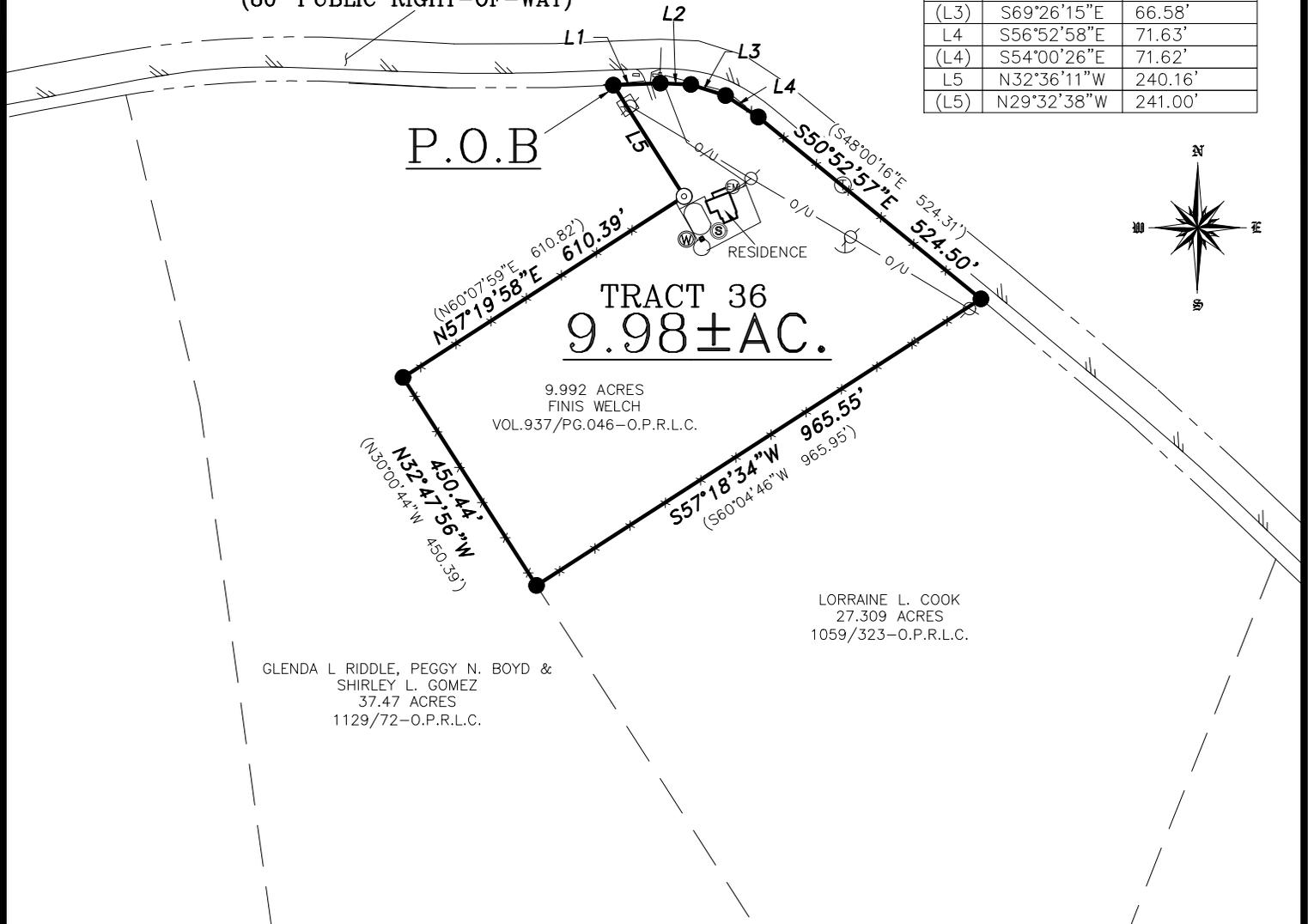




FM 811

(80' PUBLIC RIGHT-OF-WAY)

LINE	BEARING	DISTANCE
L1	S87°33'53"E	85.99'
(L1)	S89°33'53"E	85.98'
L2	S87°39'00"E	55.94'
(L2)	S84°46'28"E	55.93'
L3	S72°18'47"E	66.59'
(L3)	S69°26'15"E	66.58'
L4	S56°52'58"E	71.63'
(L4)	S54°00'26"E	71.62'
L5	N32°36'11"W	240.16'
(L5)	N29°32'38"W	241.00'



NOTES:

- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48289C0400C & 48289C0425C, EFFECTIVE 11/20/2013.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 3) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
- 4) APPEARS TO BE A SIGNIFICANT SCRIVENER'S ERROR IN R.O.W. MAP NEAR STATION 129+32.72 (MAP TURNS SOUTHEASTERLY AFTER STATION)

LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊙ 3" CEDAR POST FOUND
- .../... VOLUME/PAGE P.R.L.C. PLAT RECORDS LEON CO. D.R.L.C. DEED RECORDS LEON CO. O.P.R.L.C. OFFICIAL PUBLIC RECORDS OF LEON COUNTY
- () RECORD INFO/SUBJECT
- ⊕ SANITARY
- ⊕ UTILITY POLE
- ⊕ GUY WIRE
- o/u- OVERHEAD UTILITY
- ⊕ ELECTRIC METER
- ⊕ WELL
- ⊕ TELEPHONE PEDESTAL
- ⊕ METAL RAIL FENCE
- x- WIRE FENCE
- ⊕ L.P. TANK

BOUNDARY & IMPROVEMENT SURVEY

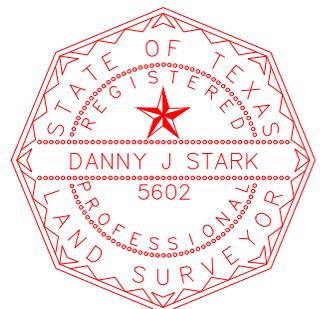
LEGAL DESCRIPTION: BEING 9.98 ACRES IN THE JAMES M. ROBINETT SURVEY NO. 12, ABSTRACT NO. 719, AND BEING THE SAME 9.992 ACRES, CALLED "TRACT 36" OF A 1043.85 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO LSLP CENTERVILLE LAND, LLC., OF RECORD IN DOCUMENT NO. 2022-449189 OF THE OFFICIAL PUBLIC RECORDS OF LEON COUNTY, TEXAS, SAID 9.992 ACRES BEING DESCRIBED BY METES AND BOUNDS IN A TRUSTEE'S DEED TO CENTER RANCH, LLC, OF RECORD IN VOLUME 937, PAGE 46, OFFICIAL PUBLIC RECORDS OF LEON COUNTY, TEXAS, AND DESCRIBED BY METES AND BOUNDS IN SEPARATE DOCUMENT OF EVEN DATE ATTACHED HERETO AND MADE A PART HEREOF.

ITEMS THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING: SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF LEON COUNTY, TEXAS.

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 EXCLUSIVELY TO LSLP CENTERVILLE LAND, LLC., THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED 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 2022, CUPLIN & ASSOCIATES, INC. ©.

Danny J. Stark
DANNY J. STARK, R.P.L.S. NO. 5602 DATED 05/10/2022



SHEET 1 OF 2	PROJ. NO. 211154	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH. 325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 300'	2	
	PREPARED FOR: LSLP CENTERVILLE LAND, LLC.		0 150 300	1	
	TECH: JTM		DATE	NO.	DESCRIPTION
	APPROVED: D. STARK		REVISIONS		
FIELDWORK PERFORMED ON:	COPYRIGHT: 2021 PROFESSIONAL FIRM NO: 10126900				