

CUPLIN ASSOCIATES INC.

LAND SURVEYORS & PLANNERS

NOTES:

1) PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN ZONE AE (AREAS WITHIN THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48209C0375C, EFFECTIVE 05/02/2012.

LEGEND

- METAL FENCE COR. POST
- 1/2" IRON PIN FOUND
- IRON PIPE FOUND
- 60D NAIL FOUND
- ▲ SET 1/2" IRON PIN
- △ WITH 5938 PROPERTY CAP
- △ CALC POINT
- ... VOLUME/PAGE
- D.R.L.C. DEED RECORDS 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
- ⊠ AIR CONDITIONER
- ⊠ SANITARY SEPTIC MANHOLE
- ⊠ UTILITY POLE
- OVERHEAD UTILITY
- ⊠ WATER METER
- ⊠ ELECTRIC METER
- ⊠ WELL
- CHAIN LINK FENCE

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	35.00'	30.72'	29.75'	S04°42'38"W
(C1)	35.00'	30.72'	29.75'	S04°42'38"W
C2	35.00'	64.79'	55.93'	S73°28'06"E
(C2)	35.00'	64.79'	55.93'	S73°28'06"E
C3	69.82'	59.49'	57.71'	N68°19'57"W
(C3)	69.82'	59.49'	57.71'	N68°19'57"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N35°34'57"W	53.60'
(L1)	N35°34'57"W	53.60'
L2	N39°44'51"W	23.99'
(L2)	N39°44'51"W	23.99'

LAND TITLE SURVEY

LOCAL ADDRESS: 1012 MCCARTNEY DRIVE, KINGSLAND, TX.

LEGAL DESCRIPTION: BEING A 0.403 ACRE TRACT, BEING ALL OF LOT 57 AND A PORTION OF LOT 59 OF LAKEWOOD FOREST III, A LLANO COUNTY SUBDIVISION AS SHOWN ON PLAT RECORDED IN VOLUME 97, PAGE 267 OF THE DEED RECORDS OF LLANO COUNTY, TEXAS, FURTHER BEING THE SAME TRACT OF LAND AS A CALLED 0.403 ACRE TRACT AS DESCRIBED IN DEED TO JAMES MULHALL AND VESNA KRISTINE SVIGLIN, RECORDED IN VOLUME 1534, PAGE 4014 OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, SAID 0.403 ACRE BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

TITLE COMMITMENT PREPARED BY: HIGHLAND LAKES TITLE

G.F. NO.: 2015030569L-KI EFFECTIVE DATE: MARCH 25, 2015 ISSUED: MARCH 31, 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: 167/292&296 & 236/531-D.R.L.C.
394/73, 987/123, 1069/223, 1451/765, 1504/47 & 1546/333-O.P.R.L.C.

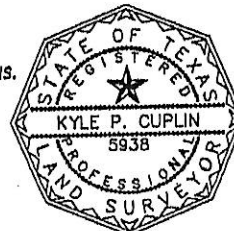
K.M.U.D. EASEMENT: 256/260-D.R.L.C.
INUNDATION EASEMENT TO L.C.R.A.: 80/396-D.R.L.C.

RECORDED PLAT: 97/267-D.R.L.C.

PLAT NOTE: "UTILITY EASEMENTS GRANTED ALONG ALL STREETS AND LOT LINES."
SUBJECT TO ALL CURRENT APPLICABLE LLANO COUNTY, TEXAS SUBDIVISION REGULATIONS.

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.

