



LEGEND	
●	3/8" IRON PIN FOUND
●	1/2" IRON PIN FOUND (UNLESS NOTED)
⊙	3" IRON PIPE FENCE POST (UNLESS NOTED)
⬮	CEDAR FENCE POST
⬮	60D NAIL FOUND
⊙	SET 1/2" IRON PIN WITH 5938 PROPERTY CAP
△	CALC. POINT
...	VOLUME/PAGE
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
D.R.B.C.	DEED RECORDS GILLESPIE CO.
R.P.R.B.C.	REAL PROPERTY RECORDS GILLESPIE COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS GILLESPIE COUNTY
C.M.	CONTROLLING MONUMENT
()	RECORD INFO/SUBJECT
⊕	UTILITY POLE
—	GUY WIRE
—	OVERHEAD UTILITY
⊕	ELECTRIC METER
⊕	WELL
—x—	WIRE FENCE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N86°58'22"E	209.44'
L2	N27°08'18"E	73.17'
L3	S83°36'56"E	117.83'
L4	S50°34'28"E	93.23'

RECORD LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°58'52"E	209.52'
L2	N28°47'03"E	72.77'
L3	S82°11'48"E	118.00'
L4	S48°19'12"E	94.20'

BOUNDARY SURVEY

LOCAL ADDRESS: WILLOW CITY LOOP COUNTY ROAD, GILLESPIE, COUNTY, TX.

BEING 1363.646 ACRES OF LAND, OUT OF THE C. STAFFEL SURVEY NO. 412, ABSTRACT NO. 1384; THE S. DUNMAN SURVEY, ABSTRACT NO. 171; THE W. OUTTERSIDE SURVEY NO. 199, ABSTRACT NO. 573 IN LLANO COUNTY, TEXAS AND THE C. STAFFEL SURVEY NO. 412, ABSTRACT NO. 1404; THE S. DUNMAN SURVEY, ABSTRACT NO. 1468; THE C. STAFFEL SURVEY NO. 380, ABSTRACT NO. 1403; THE W.T.R.CO. SURVEY NO. 411, ABSTRACT NO. 1052; THE W. OUTTERSIDE SURVEY NO. 199, ABSTRACT NO. 1830; THE J. BURNAM SURVEY NO. 198, ABSTRACT NO. 47; THE C&M R.R. CO. SUREY NO. 379, ABSTRACT NO. 933; AND THE M. MONTGOMERY SURVEY NO. 202, ABSTRACT NO. 493 IN GILLESPIE COUNTY, TEXAS, AND BEING COMPRISED OF A PORTION OF A CALLED 422.97 ACRE TRACT, ALL OF A CALLED 990 ACRE TRACT, AND ALL OF A CALLED 33.505 ACRE TRACT ALL SHOWN ON DOCUEMTN TO PRIME CHANCE, LTD. IN VOLUME 1379, PAGE 803 OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS AND DOC. NO. 20065354 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS, SAID 1363.646 ACRES BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

NOTES:

- 1) BASIS OF BEARINGS ARE TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, A COMBINATION SCALE FACTOR OF 1.0001463579 WAS APPLIED.
- 2) SUBJECT TO ALL CURRENT SUBDIVISION REGULATIONS OF LLANO COUNTY AND GILLESPIE COUNTY, TEXAS.
- 3) 2015 AERIAL IMAGE PROVIDED BY GOOGLE EARTH.
- 4) IMPROVEMENTS/UTILITIES/INTERIOR FENCES: NOT ALL OF THESE ITEMS ARE SHOWN HEREON.
- 5) THIS SURVEY WAS 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.

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 CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY AS ESTABLISHED BY THE TEXAS BOARD OF LAND SURVEYING.

PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 663.18c. THIS DOCUMENT IS "PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT" DATED 11/12/2015

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

PROJ. NO. 15532
PREPARED FOR: PRIME CHANCE, LTD.
TECH: P. BERGMAN
APPROVED: K. CUPLIN
FIELDWORK PERFORMED ON: AUGUST, 2015—NOVEMBER, 2015
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1932 WEST RR 1431
PO BOX 1095
KINGSLAND, TX. 78639
PH. 325-388-3300 FAX 325-388-3320
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 600'

REVISIONS	
DATE	DESCRIPTION
1	

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SHEET