

LAND TITLE SURVEY

LOCAL ADDRESS: "VACANT LOTS" FRENCH JOHN CREEK ROAD, KINGSLAND, TEXAS.

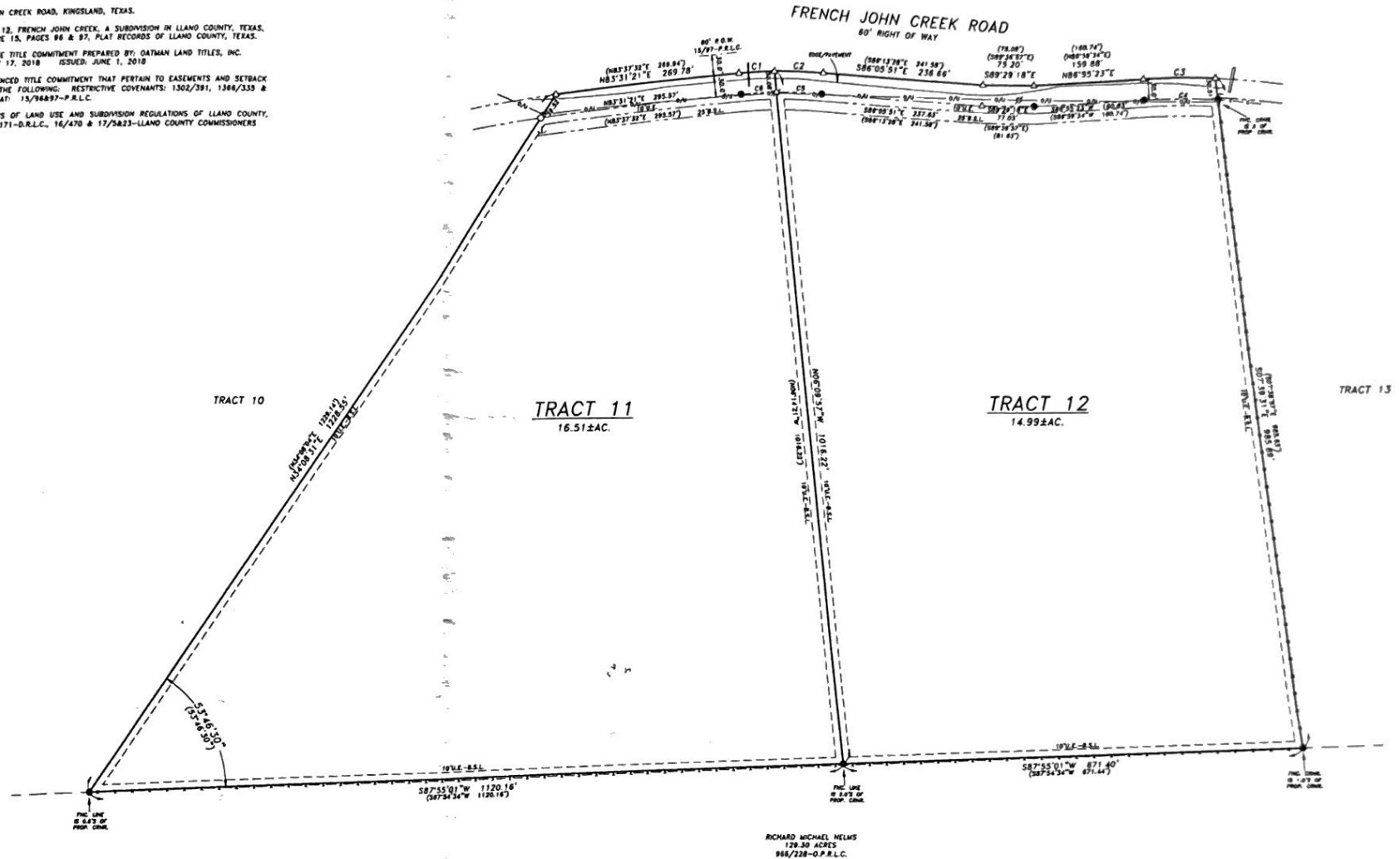
LEGAL DESCRIPTION: BEING TRACT NO'S 11 & 12, FRENCH JOHN CREEK, A SUBDIVISION IN LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 15, PAGES 96 & 97, PLAT RECORDS OF LLANO COUNTY, TEXAS.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: OATMAN LAND TITLES, INC. G.F. NO. 2016-151 EFFECTIVE DATE: MAY 17, 2018 ISSUED: JUNE 1, 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: 1302/391, 1366/333 & 1389/280 - O.P.R.P.L.C. RECORDED PLAT: 15/96697-P.R.L.C.

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF LLANO COUNTY, TEXAS, INCLUDING BUT NOT LIMITED TO: 291/171-D.R.L.C., 16/470 & 17/5823-LLANO COUNTY COMMISSIONERS COURT MINUTES.

LEGEND	
●	1/2" IRON PIN FOUND
○	CALL POINT
○	SET 1/2" IRON PIN WITH OATMAN PROPERTY MAP
-	VOLUME/PAGE
P.R.L.C.	PLAT RECORDS LLANO CO.
P.R.L.C.	PLAT RECORDS LLANO CO.
P.R.P.L.C.	PLAT RECORDS PUBLIC RECORDS OF REAL PROPERTY LLANO CO.
P.R.P.L.C.	PLAT RECORDS PUBLIC RECORDS OF REAL PROPERTY LLANO CO.
()	RECORDS SUBJECT OF LLANO COUNTY
---	ALONG SETBACK LINE
---	UTILITY EASEMENT
---	UTILITY POLE
---	OUT WIRE
---	OVERHEAD UTILITY
---	WIRE FENCE



NOTES:
(1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE 8 (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.S.M. MAP NO. 48298D0370C, EFFECTIVE 05/02/2015.
(2) BOUNDS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.

I HEREBY CERTIFY EXCLUSIVELY TO OATMAN LAND TITLES, INC., ALAN ISBELL & SHARON ISBELL, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SUPERVISED BY ME OR UNDER MY DIRECT SUPERVISION. 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.
Richard Michael Helms
DANNY J. STARK, R.P.L.S. NO. 5602 DATED: 06/13/2018



PROJ. NO. 18706
PREPARED FOR: ALAN & SHARON ISBELL
TECH: JBAR
APPROVED: D. STARK
FIELDWORK PERFORMED ON: 6/8/18
COPYRIGHT: 2018

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CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG
(1)	4°33'11"	630.00	55.24	52.82	108.24	N82°54'19"W
(2)	6°19'36"	630.00	72.88	72.84	158.58	N88°58'18"W
(3)	5°42'12"	1019.81	105.00	104.93	189.66	N88°46'58"W
(4)	6°08'52"	1009.81	107.43	107.40	189.66	N88°46'58"W
(5)	6°08'27"	630.00	87.52	87.49	158.58	N88°58'18"W
(6)	4°42'07"	630.00	52.82	52.80	108.24	N82°54'19"W
(7)	-	630.00	57.08	-	-	-

SCALE 1" = 100'	1	2
DATE	NO	DESCRIPTION
REVISIONS		