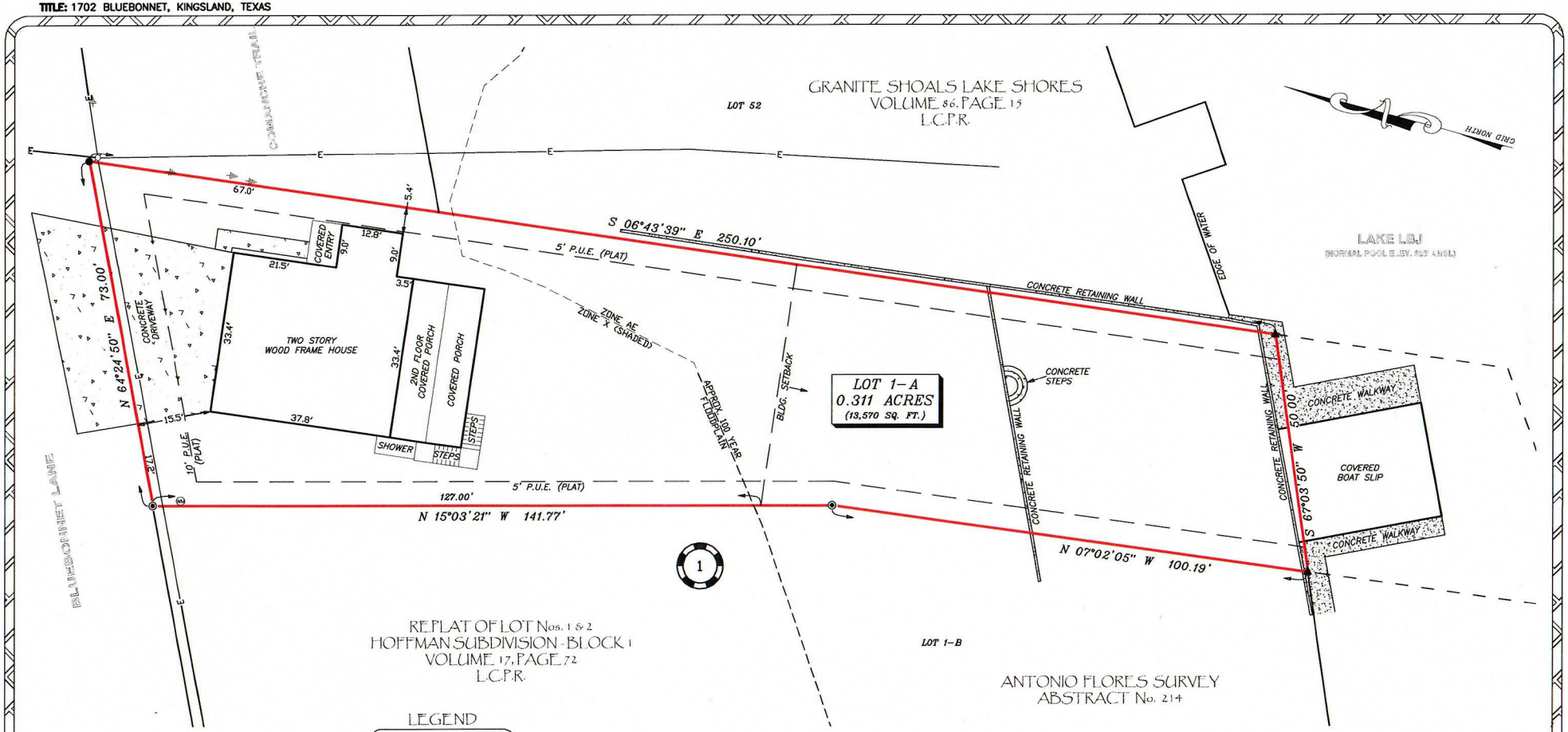
TITLE: 1702 BLUEBONNET, KINGSLAND, TEXAS



TO:
TITLE COMPANY: HIGHLAND LAKES TITLE COMPANY
G.F. No.: 2018010031L-KI
SURVEY DATE: JANUARY 29, 2018

I DO HEREBY CERTIFY THAT: (1) THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION; (2) TO THE BEST OF MY KNOWLEDGE, THE PROPERTY LEGALLY DESCRIBED HEREON IS NOT AFFECTED BY BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACES EXCEPT AS SHOWN; (3) THIS PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROAD, EXCEPT AS SHOWN HEREON. THIS CERTIFICATION EXTENDS ONLY TO THE SUBJECT PROPERTY AND EASEMENTS REFERENCED IN THE ABOVE DESCRIBED TITLE COMMITMENT.

JORDAN R. GARRETT
R.P.L.S. NO. 6154

STATE OF TEXAS REGISTERED JORDAN R. GARRETT 6154 PROFESSIONAL LAND SURVEYOR

LEGEND

- FND. 1/2" IRON ROD
- FND. 1/2" IRON ROD CAPPED "RPLS 4452"
- POINT FOR CORNER
- WATER METER
- POWER POLE
- GUY WIRE ANCHOR
- OVERHEAD ELECTRIC

10 0 10 20 30 40 50 60
SCALE: 1 INCH = 20 FEET

SURVEYOR'S NOTES:

(1) BEARINGS, DISTANCES, AND AREAS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE–NAD83; COMBINED SCALE FACTOR: 1.0001334122.

(2) THIS PROPERTY IS SUBJECT TO THE RESTRICTIONS AS SET FORTH IN VOLUME 12, PAGE 72 OF LLANO COUNTY PLAT RECORDS & VOLUME 95, PAGE 254 OF LLANO COUNTY DEED RECORDS.

(3) FLOWAGE & INUNDATION EASEMENT CONVEYED TO THE LOWER COLORADO RIVER AUTHORITY IN VOLUME 84, PAGE 562 OF LLANO COUNTY DEED RECORDS – DOES AFFECT THIS PROPERTY.

(4) UTILITY EASEMENT CONVEYED TO KINGSLAND MUNICIPAL UTILITY DISTRICT No. 1 IN VOLUME 273, PAGE 429 OF LLANO COUNTY DEED RECORDS – DOES AFFECT THIS PROPERTY.

(6) THIS PROPERTY LIES WITHIN ZONES A (1% ANNUAL CHANCE FLOOD) & X (SHADED) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP No. 48299C0375C, EFFECTIVE DATE MAY 2, 2012, BASED ON GRAPHICAL PLOTTING ONLY.

PLAT OF:
LOT 1-A

REPLAT OF LOT Nos. 1 & 2 HOFFMAN SUBDIVISION BLOCK 1 AS RECORDED IN VOLUME 17, PAGE 72 OF LLANO COUNTY PLAT RECORDS & SITUATED IN THE ANTONIO FLORES SURVEY, ABSTRACT No. 214 IN LLANO COUNTY, TEXAS.

STANDARD TITLE SURVEY FOR:
DOUGLAS & KIMBERLY MONCURE

285 COUNTY ROAD 175
LEANDER, TX 78641
(844) 4-JAGGEO (O)
(866) 486-8395 (F)

JAG GEOMATICS INCORPORATED

WWW.JAGGEO.COM
REQUEST@JAGGEO.COM
FIRM No. 10170400

File Name: 180114.dwg	Completion Date: 01/31/2018
Scale: 1" = 20'	Surveyed by: NP
Drawn by: JG	Job No.: 180114