

LAND TITLE SURVEY

LOCAL ADDRESS: 118 BRANDYWINE, HORSESHOE BAY, TEXAS.

LEGAL DESCRIPTION: BEING LOT NO. 8039, HORSESHOE BAY, APPLEHEAD, A SUBDIVISION IN THE CITY OF HORSESHOE BAY, LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT NO. 8.1, RECORDED IN VOLUME 6, PAGES 32-33, PLAT RECORDS OF LLANO COUNTY, TEXAS.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY:
 CAPITAL TITLE G.F. NO.: C-19-434507-HB
 EFFECTIVE DATE: JULY 26, 2019
 ISSUED: AUGUST 8, 2019

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC LEN	CHD LEN	CHD BRG	
CT	42°24'26"	40.00'	29.61'	28.93'	S11°10'47"W	
(C1)	-	40.00'	30.65'	-	-	



REVISIONS		
NO.	DATE	DESCRIPTION
2		
1		



1500 OLLIE LANE
 MARBLE FALLS, TX 78654
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 WWW.CUPLINASSOCIATES.COM

PROJ. NO. 191737
 PREPARED FOR: SUSAN GILES
 TECH: JRAE
 APPROVED: KC LUST
 FIELDWORK PERFORMED ON: 10/16/2019
 SURVEYOR: K.C. LUST, PROFESSIONAL LAND SURVEYOR, REG. NO. 5273

SHEET
 1 OF 1

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
⊙	LIGHT POLE
⊙	AIR CONDITIONER
⊙	WATER METER
⊙	ELECTRIC METER
⊙	TELEPHONE PEDESTAL
⊙	ELECTRIC PAD WITH TRANS.
▨	OVERHANG/COVERED AREA
○	L.P. TANK

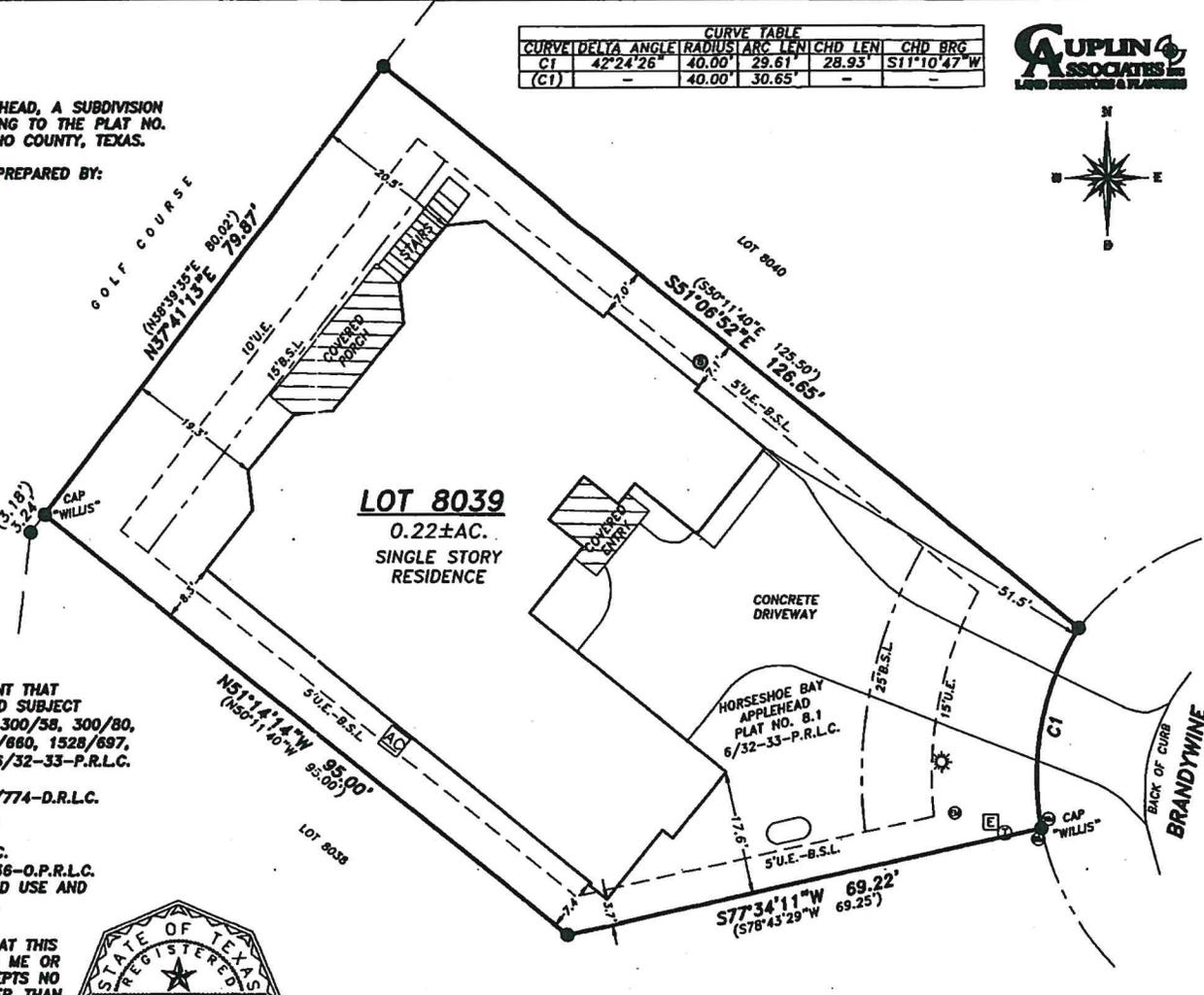
SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING: RESTRICTIVE COVENANTS: 290/20, 297/629, 300/58, 300/80, 340/171, 340/186, 340/201, 693/68, 794/324, 1528/619, 1528/680, 1528/697, 1539/4856, 1569/769—O.P.R.R.P.L.C. RECORDED PLAT: NO. 8.1, 6/32-33—P.R.L.C. L.C.R.A. EASEMENTS & RIGHTS: 80/631 & 80/634—D.R.L.C. GENERAL TELEPHONE COMPANY OF THE SOUTHWEST EASEMENT: 173/774—D.R.L.C. LAKE LBJ INVESTMENT CORP. PIPELINE EASEMENT: 278/186—D.R.L.C. EASEMENT FOR APPLEHEAD PARK: 300/69—D.R.L.C. CITY OF HORSESHOE BAY IRRIGATION EASEMENT: 1509/758—O.P.R.L.C. CITY OF HORSESHOE BAY INGRESS AND EGRESS EASEMENT: 1509/736—O.P.R.L.C. SUBJECT TO CURRENT TERMS AND CONDITIONS OF ORDINANCES, LAND USE AND SUBDIVISION REGULATIONS OF THE CITY OF HORSESHOE BAY, TEXAS.

I HEREBY CERTIFY EXCLUSIVELY TO CAPITAL TITLE, SUSAN GILES, 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. ©.



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

DATED 10/22/2019



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) 5' SIDEYARD SETBACK, TOTAL OF 15FT, NOT LESS THAN 5FT TO ANY ONE SIDE.