (UNLESS NOTED)
- 88" BORN PIN FOUND (UNLESS NOTED)
- 90" BORN PIN FOUND (UNLESS NOTED)
- 92" BORN PIN FOUND (UNLESS NOTED)
- 94" BORN PIN FOUND (UNLESS NOTED)
- 96" BORN PIN FOUND (UNLESS NOTED)
- 98" BORN PIN FOUND (UNLESS NOTED)
- 100" BORN PIN FOUND (UNLESS NOTED)

SCALE 1" = 300'
0 150 300

DATE	BY	DESCRIPTION

SHEETS 1 OF 3

LEGAL DESCRIPTION: BEING A 180.322 ACRE TRACT OF LAND OUT OF THE SAMUEL N. FARRINGTON SURVEY NO. 351, ABSTRACT NO. 959 AND THE H. & G.N. RAILROAD COMPANY SURVEY NO. 1, ABSTRACT NO. 394, LLANO COUNTY, TEXAS, FURTHER BEING A PORTION OF A CALLED 545.577 ACRE TRACT DESCRIBED IN DOCUMENT TO JENNIFER MCMILLAN, RECORDED IN VOLUME 1487, PAGE 235, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS, SAID 180.322 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a 1/2" iron pin found at the northeast corner of a called 167.81 acre tract described in document to Steven Murray Robinson, recorded in Volume 1560, page 1559 of the Official Public Records of Llano County, Texas along the south line of a called a 258.558 acre tract described in document to Steven Murray Robinson, recorded in Volume 1369, Page 136 of the Official Public Records Llano County, Texas at the northwest corner of said 545.577 acre tract, and hereof;

THENCE North 88°53'40" East, along the south line of said 258.558 acre tract, the north line of said 545.577 acre tract, and hereof, a distance of 251.69' to a 1/2" iron pin found at the southeast corner of said 258.558 acre tract and the southwest corner of a called 160.00 acre tract described in document to Roy Birk, et al, recorded in Volume 185, Page 569 of the Deed Records of Llano County, Texas for an angle point hereof;

THENCE North 89°08'01" East, along the south line of said 160.00 acre tract, the north line of said 545.577 acre tract, and hereof, passing at a distance of 1105.91' a 1/2" iron pin found at the southwest corner of a called 75.083 acre tract described in document to Betty Birk, Branham, recorded in Volume 1479, Page 408 of the Official Public Records of Llano County, Texas, for a total distance of 1381.75' to a 1/2" iron pin found, for an angle point hereof;

THENCE North 89°10'14" East, along the south line of said 75.083 acre tract, the north line of said 545.577 acre tract, and hereof, a distance of 1168.62' to a 1/2" iron pin found at the southeast corner of said 75.803 and the southwest corner of a called 100.3 acre tract described in document to Reggie Osbourn, recorded in Volume 198, Page 631 of the Deed Records of Llano County, Texas, for an angle point hereof;

THENCE North 89°29'51" East, along the south line of said 100.3 acre tract and the north line of said 545.577 acre tract and hereof, crossing Llano County Road No. 402, a distance of 103.73' to a 1/2" iron pin found at the northwest corner of a called 175.916 acre tract described in document to Granite Ridge Venture Partners, LTD, recorded in Volume 878, Page 182 of the Official Public Records of Llano County, Texas the northeast remainder corner of said 545.577, and hereof, along the occupied east right-of-way line of said County Road;

THENCE along the west line of said 175.916 acre tract, generally along the occupied east right-of-way line of said County Road No. 402, and the east line hereof, the following courses and distances:

- 1) South 09°02'35" West, a distance of 262.97' to a 1/2" iron pin found;
- 2) South 00°12'50" West, a distance of 26.40' to a 2" steel pipe fence post found;
- 3) South 00°15'37" West, a distance of 66.91' to a 1/2" iron pin found;
- 4) South 10°15'50" West, a distance of 165.81' to a 1/2" iron pin found;
- 5) South 05°49'29" West, a distance of 639.35' to a 1/2" iron pin found;
- 6) South 02°08'52" West, a distance of 121.84' to a 1/2" iron pin found;
- 7) South 07°25'49" East, a distance of 315.77' to a 1/2" iron pin found;
- 8) South 06°23'32" East, a distance of 399.12' to a 1/2" iron pin found;
- 9) South 01°35'35" West, a distance of 456.75' to a 1/2" iron pin found;
- 10) South 00°56'55" West, a distance of 306.02' to a 1/2" iron pin found at the southwest corner of said 175.916 acre tract, along the north line of a called 333.394 acre tract described in document to Royce Sawyer, recorded in Volume 291, Page 142 of the Deed Records of Llano County, Texas and the south line of said 545.577 acre tract, for the southeast corner hereof;

THENCE South 88°27'16" West, along the north line of said 333.394 acre tract, over and across the right-of-way of said County Road No. 402, along the south line of said 545.577 acre tract, and hereof, a distance of 44.15' to a 1/2" iron pin found along the west right-of-way line of said County Road No. 402, at the northwest corner of said 333.394 acre tract and the northeast corner of a called 159 acre tract described in document to Royce Sawyer, recorded in Volume 291, Page 142 of the Deed Records of Llano County, Texas for an angle point hereof;

THENCE along the north line of said 159 acre tract, the south line of said 545.577 acre tract, and hereof, the following courses and distances:

- 1) South 88°10'26" West, a distance of 798.25' to a 1/2" iron pin found;
- 2) South 89°20'29" West, a distance of 917.04' to a 1/2" iron pin with cap set;
- 3) North 89°20'19" West, a distance of 1094.03' to a 1/2" iron pin found at the northwest corner of said 159 acre tract and the northeast corner of a called 519.663 acre tract described in document to T.J. Moore, recorded in Volume 59, Page 1769 of the Deed of Trust Records of Llano County, Texas, the southeast corner of said 167.81 acre tract, the southwest corner of said 545.577 acre tract, and hereof;

THENCE along the east line of said 167.81 acre tract, the west line of said 545.577 acre tract, and hereof, the following courses and distances;;

- 1) North 00°21'51" East, a distance of 1315.44' to a 1/2" iron pin found;
- 2) North 02°54'51" West, a distance of 534.80' to a 1/2" iron pin found;
- 3) North 02°48'50" West, a distance of 878.78' to the Point of Beginning, containing 180.322 acres of land more or less.

I hereby certify that this survey was prepared on the ground and was surveyed 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. Basis of Bearings are to the Texas Coordinate System, Central Zone. A Plat of Survey of even date was prepared as is intended to accompany the above described tract of land.

 Dated: 2/09/2016
Registered Professional Land Surveyor No. 5938

