



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.

LAND TITLE SURVEY

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

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 RR. 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.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: HILL COUNTRY TITLES, INC. & HIGHLAND LAKES TITLE G.F. NO.: 2017112787L-OC EFFECTIVE DATE: NOVEMBER 1, 2017 ISSUED: DECEMBER 7, 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, 1531/1662-O.P.R.L.C.
- EASEMENT TO GENERAL TELEPHONE CO. OF THE SOUTHWEST: 348/801-D.R.L.C.
- TRANSMISSION LINE EASEMENT TO LCRA: 79/480-D.R.B.C. [DOES NOT APPLY-EXCEPT FOR INGRESS AND EGRESS]

I HEREBY CERTIFY EXCLUSIVELY TO HILL COUNTRY TITLES, INC. AND SMALL OAK ENTERPRISES, LLC 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. 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 2017, CUPLIN & ASSOCIATES, INC. ©.

Kyle P. Cuplin

DATED 12/18/2017

KYLE P. CUPLIN, R.P.L.S. NO. 5938

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 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.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



SHEET 1 OF 3	PROJ NO. 17081
	PREPARED FOR: SMALL OAK ENTERPRISES, LLC
	TECH: P.BERGMAN
	APPROVED: K.CUPLIN
	FIELDWORK PERFORMED ON: 2/17-12/17
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'
0 200 400

	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		