

**LEGEND**

- 1/2" IRON PIN 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
- B.S.L. BLDG. SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ☼ LIGHT POLE
- Ⓜ AIR CONDITIONER
- Ⓢ SANITARY
- Ⓜ WATER METER
- Ⓜ ELECTRIC METER
- Ⓜ ELECTRIC PAD WITH TRANS.
- ▨ OVERHANG/COVERED AREA
- Ⓜ FIRE HYDRANT

- 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. 48299C0525C, EFFECTIVE 05/02/2012.
  - 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
  - 3) SETBACKS & EASEMENTS AS SHOWN HEREON ARE PER THE CITY OF HORSESHOE BAY, ZONED R-1, SINGLE FAMILY RESIDENTIAL.
  - 4) 5' SIDEYARD SETBACK, TOTAL OF 15FT, NOT LESS THAN 5FT TO ANY ONE SIDE.

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	12°46'22"	631.79'	140.84'	140.55'	N27°05'09"E
(C1)	—	631.79'	140.71'	—	—
C2	6°20'32"	631.79'	69.93'	69.90'	N30°18'04"E
(C2)	—	631.79'	69.96'	—	—
C3	6°25'50"	631.79'	70.91'	70.87'	N23°54'53"E
(C3)	—	631.79'	70.75'	—	—

**LAND TITLE SURVEY**

LOCAL ADDRESS: 2003 FAULT LINE DRIVE, HORSESHOE BAY, TEXAS.

LEGAL DESCRIPTION: BEING LOT NOS. W18091 & W18092, HORSESHOE BAY WEST, A SUBDIVISION IN THE CITY OF HORSESHOE BAY, LLANO COUNTY, TEXAS, AS SHOWN ON PLAT NO. W18.1, RECORDED IN VOLUME 4, PAGES 48 & 49 OF THE 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.: C-19-433192-HB EFFECTIVE DATE: JULY 19, 2019 ISSUED: AUGUST 1, 2019

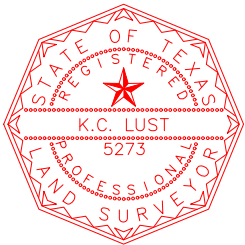
SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:  
SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF THE CITY OF HORSESHOE BAY, LLANO COUNTY, TEXAS.

RESTRICTIVE COVENANTS: 177/279, 180/725, 194/422, 207/50, 222/153, 222/401, 228/499, 228/692, 331/938, 372/128, 399/272, 399/278, 401/249, 471/165, 834/83, 1533/4081, 1544/3500, 1569/769-O.P.R.L.C.  
RECORDED PLAT: 4/48 & 49-P.R.L.C.

EASEMENT TO LOWER COLORADO RIVER AUTHORITY: 80/631 & 80/634-D.R.L.C.  
EASEMENT TO GENERAL TELEPHONE COMPANY: 173/774-D.R.L.C.  
EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC.: 179/675-D.R.L.C.

I HEREBY CERTIFY EXCLUSIVELY TO CAPITAL TITLE OF TEXAS, LLC., FRED H. PEARCE & CAROLYN JAN PEARCE, 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 2019, CUPLIN & ASSOCIATES, INC. ©.

*[Signature]*  
DATED 08/29/2019  
K.C. LUST, R.P.L.S. NO. 5273



SHEET 1 OF 1	PROJ NO. 191357	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH.325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 40'	2
	PREPARED FOR: FRED H. PEARCE & CAROLYN JAN PEARCE		0 20 40	1
	TECH: RPM			
	APPROVED: K.C. LUST			
	FIELDWORK PERFORMED ON: 08/22/2019 TW/CM			
	COPYRIGHT: 2019 PROFESSIONAL FIRM NO: 10126900			
				REVISIONS