

REMAINDER OF CALLED 578.11 ACRES
LARRY NIERTH AND WIFE, WINIFRED NIERTH TO
MRS. NAN R. STAHLMAN
247/218-D.R.L.C.

WOODLAND HILLS
RANCH SUBDIVISION

LOT 65
10.01±AC.



LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- △ IRON PIN SET & EASEMENT CAP
- ⊙ 5/8" IRON PIN FOUND
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- .../... VOLUME/PAGE
- D.R.L.C. DEED RECORDS LEON CO.
- O.R.L.C. OFFICIAL RECORDS LEON CO.
- () RECORD INFO/SUBJECT
- [] RECORD INFO/ADJOINER
- WIRE FENCE
- SIGN

N: 10,440,570.17
E: 3,695,208.14

(N49°39'34"E)
N47°21'27"E
350.44'

S42°38'33"E 1212.07'

LOT 64
10.01±AC.

1149.88 ACRES
ZZ TWO LTD TO LSLP WOODLAND HILLS RANCH LLC
1809/248-D.R.L.C. NOVEMBER 24, 2020

LOT 63
10.01±AC.

P.O.B.
N: 10,439,916.05
E: 3,696,286.87

WOODLAND HILLS
RANCH SUBDIVISION

LOT 62
10.01±AC.

LOT 61
10.01±AC.

S36°56'45"W
356.30'

42.37±AC. NON-EXCLUSIVE ROAD
ACCESS & UTILITY EASEMENT
1814/20-O.R.L.C.

LOT 56
10.26±AC.

WOODLAND HILLS
RANCH SUBDIVISION

LOT 98
10.01±AC.

LOT 55
10.01±AC.

BOUNDARY SURVEY

LOCAL ADDRESS: CENTERVILLE, TEXAS.

A 10.01 ACRE TRACT TO BE KNOWN AS LOT 63 OF THE WOODLAND HILLS RANCH SUBDIVISION BEING A PART OF THE LUCIUS HIBBARD SURVEY, ABSTRACT NO. 350, LEON COUNTY, TEXAS, FURTHER BEING OUT OF A CALLED 1149.88 ACRE TRACT AS SHOWN ON DOCUMENT FROM ZZ TWO LTD TO LSLP WOODLAND HILLS RANCH, LLC IN VOLUME 1809, PAGE 248 OF THE OFFICIAL RECORDS OF LEON COUNTY, TEXAS, SAID 10.01 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

NOTES:

- 1) PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NOS. 48282C0550C & 48289C0575C, EFFECTIVE 11/20/2013.
- 2) HORIZONTAL DATUM IS TO NAD83/2011-EPOCH 2010, VERTICAL DATUM IS TO NAVD 88 - GEOID18. THE BASIS OF BEARINGS ARE TO TEXAS LAMBERT GRID CENTRAL ZONE, DISTANCES SHOWN HEREON ARE SURFACE VALUES USING A COMBINATION SCALE FACTOR OF 1.00012135882249, ALL COORDINATES SHOWN ARE TO GRID.
- 3) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION WITH THE PROPER REGULATORY AGENCY, SUBJECT TO LEON COUNTY SUBDIVISION REGULATIONS.
- 4) 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, IMPROVEMENTS NOT SHOWN.

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS
SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION.

Kyle P. Cuplin
KYLE P. CUPLIN, R.P.L.S. NO. 5938 DATED 1/21/2021

X Cynthia Hunter
X [Signature]



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PROJ NO. 202010
TECH: KPC
APPROVED: K CUPLIN
FIELDWORK PERFORMED ON: DEC. 2020 & JAN. 2021
PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH. 325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 300'
0 150 300

CUPLIN ASSOCIATES
LAND SURVEYORS & PLANNERS