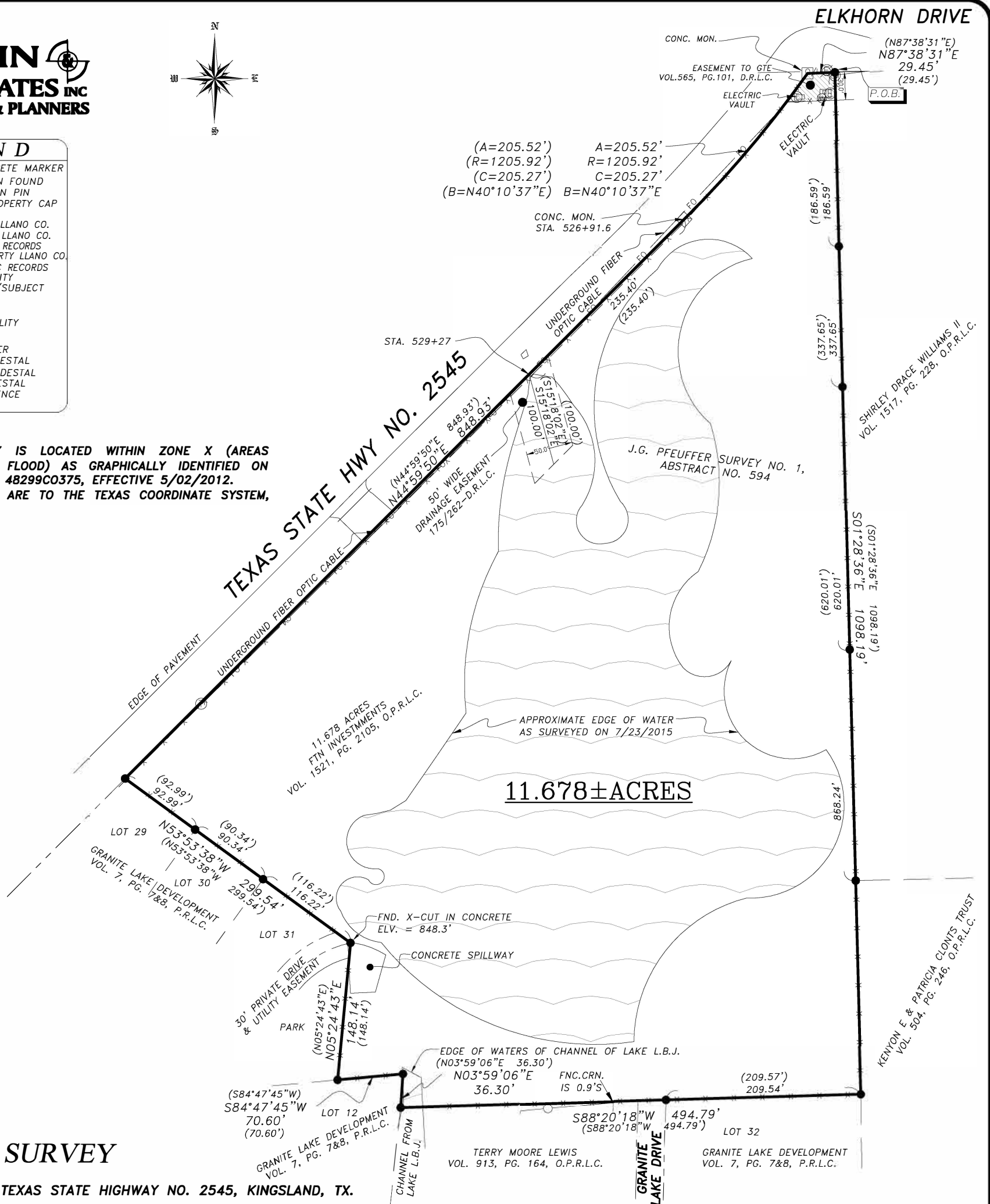




LEGEND	
□	FOUND CONCRETE MARKER
●	1/2" IRON PIN FOUND
○	SET 1/2" IRON PIN WITH 5938 PROPERTY CAP VOLUME/PAGE
P.R.L.C.	PLAT RECORDS LLANO CO.
D.R.L.C.	DEED RECORDS LLANO CO.
O.P.R.P.L.C.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY LLANO CO.
O.P.R.L.C.	OFFICIAL PUBLIC RECORDS OF LLANO COUNTY RECORD INFO/SUBJECT
()	SANITARY
○	UTILITY POLE
-o/u	OVERHEAD UTILITY
⊙	WATER METER
⊙	ELECTRIC METER
⊙	CABLE TV PEDESTAL
⊙	TELEPHONE PEDESTAL
⊙	ELECTRIC PEDESTAL
-x-	CHAIN LINK FENCE
-x-	WIRE FENCE

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. 48299C0375, EFFECTIVE 5/02/2012.
- 2) BASIS OF BEARINGS ARE TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE.



LAND TITLE SURVEY

LOCAL ADDRESS: 3100 TEXAS STATE HIGHWAY NO. 2545, KINGSLAND, TX.

LEGAL DESCRIPTION: BEING A 11.678 ACRE TRACT, OUT OF THE J.G. PFEUFFER SURVEY NO. 1, ABSTRACT NO. 594, LLANO COUNTY, TEXAS, BEING THE SAME AS A CALLED 11.697 ACRE TRACT OF LAND AS CONVEYED TO CHARLES A. AND SUZANNE BLACKWELL IN VOLUME 1110, PAGE 977 OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, AND FURTHER BEING THE SAME AS A CALLED 11.678 ACRE TRACT OF LAND AS CONVEYED TO FTN INVESTMENTS, LLC RECORDED IN VOLUME 1521, PAGE 2105 OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, SAID 11.678 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY A SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE;

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: CENTRAL TEXAS LAND TITLES
