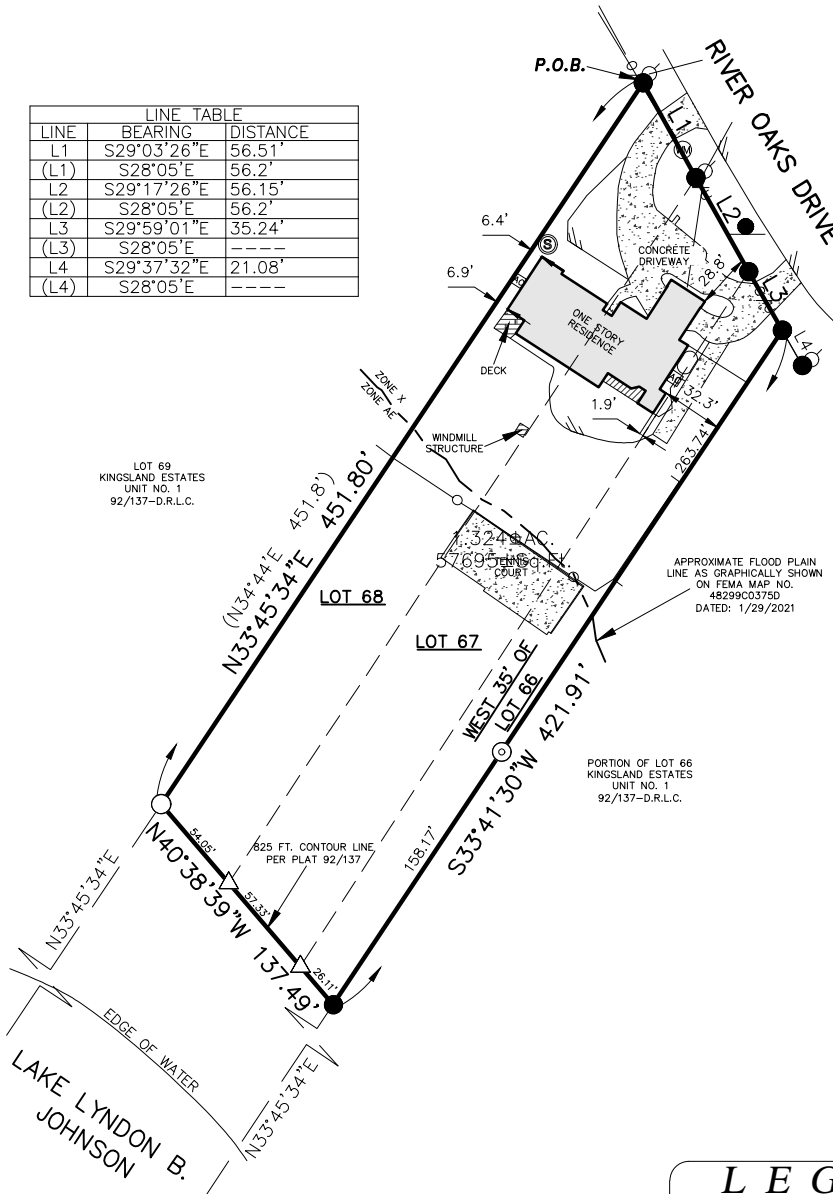




LINE	BEARING	DISTANCE
L1	S29°03'26"E	56.51'
(L1)	S28°05'E	56.2'
L2	S29°17'26"E	56.15'
(L2)	S28°05'E	56.2'
L3	S29°59'01"E	35.24'
(L3)	S28°05'E	---
L4	S29°37'32"E	21.08'
(L4)	S28°05'E	---



LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
⊙	1" IRON PIPE 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
Ⓜ	AIR CONDITIONER
Ⓢ	SANITARY
Ⓟ	UTILITY POLE
-o/u-	OVERHEAD UTILITY
Ⓜ	WATER METER
---	EDGE/PAVEMENT/GRAVEL
○	CHAIN LINK FENCE
▨	OVERHANG/COVERED AREA
●	SIGN
○	L.P. TANK

- 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. 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) 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.

## BOUNDARY AND IMPROVEMENTS SURVEY

LEGAL DESCRIPTION: WEST 35 FEET OF LOT 66, ALL OF LOTS 67 AND 68, KINGSLAND ESTATES, UNIT NO. 1, A SUBDIVISION IN LLANO COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 92, PAGE 137 OF THE DEED RECORDS OF LLANO COUNTY, TEXAS, SAID TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS ON SUBSEQUENT PAGE ATTACHED HERETO.

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF LLANO 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 COLM O'MALLEY 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, R.P.L.S. NO. 5602 DATED 05/09/2023



SHEET 1 OF 2	PROJ NO. 23331	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH.325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 100'	2	
	PREPARED FOR: COLM O'MALLEY		0 50 100	1	
	TECH: MHS		DATE	NO.	DESCRIPTION
	APPROVED: D. STARK		REVISIONS		
FIELDWORK PERFORMED ON: 5-4-23					
COPYRIGHT: 2023 PROFESSIONAL FIRM NO: 10126900					