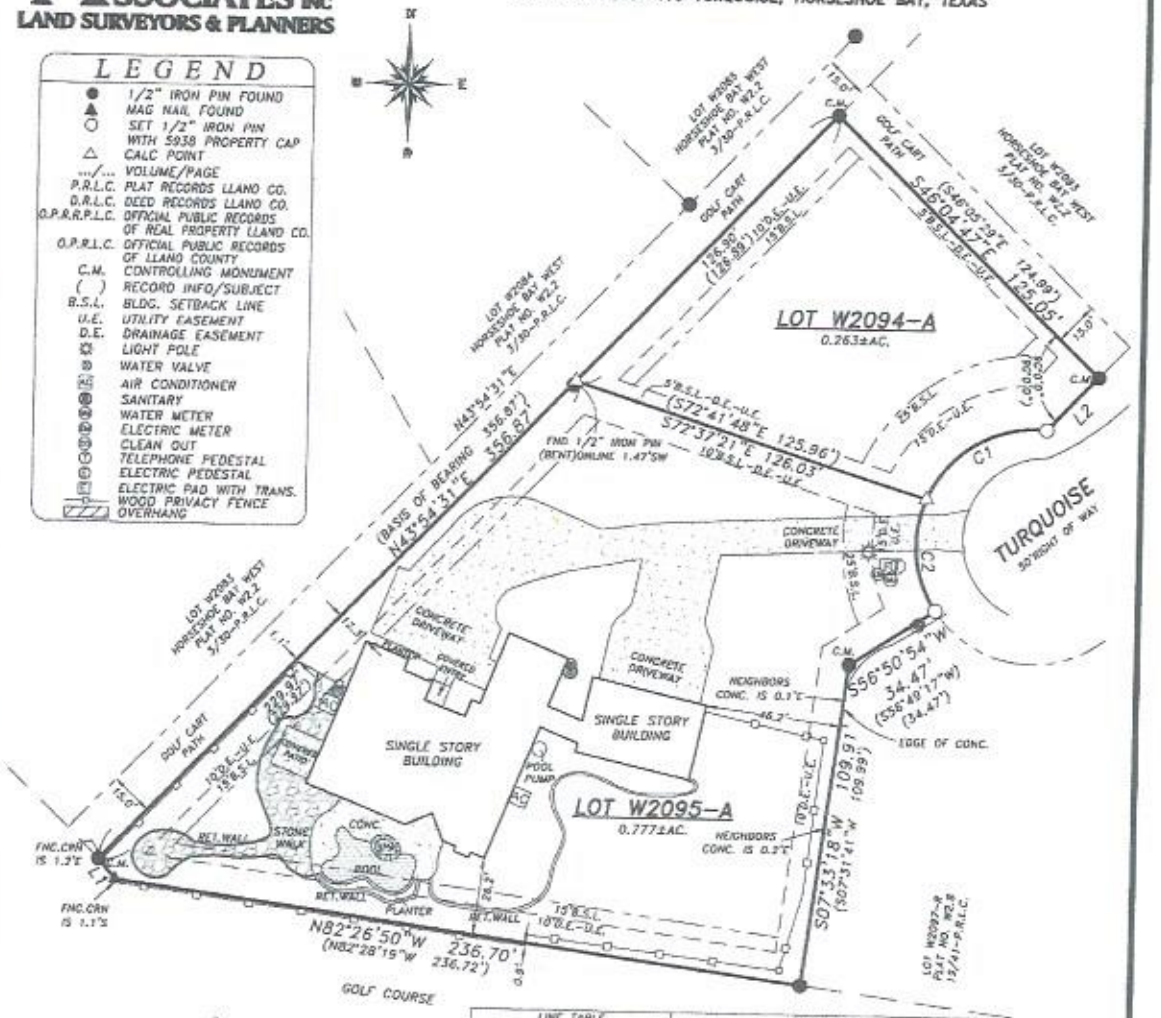
LAND TITLE SURVEY

LOCAL ADDRESS: 410 TURQUOISE, HORSESHOE BAY, TEXAS

CUPLIN ASSOCIATES INC
LAND SURVEYORS & PLANNERS

LEGEND

- ● 1/2" IRON PIN FOUND
- ▲ MAG NAIL FOUND
- ○ SET 1/2" IRON PIN WITH 5938 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
- C.M. CONTROLLING MONUMENT
- ( ) RECORD INFO/SUBJECT
- B.S.L. BLDG. SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- LIGHT POLE
- WATER VALVE
- AC AIR CONDITIONER
- SANITARY
- WATER METER
- ELECTRIC METER
- CLEAN OUT
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- ELECTRIC PAD WITH TRANS.
- WOOD PRIVACY FENCE
- OVERHANG