G.F. NO.: 15L29197 EFFECTIVE DATE: JULY 6, 2015 ISSUED: JULY 6, 2015

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AS FOLLOWS:
RESTRICTIVE COVENANTS: DELETED IN ITS ENTIRETY

RIGHT-OF-WAY ESMT.: 215/448-D.R.L.C. - NOT SUBJECT TO (NO OBSERVED EVIDENCE OF EXISTING ROADWAY USED FOR ACCESS TO ADJOINING PROPERTIES AND SEVERAL OF THE SURROUNDING PROPERTIES HAVE BEEN DEVELOPED AND NO LONGER EXIST IN THE SAME CONFIGURATION AND OWNERSHIP)

CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. ESMT. BLANKET TYPE EASEMENT: 150/386 & 323/47-D.R.L.C.

LOWER COLORADO RIVER AUTHORITY ESMT.: 80/573-D.R.L.C. (DOCUMENT REFERENCES A 33.30ACRE TRACT UNABLE TO IDENTIFY ON ATTACHED EXHIBITS, DOCUMENT ALLOWS FOR INUNDATION OF LANDS UP TO AN ELEVATION OF 825FT., NORMAL POOL ELEVATION OF LAKE LYNDON B. JOHNSON IS 825FT.)

CERTIFICATE OF ADJUDICATION: 3/170-W.R.L.C. (SUBJECT PROPERTY IS LOCATED WITHIN THE AREA DESCRIBED - SEPARATE DEED PLOT PREPARED)

RUFUS E. BECKER & DAISY BECKER ESMT.: 175/122-D.R.L.C. - NOT SUBJECT TO (DESCRIBED PROPERTY IS LOCATED APPROX. 2000FT SOUTH OF SUBJECT PROPERTY ALONG ELLEN WILLIAMS LOOP, THE WATERLINE FROM THE LAKE REFERENCED IN SAID DEED IS FOR THAT PROPERTY, SAID 11.678 ACRE TRACT NOT SUBJECT TO DOCUMENT)

GTE SOUTHWEST, INC. ESMT. EASEMENT: 565/101 & 565/105-O.P.R.L.C. (SHOWN HEREON ALONG THE NORTH SIDE OF PROPERTY)

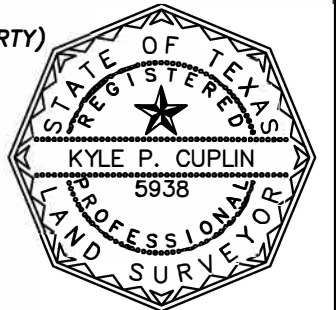
KINGSLAND MUNICIPAL UTILITY DISTRICT: 230/580 & 231/79-D.R.L.C. (AMENDED IN 3/334&475-W.R.L.C.)

