



SAMUEL CRAFT SURVEY NO. 216
ABSTRACT 140

95.568±AC.
PORTION OF 132 AC.
LORENE COOK, ET VIR
199/677 D.R.L.C.

115.70 AC.
DEBBIE JEANNE DOTSON BENAUD
1539/3557 O.P.R.L.C.

160 AC.
JAMES LESTER MOORE, ET AL
1526/2972 O.P.R.L.C.

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
⊙	3" STEEL PIPE FENCE POST
⊗	10" CEDAR FENCE POST
△	CALC POINT
⊠	TXDOT TYPE I CONC. R.O.W. MONUMENT FND.
...	VOLUME/PAGE
P.R.L.C.	PLAT RECORDS LLANO CO.
D.R.L.C.	DEED RECORDS LLANO CO.
O.P.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/ADJACENT
○	UTILITY POLE
-o/u-	OVERHEAD UTILITY
⊙	WELL
⊕	TELEPHONE PEDESTAL
-x-	WIRE FENCE

- 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 1.00015968028543 WAS APPLIED.
 - 2) AERIAL IMAGE PROVIDED BY GOOGLE EARTH, DATED NOVEMBER, 2017
 - 3) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48299C0350C, EFFECTIVE 5/12/2012.

LAND TITLE SURVEY

LOCAL ADDRESS: HIGHWAY 71 EAST, LLANO COUNTY, TEXAS.

LEGAL DESCRIPTION: BEING A 95.568 ACRE TRACT IN LLANO COUNTY, TEXAS OUT OF THE SAMUEL CRAFT SURVEY NO. 216, ABSTRACT NO. 140, AND BEING THE EAST PORTION OF A CALLED 132 ACRE TRACT DESCRIBED IN DOCUMENT TO LORENE COOK, ET VIR, RECORDED IN VOLUME 199, PAGE 677 OF THE DEED RECORDS OF LLANO COUNTY, TEXAS, SAID 95.568 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 LAND TITLES
G.F.NO.: 2018010144L-LL EFFECTIVE DATE: JANUARY 30, 2018 ISSUED: FEBRUARY 7, 2018

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. 162/147-D.R.L.C.

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF LLANO COUNTY, TEXAS.

I HEREBY CERTIFY EXCLUSIVELY TO HIGHLAND LAKES TITLE, ALLEN SHANNON, 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 2018, CUPLIN & ASSOCIATES, INC. ©.

Kyle P. Cuplin
KYLE P. CUPLIN, R.P.L.S. NO. 5938 DATED 2/20/2018



1 OF 2 SHEETS	PROJ NO. 18148	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH.325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 300'	2	
	PREPARED FOR: ALLEN SHANNON		0 150 300	1	
	TECH: P.BERGMAN			DATE NO.	DESCRIPTION
	APPROVED: K.CUPLIN			REVISIONS	
FIELDWORK PERFORMED ON: 2/13/18					
COPYRIGHT:2018	PROFESSIONAL FIRM NO: 10126900				