LINE TABLE			CURVE TABLE				
LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
L1	N39°11'10"W	8.80'	C1	40.00'	50.49'	47.20'	S58°58'49"W
(L1)	N39°14'12"W	8.82'	(C1)	40.00'	50.61'	47.14'	S59°06'48"W
L2	S43°55'13"W	25.00'	C2	40.00'	39.99'	38.35'	S05°36'47"E
(L2)	S43°54'31"W	25.00'	(C2)	40.00'	39.99'	38.35'	S05°38'24"E

LEGAL DESCRIPTION: BEING ALL OF LOT NOS. W2094-A & W2095-A, HORSESHOE BAY WEST, A SUBDIVISION LOCATED IN THE CITY OF HORSESHOE BAY, LLANO COUNTY, TEXAS, ACCORDING THE PLAT RECORDED IN VOLUME 15, PAGE 53 OF THE PLAT RECORDED OF LLANO COUNTY, TEXAS.

TITLE COMMITMENT PREPARED BY: HIGHLAND LAKES TITLE
G.F. NO.: 2014122672L-HB EFFECTIVE DATE: DECEMBER 29, 2014 ISSUED: JANUARY 7, 2015

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, 340/171, 186 & 201 & 368/60-D.R.L.C. 399/272, 399/278, 401/249, 636/271 & 834/83-O.P.R.R.P.L.C. 1509/664, 1533/4081 & 1544/3500-O.P.R.L.C. RECORDED PLAT: 15/53-P.R.L.C.

PEDERNALES ELECTRIC COOPERATIVE INC. ESMT.: 179/675-D.R.L.C.
GENERAL TELEPHONE COMPANY ESMT.: 173/774-D.R.L.C.
SUBJECT TO ALL CURRENT TERMS, CONDITIONS & ORDINANCES FOR THE CITY OF HORSESHOE BAY, LLANO COUNTY, TEXAS.
BUILDING SETBACKS & UTILITY ESMTS. ARE PER THE RECORDED PLAT: 15/53-P.R.L.C.
PLAT NOTE: LOT 2094-A: MINIMUM SIDE YARD REQUIREMENT OF NOT LESS THAN 15' TOTAL WITH NOT LESS THAN 5' ON EITHER SIDE

NOTES:
1) SUBJECT PROPERTY APPEARS TO BE LOCATED WITHIN ZONE X, AREAS LOCATED OUTSIDE OF THE 100YR FLOOD, AS GRAPHICALLY IDENTIFIED ON A REVISED TO REFLECT LOMR, EFFECTIVE ON NOVEMBER 26, 2014, FEMA F.I.R.M., MAP NO. 48299C0525C, MAP REVISED 5/02/2012.
2) BASIS OF BEARINGS ARE TO THE NORTHWEST LOT LINE AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS OF PRACTICE AS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

STATE OF TEXAS
REGISTERED
KYLE P. CUPLIN
5938
PROFESSIONAL
LAND SURVEYOR

K. P. Cuplin DATED 1/08/2015
KYLE P. CUPLIN, R.P.L.S. NO. 5938

SHEET 1 OF 1

PROJ NO. 14857
PREPARED FOR: M. DALE SUMRALL & SARA SUMRALL
TECH: D.ROSE
APPROVED: K.CUPLIN
FIELDWORK PERFORMED ON: 1/06/2015

1932 WEST RR 1431
PO BOX 1095
KINGSLAND, TX. 78639
PH 325-388-3300 FAX 325-388-3320
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 50'
0 25 50

NO.	DESCRIPTION	DATE
2		
1		

REVISIONS