KINGSLAND MUNICIPAL UTILITY DISTRICT, 20' WIDE EASEMENT: 279/442-D.R.L.C.-NOT SUBJECT TO (EASEMENT NOT LOCATED ON PROPERTY)

DESIGNATION/DEDICATION OF ROADS: 206/764-D.R.L.C.-NOT SUBJECT TO (ROADWAYS AS SHOWN ON DOCUMENT ARE NOT ADJACENT OR ACROSS SUBJECT PROPERTY)

SUBJECT TO ALL CURRENT TERMS, CONDITIONS & ORDINANCES FOR LLANO COUNTY, TEXAS.

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.



K.P. Cuplin
KYLE P. CUPLIN, R.P.L.S. NO. 5938 DATED 7/27/2015

1 OF 3 SHEETS	PROJ NO. 15546	1932 WEST RR 1431 PO BOX 1095 KINGSLAND, TX. 78639 PH.325-388-3300 FAX 325-388-3320 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 120' 0 60 120	2		
	PREPARED FOR: VALUEACTIVE SERVICES, LLC			9/29/2015	1	PERFORMED ADDITIONAL RESEARCH AND DEED PLOTTING TO ADD ADDITIONAL NOTES ON SURVEY TO CLARIFY DOCUMENTS LISTED ON TITLE COMMITMENT
	TECH: D.ROSE			DATE	NO.	DESCRIPTION
APPROVED: K.CUPLIN	REVISIONS					
FIELDWORK PERFORMED ON: 7/24/2015						
COPYRIGHT:2015 PROFESSIONAL FIRM NO: 10126900						



LAND TITLE SURVEY

LOCAL ADDRESS: 31 DUNHAM DRIVE, KINGSLAND, TEXAS.

LEGAL DESCRIPTION: LOT 31 OF GRANITE LAKE DEVELOPMENT, A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 7 OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS

TITLE COMMITMENT PREPARED BY:
CAPITAL TITLE OF TEXAS/FIRST NATIONAL TITLE INSURANCE COMPANY

G.F. NO.: T-12-140826-GT EFFECTIVE DATE: JUNE 15, 2012 ISSUED: JUNE 25, 2012

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: 917/117 & 1093/56 - O.P.R.L.C.
RECORDED PLAT: 7/7 - P.R.L.C.
CURRENT LLANO COUNTY SUBDIVISION REGULATIONS

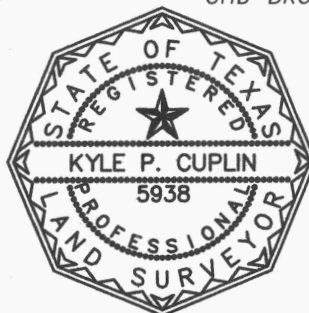
LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ▲ 60D NAIL FOUND
- SET 1/2" IRON PIN WITH 5938 PROPERTY CAP
- .../... VOLUME/PAGE
- P.R.L.C. PLAT RECORDS LLANO CO.
- O.P.R.L.C. OFFICIAL PUBLIC RECORDS OF LLANO COUNTY
- C.M. CONTROLLING MONUMENT
- () RECORD INFO/SUBJECT
- B.S.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- x- WIRE FENCE

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. 48299C0375C, EFFECTIVE 5/02/2012.
2) BASIS OF BEARINGS ARE TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE.

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.

