CUPLIN ASSOCIATES INC
LAND SURVEYORS & PLANNERS

LOCAL ADDRESS: F.M. HIGHWAY NO. 1431 & EUEL MOORE DRIVE, KINGSLAND, TX.

LEGAL DESCRIPTION:

TRACT 1: BEING AN 8.467 ACRE TRACT, OUT OF THE I.P. PULLUM SURVEY NO. 428, ABSTRACT NO. 580, LLANO COUNTY, TEXAS, BEING A PORTION OF A CALLED 9.087 ACRE TRACT AS CONVEYED TO PERRY PRITCHARD IN DOCUMENT RECORDED IN VOLUME 1488, PAGE 616 OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, SAID 8.467 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY.

TRACT 2: BEING A 0.503 ACRE TRACT, OUT OF THE I.P. PULLUM SURVEY NO. 428, ABSTRACT NO. 580, LLANO COUNTY TEXAS, BEING THE SAME AS AND CONSISTING OF ALL OF A CALLED TRACT II AS CONVEYED TO PERRY PRITCHARD IN DOCUMENT RECORDED IN VOLUME 1488, PAGE 616 OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, SAID 0.503 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

TRACT 3: BEING A 0.967 ACRE TRACT OF LAND, OUT OF THE I.P. PULLUM SURVEY NO. 428, ABSTRACT NO. 580, LLANO COUNTY, TEXAS, BEING A PORTION OF A CALLED 9.087 ACRE TRACT AS CONVEYED TO PERRY PRITCHARD IN DOCUMENT RECORDED IN VOLUME 1488, PAGE 616 OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, FURTHER BEING ALL OF A CALLED 1.016 ACRE TRACT OF LAND (TRACT II), DESCRIBED IN A DEED TO H. LARRY GASSER AND WIFE, MAUREEN GASSE, AS RECORDED IN VOLUME 540, PAGE 100 OF THE DEED RECORDS OF LLANO COUNTY, TEXAS, SAID 0.967 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

PROPERTY RECORDS REPORT:
SURVEY WAS PERFORMED WITH A PROPERTY RECORDS REPORT
PREPARED FOR BOB PATTERSON, PROVIDED BY HIGHLAND LAKES LAND RECORDS, GF NO. T13016LRE

TRACT 1 SUBJECT TO:
RESTRICTIONS: 186/380 D.R.L.C.
BLANKET RIGHT-OF-WAY EASEMENT TO CENTRAL TEXAS ELECTRIC COOPERATIVE INC.: 112/266, 138/190 D.R.L.C. & 713/329 O.P.R.L.C.
RIGHT-OF-WAY EASEMENT TO KINGSLAND WATER SUPPLY COMPANY (BLANKET TYPE): 176/607 & 176/609 D.R.L.C.
EASEMENT TO PEOPLE SAVINGS AND LOAN ASSOCIATION: 196/546 D.R.L.C.
EASEMENT TO KINGSLAND MUNICIPAL UTILITY DISTRICT NO. 1: 262/125 & 366/133 D.R.L.C., 1374/265 & 1394/424 O.P.R.L.C.
EASEMENT TO BILLIE J. PRATT (75' WIDE PERPETUAL): 348/679 D.R.L.C.
EASEMENT TO GTE SOUTHWEST INCORPORATED: 376/723 D.R.L.C.
EASEMENT TO LEE USSERY SR, TRUSTEE: 401/224 D.R.L.C.
PERPETUAL EASEMENT AGREEMENT TO ETEX OUTDOOR LLC: 1460/977 O.P.R.L.C., ASSIGNED ACME PARTNERSHIP LP: 1526/3872 O.P.R.L.C.

TRACT 1 MAYBE SUBJECT TO:
RIGHT-OF-WAY EASEMENT TO SOUTHWESTERN STATES TELEPHONE COMPANY: 157/781 D.R.L.C.

