



LAND TITLE SURVEY
LOCAL ADDRESS: HERMOSA DRIVE, KINGSLAND, TEXAS.

TRACT 1:
BEING A 362.70 ACRE TRACT OF LAND OUT OF THE ANTONIO FLORES SURVEY NO. 413, ABSTRACT NO. 211 IN LLANO COUNTY, TEXAS AND BEING COMPRISED OF ALL OF A CALLED 100.4 ACRE TRACT, ALL OF A 99.984 ACRE TRACT, PART OF A 100.023 ACRE TRACT, AND PART OF A 77.893 ACRE TRACT, ALL OF WHICH ARE DESCRIBED IN DOCUMENT TO RAVELLE R. WEARY KUNDINGER, ET AL, RECORDED IN VOLUME 551, PAGE 185 OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, SAID 362.70 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTIONS OF EVEN DATE TO ACCOMPANY THIS SURVEY.

TRACT 2:
BEING LOT 433, KINGSLAND ESTATES, UNIT NO. 2, A SUBDIVISION IN LLANO COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 95, PAGE 557 OF THE DEED RECORDS OF LLANO COUNTY, TEXAS.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: HIGHLAND LAKES TITLE
G.F. NO.: 2024030290L-MF EFFECTIVE DATE: MARCH 5, 2024 ISSUED: MARCH 11, 2024

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT 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 LLANO COUNTY, TEXAS.

RESTRICTIVE COVENANTS: AS TO TRACT 2: VOLUME 149, PAGE 744 -D.R.L.C.

AS TO TRACT 1:
EASEMENT AGREEMENT TO LOWER COLORADO RIVER AUTHORITY: 155/617 -D.R.L.C.-[DOES NOT APPLY]

AS TO TRACT 2:
BLANKET EASEMENT CENTRAL TEXAS ELECTRIC COOP, INC.: 92/211 -D.R.L.C.
BLANKET TYPE -5' UTILITY EASEMENT OVER AND ACROSS LOT 433 (SELLER RESERVES RIGHT TO INSTALL AND MAINTAIN PUBLIC UTILITIES, NO LOCATION GIVEN): 149/744-D.R.L.C.

BOTH TRACTS:
INUNDATION EASEMENT TO LOWER COLORADO RIVER AUTHORITY: 80/534 -D.R.L.C.

I HEREBY CERTIFY EXCLUSIVELY TO HIGHLAND LAKES TITLE AND KINGS LANDING DEVELOPMENT, LP 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 2024, CUPLIN & ASSOCIATES, INC. ©.

Kyle P. Cuplin, R.P.L.S. No. 5938 DATED 4/11/2024



PROJ NO. 24275
PREPARED FOR: KINGS LANDING DEVELOPMENT, LP
TECH: P. BERGMAN
APPROVED: KPC
FIELDWORK PERFORMED ON: 4/02/24-4/03/24
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SCALE 1" = 300'
0 150 300

LEGEND	
●	3/8" IRON PIN FOUND
●	1/2" IRON PIN FOUND (UNLESS NOTED)
●	3/4" IRON PIPE FOUND
▲	80D NAIL FOUND
○	SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
△	CALC. POINT
...	VOLUME/PAGE
P.R.L.C.	PLAT RECORDS LLANO CO.
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
[]	RECORD INFO/ADJOINER
—○—	UTILITY POLE
—○/—	OVERHEAD UTILITY
—○—	ELECTRIC METER
—○—	WELL
—X—	EDGE/PAVEMENT/GRAVEL
—X—	WIRE FENCE

NOTES:
1) BASIS OF BEARINGS ARE TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, ALL DISTANCES SHOWN HEREON ARE GRID.
2) 2022 AERIAL IMAGE PROVIDED BY TNIRIS/CAPCOG.
3) THIS TRACT IS SUBJECT TO LLANO COUNTY SUBDIVISION REGULATIONS, THE OWNER IS TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
4) 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. 48299C03750 EFFECTIVE 1/29/2021.

DATE	NO.	DESCRIPTION
	2	
	1	
REVISIONS		