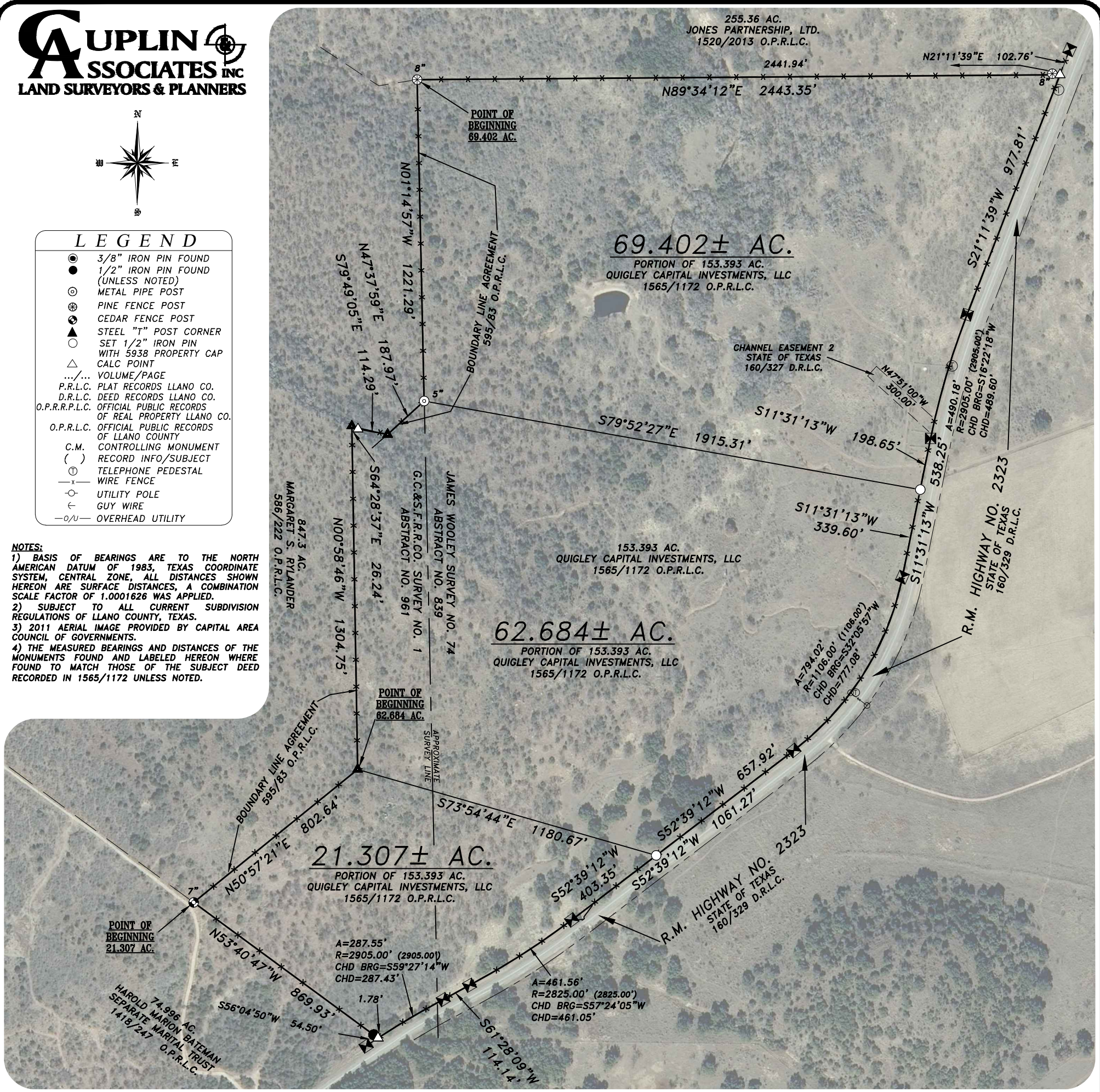




LEGEND

- 3/8" IRON PIN FOUND
- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊙ METAL PIPE POST
- ⊙ PINE FENCE POST
- ⊙ CEDAR FENCE POST
- ▲ STEEL "T" POST CORNER
- SET 1/2" IRON PIN WITH 5938 PROPERTY CAP
- △ CALC POINT
- .../... VOLUME/PAGE
- P.R.L.C. PLAT RECORDS LLANO CO.
- D.R.L.C. DEED RECORDS LLANO CO.
- O.P.R.R.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
- ⊙ TELEPHONE PEDESTAL
- x- WIRE FENCE
- UTILITY POLE
- ← GUY WIRE
- o/u- OVERHEAD UTILITY

