



- NOTES:**
- 1) BASIS OF BEARINGS ARE TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
 - 2) THIS TRACT IS SUBJECT TO LLANO COUNTY SUBDIVISION REGULATIONS AND MAY REQUIRE A VARIANCE FOR APPROVAL, THE OWNER IS TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY THE OWNER IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE VARIANCES AND PERMITS PRIOR TO CONVEYANCE OF REAL PROPERTY.
 - 3) 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.
 - 4) PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN ZONE A (AREAS WITHIN THE 100 YR FLOOD- NO BASE FLOOD ELEVATIONS DETERMINED) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48299C0325C, EFFECTIVE 5/02/2012
 - 5) 2022 AERIAL IMAGE PROVIDED BY TNRIS/CAPCOG.

BOUNDARY SURVEY

LOCAL ADDRESS: STATE HIGHWAY NO. 16 AND COUNTY ROAD NO. 314, LLANO, TEXAS.

LEGAL DESCRIPTION: BEING A 35.80 ACRE TRACT OF LAND OUT OF THE J.C. RAGSDALE SURVEY NO. 219, ABSTRACT NO. 614 IN LLANO COUNTY, TEXAS, AND BEING OUT OF A CALLED 47.635 ACRE TRACT DESCRIBED IN DOCUMENT TO ROBERT L. DUGGAR, ET UX, RECORDED IN VOLUME 444, PAGE 200 OF THE OFFICIAL PROPERTY RECORDS OF LLANO COUNTY, TEXAS, SAID 35.80 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

I HEREBY CERTIFY EXCLUSIVELY TO DEAN DUGGAR, 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. ©.

Kyle P. Cuplin
KYLE P. CUPLIN, R.P.L.S. NO. 5938 DATED 6/08/2023



| LEGEND | |
|----------------|--|
| ● | 1/2" IRON PIN FOUND (UNLESS NOTED) |
| ⊙ | STEEL PIPE FENCE POST |
| ○ | SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP |
| △ | CALC POINT |
| ■ | TXDOT TYPE I CONC. R.O.W. MONUMENT FND. |
| ... | 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 |
| C.M. | CONTROLLING MONUMENT |
| () | RECORD INFO/SUBJECT |
| [] | RECORD INFO/ADJOINER |
| AC | AIR CONDITIONER |
| ○ | UTILITY POLE |
| -o-u- | OVERHEAD UTILITY |
| ⊕ | ELECTRIC METER |
| —x— | EDGE/PAVEMENT/GRAVEL |
| —x— | WIRE FENCE |
| ▨ | OVERHANG/COVERED AREA |

| | |
|--------------|---|
| SHEET 1 OF 2 | PROJ NO. 23226 |
| | PREPARED FOR: DEAN DUGGAR |
| | TECH: P.BERGMAN |
| | APPROVED: K.CUPLIN |
| | FIELDWORK PERFORMED ON: 3/30/23-6/02/23 |
| | COPYRIGHT:2023 PROFESSIONAL FIRM NO: 10126900 |

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MARBLE FALLS, TX. 78654
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SCALE 1" = 300'
0 150 300

| 2 | |
|-----------|-----------------|
| 1 | |
| DATE | NO. DESCRIPTION |
| REVISIONS | |