

NOTES:

- 1) PORTIONS OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE AE (AREAS INSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48299C0510C, EFFECTIVE 05/02/2012.
- 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) OWNER TO CONFIRM ALL L.C.R.A. ON SITE SEWAGE FACILITY REGULATIONS ON THIS PROPERTY PRIOR TO DESIGNING AND/OR CONSTRUCTION.
- 5) OWNER TO CONFIRM ALL GROUNDWATER CONSERVATION AGENCY REQUIREMENTS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY.
- 6) PLAT NOTE: UTILITY ESMTS. ARE GRANTED ON ALL STREETS, ALLEYS & DOWN LOT LINES.

LAND TITLE SURVEY

LEGAL DESCRIPTION: TRACT I: BEING ALL OF LOT 501, SUNRISE BEACH, UNIT NO. 4, A SUBDIVISION IN LLANO COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 90, PAGE 355 OF THE DEED RECORDS OF LLANO COUNTY, TEXAS.

TRACT II: BEING ALL OF LOT 583, SUNRISE BEACH, UNIT NO. 4, A SUBDIVISION IN LLANO COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 90, PAGE 355 OF THE DEED RECORDS OF LLANO COUNTY, TEXAS.

TRACT III: BEING A 0.072 ACRE TRACT OF LAND IN THE LEVI MERCER SURVEY NO. 2, ABSTRACT NO. 505, LLANO COUNTY, TEXAS. FURTHER BEING ADJACENT TO AND EASTERLY OF LOT 501, SUNRISE BEACH, UNIT NO. 4, A SUBDIVISION IN LLANO COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 90, PAGE 355 OF THE DEED RECORDS OF LLANO COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND AS SHOWN ON OUIT CLAIM DEED TO WST INVESTMENTS, LLC, RECORDED IN VOLUME 1106, PAGE 334 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS, SAID 0.072 ACRE TRACT BEING MORE FULLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

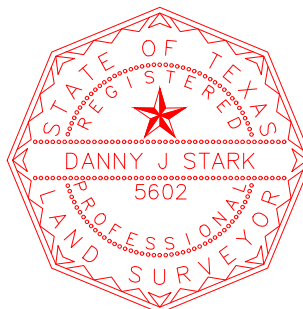
EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: HIGHLAND LAKES TITLE
G.F. NO.: 2023081062L-KI EFFECTIVE DATE: AUGUST 11, 2023 ISSUED: AUGUST 16, 2023

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, TEXAS.

RESTRICTIVE COVENANTS: 94/554, 122/238 178/162 D.R.L.C. 1443/550, 1546/1147 O.P.R.L.C.
RECORDED PLAT: 90/355 D.R.L.C.
BLANKET EASEMENT TO CENTRAL TEXAS ELECTRIC COOPERATIVE INC. 88/592 92/233 D.R.L.C.
RIGHT OF WAY EASEMENT TO CENTRAL TEXAS ELECTRIC COOPERATIVE INC. 324/225 D.R.L.C.

I HEREBY CERTIFY EXCLUSIVELY TO CHRISTIAN & STEFANIE MUELLER 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 2023, CUPLIN & ASSOCIATES, INC. ©.

Danny J. Stark
DANNY J. STARK, P.L.S. NO. 5602 DATED 08/31/2023



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S15°25'02"E	56.09'
(L1)	—	56.6'

LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ▲ MAG 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
- () RECORD INFO/SUBJECT
- B.S.L. BLDG. SETBACK LINE
- ☀ LIGHT POLE
- AC AIR CONDITIONER
- MB MAILBOX
- ⊗ SANITARY
- UTILITY POLE
- O/U— OVERHEAD UTILITY
- WM WATER METER
- EM ELECTRIC METER
- ⊙ CLEAN OUT
- /— EDGE/PAVEMENT/GRAVEL
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- X— WIRE FENCE
- ▨ OVERHANG/COVERED AREA
- SIGN
- L.P. TANK

REVISIONS		DESCRIPTION	
2			
1			
DATE	NO.	DATE	NO.
SCALE 1" = 50'			
0 25 50			
1500 OLLIE LANE MARBLE FALLS, TX 78654 PH 325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM			
PROJ. NO. 23844 PREPARED FOR: CHRISTIAN AND STEFANIE MUELLER TECH: D. MAULSBY APPROVED: DANNY J. STARK FIELDWORK PERFORMED ON: 8/23/23 COPYRIGHT: 2023			
SHEET 1 OF 1			