TRACT 2 SUBJECT TO:
RECORDED PLAT: 95/75 D.R.L.C.
COVENANTS & RESTRICTIONS: 95/76 D.R.L.C. (B.S.L. & U.E. SHOWN HEREON)
UTILITY EASEMENT TO CENTRAL TEXAS ELECTRIC COOPERATIVE INC. (BLANKET TYPE): 95/542 D.R.L.C.
RESTRICTIONS: 91/280 & 94/506 D.R.L.C.
BLANKET RIGHT-OF-WAY EASEMENT TO CENTRAL TEXAS ELECTRIC COOPERATIVE INC.: 95/542, 112/266 & 138/190 D.R.L.C.
RIGHT-OF-WAY EASEMENT TO KINGSLAND WATER SUPPLY COMPANY (BLANKET TYPE): 176/607 & 176/609 D.R.L.C.
EASEMENT TO KINGSLAND MUNICIPAL UTILITY DISTRICT NO. 1: 273/488 D.R.L.C.

TRACT 3 SUBJECT TO:
RESTRICTIONS: 186/380 D.R.L.C.
BLANKET RIGHT-OF-WAY EASEMENT TO CENTRAL TEXAS ELECTRIC COOPERATIVE INC.: 112/266, 138/190 D.R.L.C. & 713/329 O.P.R.L.C.
RIGHT-OF-WAY EASEMENT TO KINGSLAND WATER SUPPLY COMPANY (BLANKET TYPE): 176/607 & 176/609 D.R.L.C.
EASEMENT TO PEOPLE SAVINGS AND LOAN ASSOCIATION: 196/546 D.R.L.C.
EASEMENT TO KINGSLAND MUNICIPAL UTILITY DISTRICT NO. 1: 262/125 & 366/133 D.R.L.C., EASEMENT TO GTE SOUTHWEST INCORPORATED: 376/723 D.R.L.C.

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.

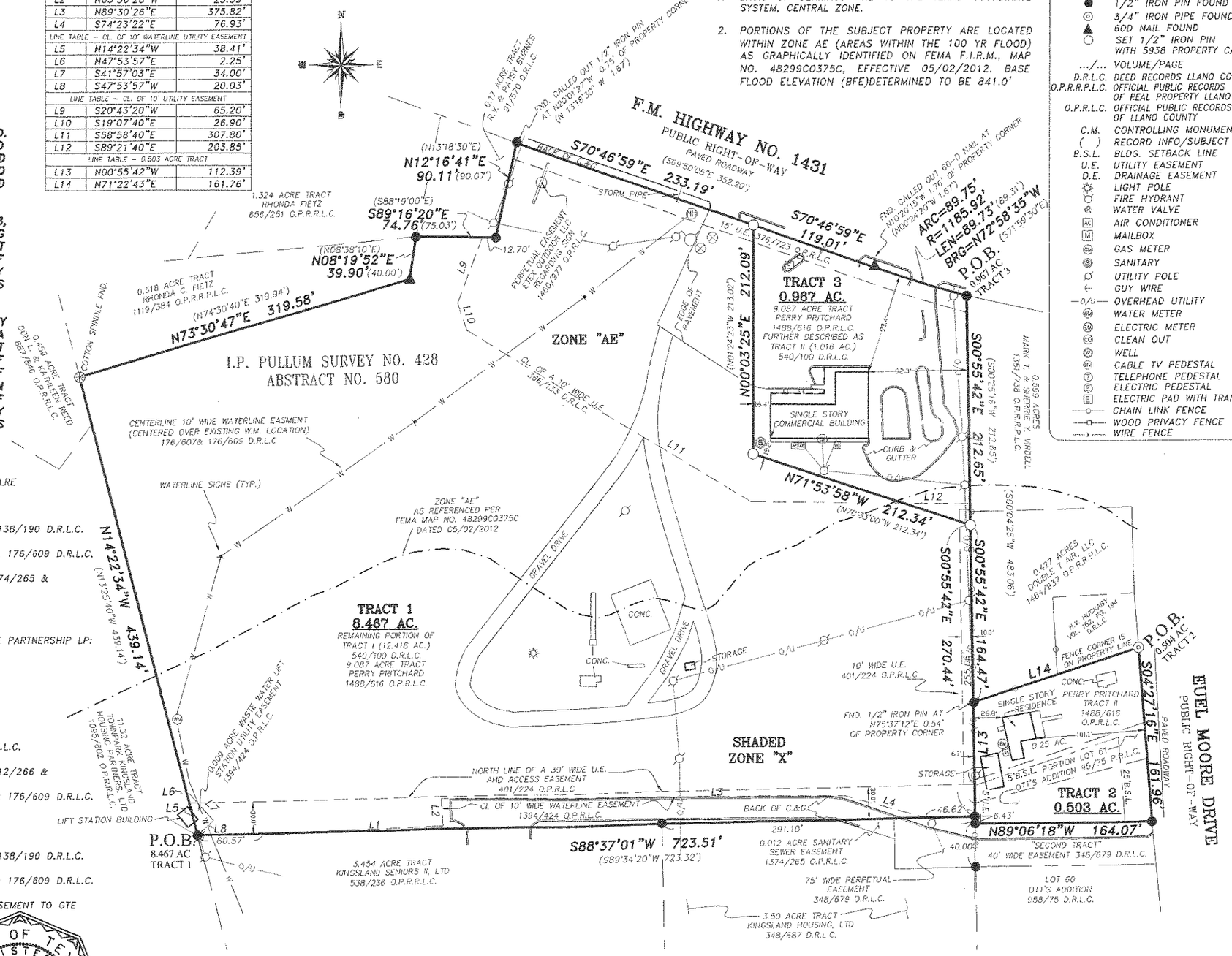
KYLE P. CUPLIN, R.P.L.S. NO. 5938 DATED 03/01/2013

