

**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. 48453C0185J, EFFECTIVE 01/22/2020.
- 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) ELEVATIONS ARE BASED ON THE VERTICAL DATUM NAVD 88.
- 5) SURVEYOR MAKES NO GUARANTEE AS TO THE TYPE OF TREE LISTED ABOVE. IF CRITICAL, IT MAY BE PRUDENT TO HAVE A CERTIFIED ARBORIST VERIFY THE INFORMATION.

**LEGEND**

- 1/2" IRON PIN FOUND
- ▲ MAG NAIL IN TREE FOUND
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- .../... VOLUME/PAGE
- P.R.T.C. PLAT RECORDS TRAVIS CO.
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- ( ) RECORD INFO/SUBJECT
- B.S.L. BLDG. SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- UTILITY POLE
- o/u- OVERHEAD UTILITY
- ⊗ WATER METER
- /— EDGE/PAVEMENT/GRAVEL
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- 813--- MINOR CONTOUR
- 820--- MAJOR CONTOUR

**EXHIBIT**

LEGAL DESCRIPTION: LOT 961A, LOTS 960A AND 961A, COUNTRY CLUB ESTATES.

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF THE CITY OF LAGO VISTA, 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.

**PRELIMINARY**

PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33(e). THIS DOCUMENT IS "PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

I HEREBY CERTIFY EXCLUSIVELY TO PAUL LANGDON AND BETHANNI LANGDON 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 2022, CUPLIN & ASSOCIATES, INC. ©.

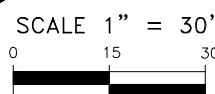
09/08/2022

DATED

K.C. LUST, R.P.L.S. NO. 5273

SHEET 1 OF 1	PROJ. NO. 22814
	PREPARED FOR: PAUL AND BETHANNI LANGDON
	TECH: P. LANGDON
	APPROVED: K.C. LUST
	FIELDWORK PERFORMED ON: 07/28/2022
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DATE	NO. DESCRIPTION
<b>REVISIONS</b>	