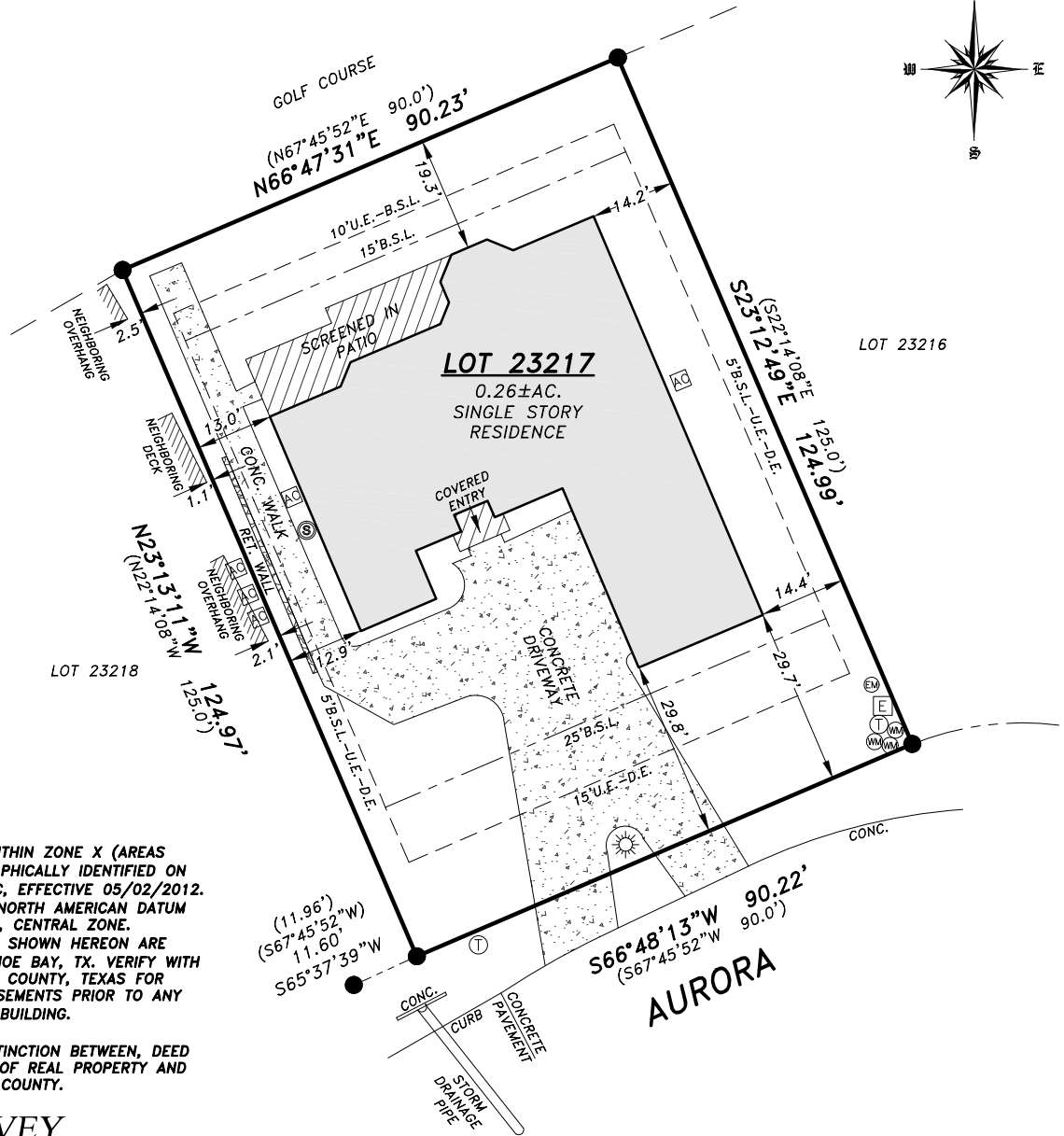


LEGEND

- 1/2" IRON PIN FOUND
- .../... VOLUME/PAGE
- O.P.R.R.P.L.C. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY LLANO CO.
- () RECORD INFO/SUBJECT
- B.S.L. BLDG. SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ☀ LIGHT POLE
- ☀ AIR CONDITIONER
- ☀ SANITARY
- ☀ WATER METER
- ☀ ELECTRIC METER
- ☀ TELEPHONE PEDESTAL
- ☀ ELECTRIC PAD WITH TRANS.
- OVERHANG/COVERED AREA



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. 48299C0550C, EFFECTIVE 05/02/2012.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 3) BUILDING SETBACKS & EASEMENTS SHOWN HEREON ARE "TYPICAL" FOR THE CITY OF HORSESHOE BAY, TX. VERIFY WITH THE CITY OF HORSESHOE BAY, LLANO COUNTY, TEXAS FOR PROPER, CURRENT SETBACKS AND EASEMENTS PRIOR TO ANY NEW CONSTRUCTION DESIGN AND/OR BUILDING.
- 4) ZONING DESIGNATION: "R-1"
- 5) TITLE COMMITMENT MAKES NO DISTINCTION BETWEEN, DEED RECORDS, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY AND OFFICIAL PUBLIC RECORDS OF LLANO COUNTY.

LAND TITLE SURVEY

LOCAL ADDRESS: 2822 AURORA, HORSESHOE BAY, TEXAS.

LEGAL DESCRIPTION: BEING LOT NO. 23217, HORSESHOE BAY, PLAT NO. 23.4, AN ADDITION TO THE CITY OF HORSESHOE BAY, LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 94, PLAT RECORDS OF LLANO COUNTY, TEXAS.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: CAPITAL TITLE OF TEXAS, LLC.

G.F. NO.: 18-379923-MB EFFECTIVE DATE: AUGUST 17, 2018 ISSUED: AUGUST 29, 2018

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING: RESTRICTIVE COVENANTS: 177/279, 180/725, 194/422, 207/50, 331/938, 372/128, 399/272, 399/278, 401/249, 471/165, 834/83, 1533/4081, 1544/3500 & 1569/769-O.P.R.R.P.L.C. RECORDED PLAT: 2/94-PLAT RECORDS OF LLANO COUNTY.

L.C.R.A. EASEMENTS: 80/496-O.P.R.R.P.L.C.

LBJ MUNICIPAL UTILITY DISTRICT EASEMENTS: 203/16 & 203/21-O.P.R.R.P.L.C.

PEDERNALES ELECTRIC COOPERATIVE, INC. EASEMENTS: 179/675, 190/161, 185/402 & 190/139-O.P.R.R.P.L.C.

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS

OF THE CITY OF HORSESHOE BAY, LLANO COUNTY, TEXAS.

I HEREBY CERTIFY EXCLUSIVELY TO CAPITAL TITLE OF TEXAS, LLC., EDWARD WENZEL, 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 2018, CUPLIN & ASSOCIATES, INC. ©.

Danny J Stark
DANNY J. STARK, R.P.L.S. NO. 5602

DATED 09/11/2018



1	PROJ. NO. 181359
SHEET	PREPARED FOR: EDWARD WENZEL
OF 1	TECH: JBAR
	APPROVED: D.STARK
	FIELDWORK PERFORMED ON: 9/5/18
	COPYRIGHT: 2018 PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH. 325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 30'
0 15 30

2	
1	
DATE	NO. DESCRIPTION
REVISIONS	