STATE OF TEXAS REGISTERED KYLE P. CUPLIN 5938 PROFESSIONAL LAND SURVEYOR

LINE TABLE - CL. OF 10' WATERLINE UTILITY EASEMENT		
L1	N87°40'37"E	168.14'
L2	N03°56'28"W	25.59'
L3	N89°30'26"E	375.82'
L4	S74°23'22"E	76.93'
LINE TABLE - CL. OF 10' WATERLINE UTILITY EASEMENT		
L5	N14°22'34"W	38.41'
L6	N47°53'57"E	2.25'
L7	S41°57'03"E	34.00'
L8	S47°53'57"W	20.03'
LINE TABLE - CL. OF 10' UTILITY EASEMENT		
L9	S20°43'20"W	65.20'
L10	S19°07'40"E	26.90'
L11	S58°58'40"E	307.80'
L12	S89°21'40"E	203.85'
LINE TABLE - 0.503 ACRE TRACT		
L13	N00°55'42"W	112.39'
L14	N71°22'43"E	161.76'

GENERAL NOTES:
1. BASIS OF BEARINGS ARE TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
2. PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN ZONE AE (AREAS WITHIN THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48299C0375C, EFFECTIVE 05/02/2012. BASE FLOOD ELEVATION (BFE)DETERMINED TO BE 841.0'

LEGEND
- 1/2" IRON PIN FOUND
- 3/4" IRON PIPE FOUND
- 60D NAIL FOUND
- SET 1/2" IRON PIN WITH 5938 PROPERTY CAP
- .../... 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
- C.M. CONTROLLING MONUMENT
- ( ) RECORD INFO/SUBJECT
- B.S.L. BLDG. SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- AIR CONDITIONER
- MAILBOX
- GAS METER
- SANITARY
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITY
- WATER METER
- ELECTRIC METER
- CLEAN OUT
- WELL
- CABLE TV PEDESTAL
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- ELECTRIC PAD WITH TRANS.
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- WIRE FENCE



SHEET 1 OF 1	PROJ NO. 13059
	PREPARED FOR: BOB PATTERSON
	TECH: R.GRIFFITH
	APPROVED: K.CUPLIN
	FIELDWORK PERFORMED ON: 02/15/2013

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SCALE 1" = 100'
0 50 100

DATE	NO.	DESCRIPTION
	2	
	1	

REVISIONS