NOTES:
 1) 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 1.0001626 WAS APPLIED.
 2) SUBJECT TO ALL CURRENT SUBDIVISION REGULATIONS OF LLANO COUNTY, TEXAS.
 3) 2011 AERIAL IMAGE PROVIDED BY CAPITAL AREA COUNCIL OF GOVERNMENTS.
 4) THE MEASURED BEARINGS AND DISTANCES OF THE MONUMENTS FOUND AND LABELED HEREON WHERE FOUND TO MATCH THOSE OF THE SUBJECT DEED RECORDED IN 1565/1172 UNLESS NOTED.



LAND TITLE SURVEY

LOCAL ADDRESS: RANCH ROAD 2323 LLANO COUNTY, TEXAS.

21.307 ACRE TRACT
 BEING OUT OF THE JAMES WOOLEY SURVEY NO. 74, ABSTRACT NO. 839 AND THE G.C.&S.F.R.R.CO. SURVEY NO. 1, ABSTRACT NO. 961, IN LLANO COUNTY, TEXAS, AND FURTHER BEING THE SOUTH PORTION OF A CALLED 153.393 ACRE TRACT DESCRIBED IN DOCUMENT TO QUIGLEY CAPITAL INVESTMENTS, LLC IN VOLUME 1565, PAGE 1172 OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, SAID 21.307 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

62.684 ACRE TRACT
 BEING OUT OF THE JAMES WOOLEY SURVEY NO. 74, ABSTRACT NO. 839 AND THE G.C.&S.F.R.R.CO. SURVEY NO. 1, ABSTRACT NO. 961, IN LLANO COUNTY, TEXAS, AND FURTHER BEING THE CENTRAL PORTION OF A CALLED 153.393 ACRE TRACT DESCRIBED IN DOCUMENT TO QUIGLEY CAPITAL INVESTMENTS, LLC IN VOLUME 1565, PAGE 1172 OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, SAID 62.684 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

69.402 ACRE TRACT
 BEING OUT OF THE JAMES WOOLEY SURVEY NO. 74, ABSTRACT NO. 839 IN LLANO COUNTY, TEXAS, AND FURTHER BEING THE NORTH PORTION OF A CALLED 153.393 ACRE TRACT DESCRIBED IN DOCUMENT TO QUIGLEY CAPITAL INVESTMENTS, LLC IN VOLUME 1565, PAGE 1172 OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, SAID 69.402 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.: 2016122909L-LL EFFECTIVE DATE: DECEMBER 13, 2016 ISSUED: DECEMBER 22, 2016

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

CHANNEL EASEMENT TO THE STATE OF TEXAS: 160/327-D.R.L.C. {SHOWN HEREON}
 EASEMENTS TO C.T.E.C.: 119/222, 128/135, 178/543-D.R.L.C., 307/641, 362/493, 362/513-O.P.R.R.L.C., AND 1464/569-O.P.R.L.C.
 BOUNDARY LINE AGREEMENT: 595/83-O.P.R.L.C. {SHOWN HEREON}
 SUBJECT TO LLANO COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED 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.

Kyle P. Cuplin
 KYLE P. CUPLIN, R.P.L.S. NO. 5938 DATED 12/29/2016



1 OF 3 SHEETS	PROJ NO. 16949	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH.325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 400'	2
	PREPARED FOR: REAVES/QUIGLEY CAPITAL INVESTMENTS, LLC		0 200 400	1
	TECH: P.BERGMAN			
APPROVED: K.CUPLIN	FIELDWORK PERFORMED ON: 6/19/15-12/27/16			DATE NO. DESCRIPTION
COPYRIGHT:2016	PROFESSIONAL FIRM NO: 10126900			REVISIONS