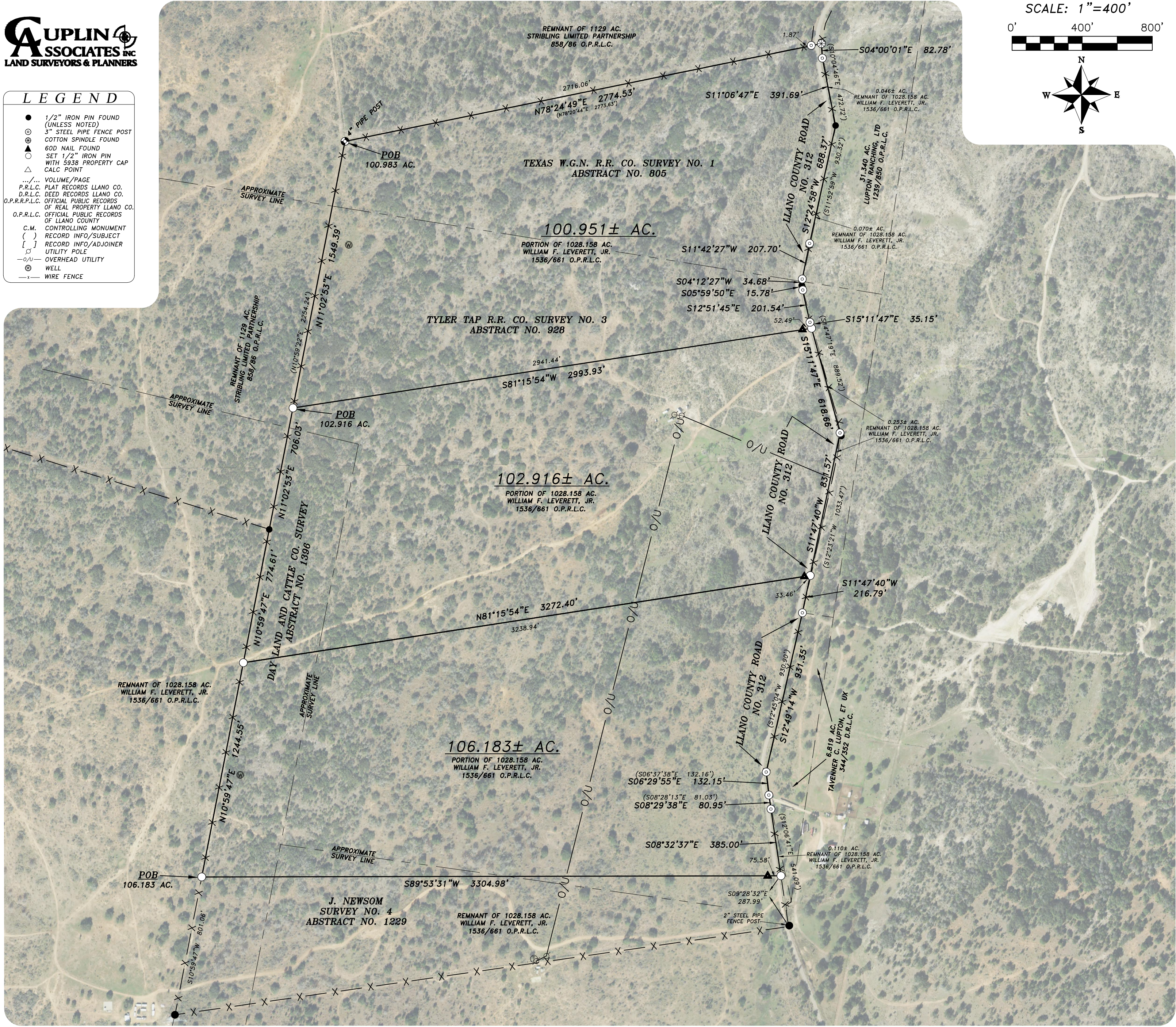


**LEGEND**

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊙ 3" STEEL PIPE FENCE POST
- ⊙ COTTON SPINDLE FOUND
- ⊙ 60D NAIL FOUND
- ⊙ SET 1/2" IRON PIN WITH 5/32" 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.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
- [ ] RECORD INFO/ADJOINER
- UTILITY POLE
- O-U- OVERHEAD UTILITY
- WELL
- x- WIRE FENCE



**NOTES:**  
 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NOS. 48299C0325C AND 48299C0475C, 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 1.00017472428475 WAS APPLIED.  
 3) SUBJECT TO ALL CURRENT SUBDIVISION REGULATIONS OF LLANO COUNTY, TEXAS.  
 4) 2015 AERIAL IMAGE PROVIDED BY TEXAS NATURAL RESOURCES SYSTEM.  
 5) AS TO THE 102.916 ACRE TRACT AND THE 100.951 ACRE TRACT: THEIR SURVEYS WERE PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

**LAND TITLE SURVEY**

LOCAL ADDRESS: LLANO COUNTY ROAD NO. 312, LLANO COUNTY, TEXAS.

LEGAL DESCRIPTION: BEING A 106.183 ACRE TRACT OUT OF THE J. NEWSOM SURVEY NO. 4, ABSTRACT NO. 1229, THE DAY LAND AND CATTLE CO. SURVEY, ABSTRACT NO. 1396, AND THE TYLER TAP R.R. CO. SURVEY NO. 3, ABSTRACT NO. 928 IN LLANO COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 1028.158 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO WILLIAM F. LEVERETT IN VOLUME 1536, PAGE 661 OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, SAID 106.183 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 COMPANY G.F. NO.: 2017020285L-LL  
 EFFECTIVE DATE: JANUARY 31, 2017 ISSUED: FEBRUARY 9, 2017

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

RESTRICTIVE COVENANTS: HEREBY DELETED

EASEMENT TO C.T.E.C., INC. 341/500, 344/677, 351/951 D.R.L.C., 645/318, 970/1, 1184/360, 1257/688 O.P.R.R.P.L.C., 1311/412, 1524/1363-O.P.R.L.C.

**BOUNDARY SURVEY**

BEING A 102.916 ACRE TRACT OUT OF THE TYLER TAP R.R. CO. SURVEY NO. 3, ABSTRACT NO. 928, THE DAY LAND AND CATTLE CO. SURVEY, ABSTRACT NO. 1396 IN LLANO COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 1028.158 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO WILLIAM F. LEVERETT IN VOLUME 1536, PAGE 661 OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, SAID 102.916 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

BEING A 100.951 ACRE TRACT OUT OF THE TYLER TAP R.R. CO. SURVEY NO. 3, ABSTRACT NO. 928, AND THE TEXAS W.G.N.R.R. CO. SURVEY NO. 1, ABSTRACT NO. 805 IN LLANO COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 1028.158 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO WILLIAM F. LEVERETT IN VOLUME 1536, PAGE 661 OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, SAID 100.951 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

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** DATED 3/27/2017  
 KYLE P. CUPLIN, R.P.L.S. NO. 5938



PROJ. NO. 17081	PREPARED FOR: JORDAN SMREKAR/LEVERETT
TECH: P.BERGMAN	APPROVED: K.CUPLIN
FIELDWORK PERFORMED ON: 2/27/17-3/14/17	COPYRIGHT: 2017
PROFESSIONAL FIRM NO: 10126900	

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

SCALE 1" = 400'

DATE	NO.	DESCRIPTION	1 OF 2 SHEETS
3/30/17	1	REVISED SURVEY NAME FROM IT RR CO SURVEY NO. 4 TO J. NEWSOM SURVEY NO. 4.	
REVISIONS			