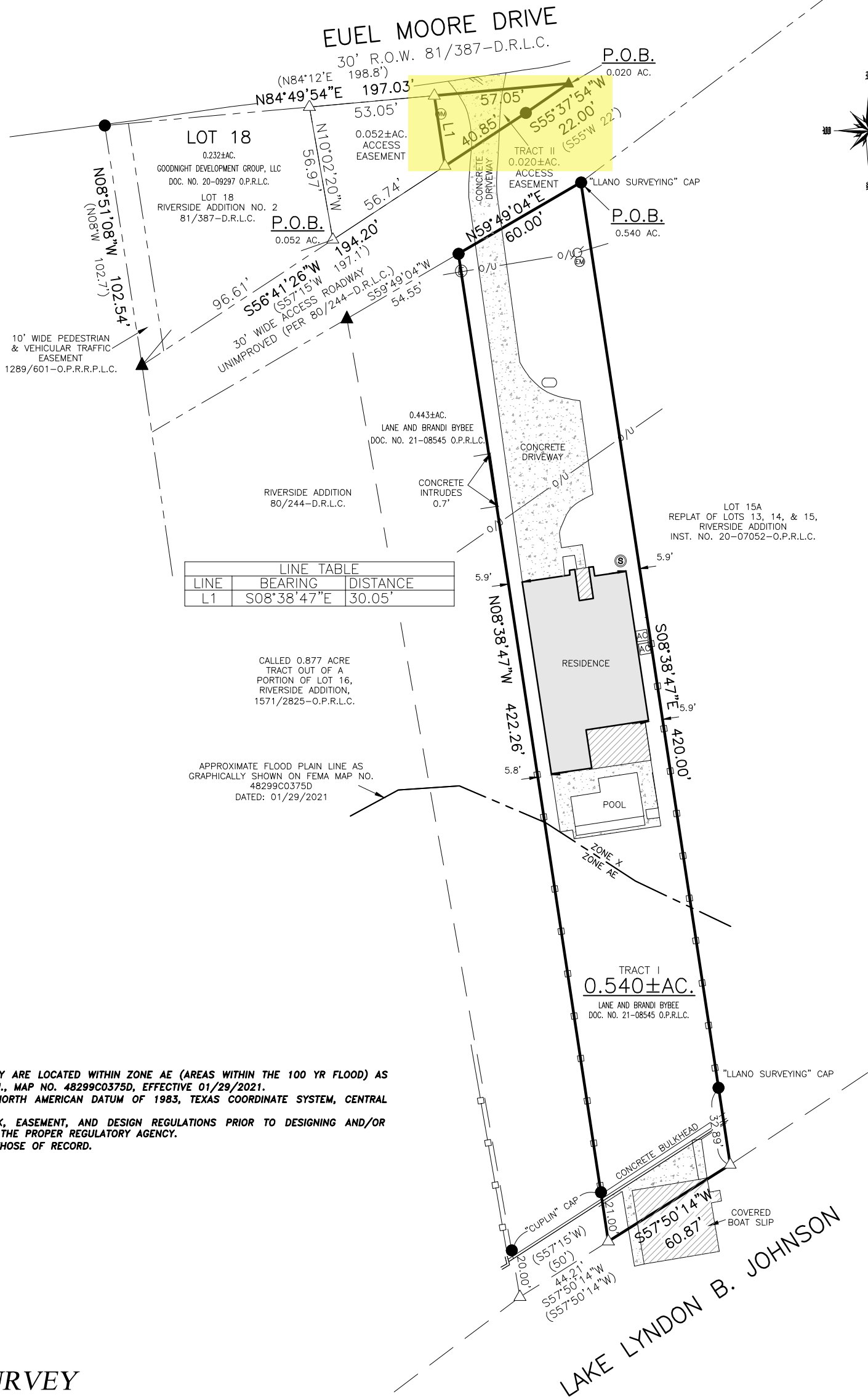


**LEGEND**

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ▲ 60D NAIL FOUND
- .../... 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
- [ ] RECORD INFO AJOINER
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITY
- EDGE/PAVEMENT/GRAVEL
- AC AIR CONDITIONER
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC PEDESTAL
- ⊕ SANITARY
- ⊕ L.P. TANK



- NOTES:**
- 1) 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. 48299C0375D, EFFECTIVE 01/29/2021.
  - 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) BEARINGS AND DISTANCES MATCH THOSE OF RECORD.

**LAND TITLE SURVEY**

LOCAL ADDRESS: 1298 EUELL MOORE DRIVE, KINGSLAND, TEXAS.

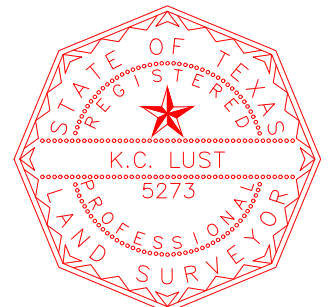
LEGAL DESCRIPTION: TRACT I: BEING A 0.540 OF AN ACRE TRACT OF LAND OUT OF THE EAST PORTION OF A CALLED 0.982 OF AN ACRE TRACT DESCRIBED IN DOCUMENT TO LANE BYBEE AND BRANDI BYBEE, RECORDED IN INSTRUMENT NO. 21-08545, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, SAID 0.540 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS OF EVEN DATE TO ACCOMPANY THIS SURVEY.  
TRACT II: BEING A 0.020 ACRE ACCESS EASEMENT ACROSS LOT 18 AS SHOWN ON PLAT OF RIVERSIDE ADDITION NO. 2 AS SHOWN ON PLAT RECORDED IN VOLUME 81, PAGE 387, DEED RECORDS OF LLANO COUNTY, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: PATTEN TITLE  
 G.F. NO.: 9998-21-20309 EFFECTIVE DATE: JULY 2, 2021 ISSUED: JANUARY 3, 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 COUNTY, TEXAS.

RESTRICTIVE COVENANTS: 80/244 & 88/202 D.R.L.C.  
 EASEMENT TO L.C.R.A.: 196/295 AND 80/241 D.R.L.C.  
 EASEMENT TO KINGSLAND M.U.D. NO. 1: 273/412 & 273/414 D.R.L.C.  
 EASEMENT TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC.: DOC. NO. 21-04582 O.P.R.L.C. - BLANKET IN NATURE - AFFECTS

I HEREBY CERTIFY EXCLUSIVELY TO PATTEN TITLE AND DAVID LYNE & AMBER LYNE 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 2021, CUPLIN & ASSOCIATES, INC. ©.



*K.C. Lust Signature*  
 K.C. LUST, R.P.L.S. NO. 5273 DATED 04/05/2023

1 OF 3 SHEET	PROJ NO. 211495	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH.325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 50'	2
	PREPARED FOR: DAVID AND AMBER LYNE		0 25 50	1
	TECH: KCL		DATE	NO.
APPROVED: KC LUST	REVISIONS			
FIELDWORK PERFORMED ON: 03/31/2023				
COPYRIGHT:2021 PROFESSIONAL FIRM NO: 10126900				