K.P. Cuplin
KYLE P. CUPLIN, R.P.L.S. NO. 5938 DATED 7/5/2012



FTN INVESTMENTS LLC
11.678 ACRES
1521/2105 - O.P.R.L.C.

NO.	DESCRIPTION
2	
1	
DATE	

REVISIONS

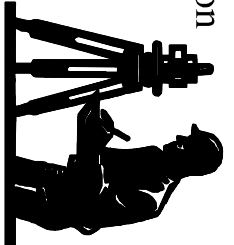
SCALE 1" = 40'

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

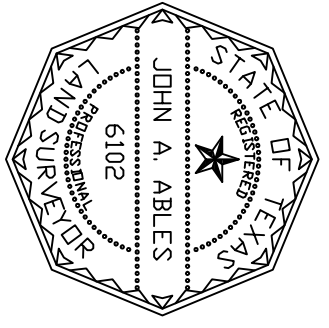
PROJ. NO. 12344
PREPARED FOR: DANIEL DE LOS SANTOS
TECH: C.CUPLIN
APPROVED: K.CUPLIN
FIELDWORK PERFORMED ON: 7/2/12
COPYRIGHT © 2012

SHEET
1 of 1

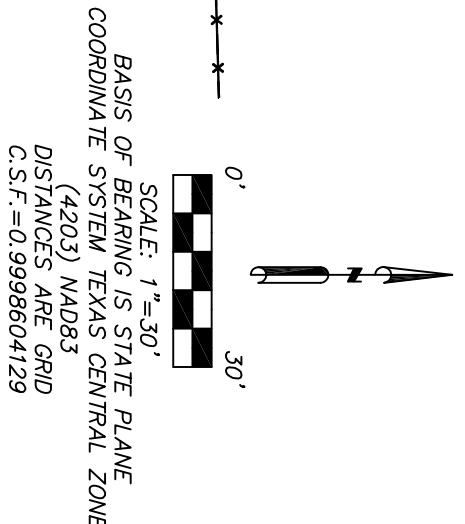
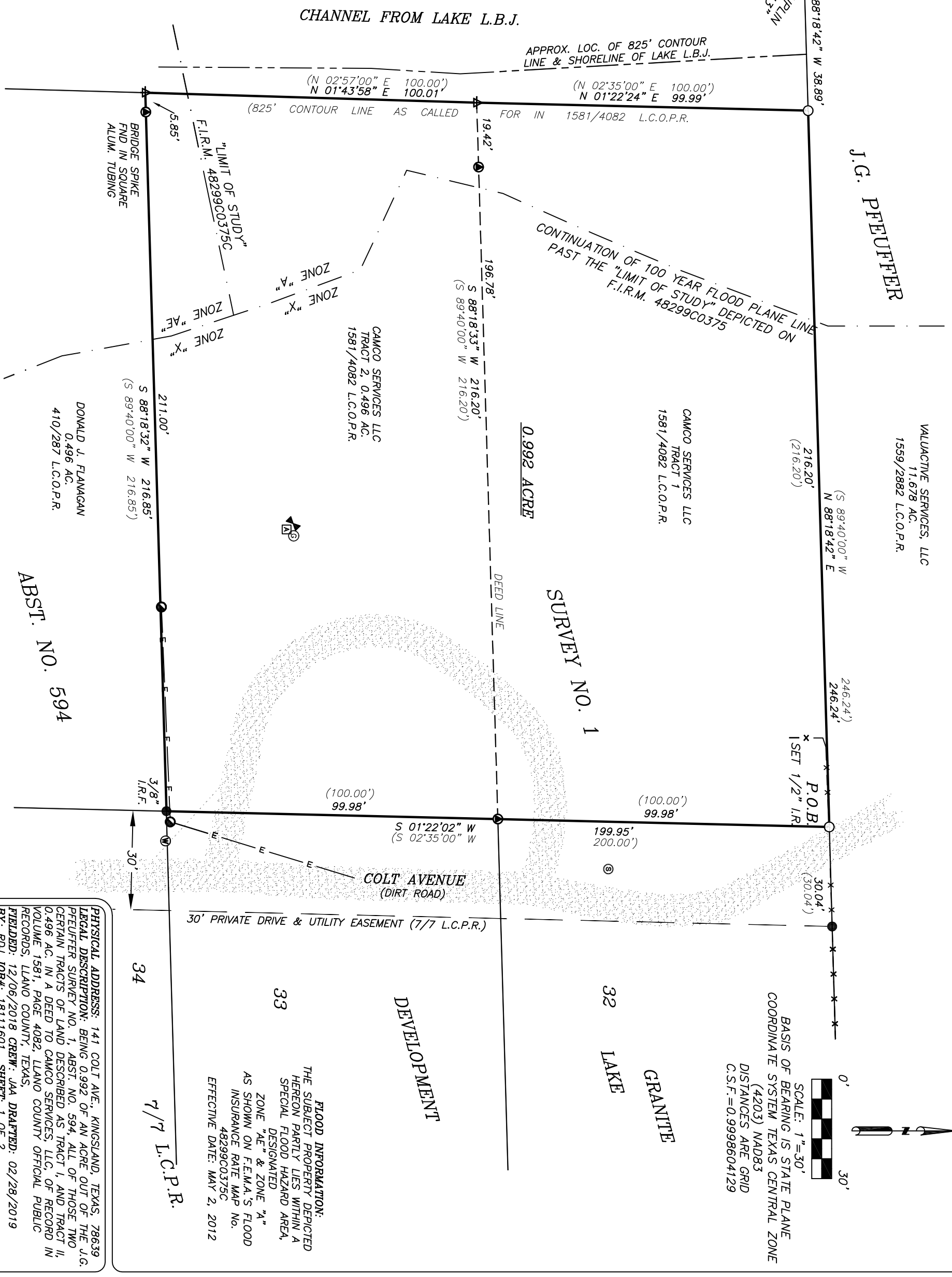
Fred L. Thompson & Associates
 111 W. Main St.
 P.O. Box 74
 Llano, TX 78643
 P: (325) 247-4510
 F: (325) 247-1043
 llanosurvey.com
 FIRM Registration #: 100502-00



LEGEND	
●	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET W/
○	RED CAP, "LT ASSOC"
○	CAPPED IRON ROD FOUND
○	BRIDGE SPIKE FOUND
○	CALCULATED POINT
○	UTILITY POLE
○	WATER METER
○	GRINDER
○	SEWER HAND HOLE
○	ALARM BOX
○	IRR CONTROL VALVE
-x-	WIRE FENCE
-e-	ELEC. LINES
()	RECORD INFORMATION



I, JOHN A. ABLES, REGISTERED PROFESSIONAL LAND SURVEYOR # 6102 DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION ON THE 6th DAY OF DECEMBER, 2018, WITNESS MY HAND AND SEAL THIS THE 28th DAY OF OCTOBER, 2019.



FLOOD INFORMATION:
 THE SUBJECT PROPERTY DEPICTED HEREON PARTLY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, DESIGNATED
 ZONE "AE" & ZONE "A"
 AS SHOWN ON F.E.M.A.'S FLOOD INSURANCE RATE MAP NO. 48299C0375C
 EFFECTIVE DATE: MAY 2, 2012

PHYSICAL ADDRESS: 141 COLT AVE., KINGSLAND, TEXAS, 78639
LEGAL DESCRIPTION: BEING 0.992 OF AN ACRE OUT OF THE J.G. PFEUFFER SURVEY NO. 1, ABST. NO. 594, ALL OF THOSE TWO CERTAIN TRACTS OF LAND DESCRIBED AS TRACT I, AND TRACT II, 0.496 AC. IN A DEED TO CAMCO SERVICES, LLC, OF RECORD IN VOLUME 1581, PAGE 4082, LLANO COUNTY OFFICIAL PUBLIC RECORDS, LLANO COUNTY, TEXAS.
FILED: 12/06/2018 **CREW:** JAA **DRAFTED:** 02/28/2019
BY: RUI **JOB#:** 18111601 **SHEET:** 1 OF 2