Kyle P. Cuplin DATED: 4/28/2015
KYLE P. CUPLIN, R.P.L.S. NO. 5938



1 OF 3 SHEET	PROJ NO. 12022	1932 WEST RR 1431	SCALE 1" = 50'	2
	PREPARED FOR: LYNN RADER AND JUNE RADER	PO BOX 1093	0 25 50	1
	TECH: C.FOSTER	KINGSLAND, TX. 78639		
	APPROVED: K.CUPLIN	PH.325-388-3300 FAX 325-388-3320	DATE NO. DESCRIPTION	
	FIELDWORK PERFORMED ON: 04/24/2015	WWW.CUPLINASSOCIATES.COM		REVISIONS
	COPYRIGHT: 2015 PROFESSIONAL, TITM NO: 10126900			

BEING A 0.403 ACRE TRACT, BEING ALL OF LOT 57 AND A PORTION OF LOT 58 OF LAKEWOOD FOREST III, A LLANO COUNTY SUBDIVISION AS SHOWN ON PLAT RECORDED IN VOLUME 97, PAGE 267 OF THE DEED RECORDS OF LLANO COUNTY, TEXAS, FURTHER BEING THE SAME TRACT OF LAND AS A CALLED 0.403 ACRE TRACT AS DESCRIBED IN DEED TO JAMES MULHALL AND VESNA KRISTINE SVIGLIN, RECORDED IN VOLUME 1534, PAGE 4014 OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, SAID 0.403 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a found 60d nail, along the curved right-of-way line of McCartney Drive (along the 35' radius cul-de-sac), at the northwest corner of said Lot 57, the northwest corner of said 0.403 acre tract, and being the northwest corner hereof, from whence a found 1/2" iron pin at the easterly corner of Lot 56 of said Lakewood Forest III, along the right-of-way of said McCartney Drive chord bears, North 04°42'38" East, a distance of 29.75';

THENCE along the northerly line hereof, the northerly line of said 0.403 acre tract, the northerly line of said Lot 57, and the northerly line of said Lot 58, along the curved right-of-way line of said McCartney Drive to the left, having an arc length of 64.79', a radius of 35.00', a chord bearing of South 73°28'06" East, and a chord length of 55.93' to a 80d nail found, being the northeast corner hereof;

THENCE South 35°48'00" East, along the easterly line hereof, the easterly line of said 0.403 acre tract, and the easterly line of said Lot 58, a distance of 37.33' to a 1/2" iron pipe found, at the most northerly corner of Lot 59 of said Lakewood Forest III, the most northerly corner of a tract of land as conveyed to Tyrone S. Powers in Volume 1165, Page 809 of the Official Public Records of Llano County, Texas, being the most easterly corner hereof, from whence a found 80d nail at an angle in the east line of said Lot 59 bears, South 35°48'00" East, a distance of 73.60';

THENCE along a chain link fence line as called for in said Volume 1165, Page 809, over and across said Lot 58, along the easterly line hereof, the easterly line of said 0.403 acre tract, and the westerly line of said Powers tract the following courses and distances:

- 1) South 21°57'23" West, a distance of 84.44' to a metal fence corner post;
- 2) South 05°24'47" West, passing a metal fence corner post at the end of said chain link fence at a distance of 77.29, and passing the edge of concrete/edge of water of a channel to Lake Lyndon B. Johnson, at a distance of 85.00', for a total distance of 98.52' to a calculated point for corner along a curve the right along the approximate centerline of said channel to the Colorado River as scaled per recorded plat of said Lakewood Forest 3, being the southeast corner hereof;

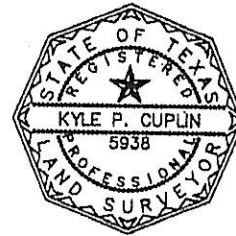
THENCE along the southerly line hereof, the southerly line of said 0.403 acre tract, the southerly line of said Lot 58, and said Lot 57, and with the approximate centerline of said channel to Lake Lyndon B. Johnson, the following courses and distances:

- 1) Along said curve to the right, having an arc length of 59.49', a radius of 69.82', a chord bearing of North 68°19'57" West, and a chord length of 57.71' to a calculated point for corner inundated by water;
- 2) North 35°34'57" West, a distance of 53.60' to a calculated point for corner inundated by water;
- 3) North 39°44'51" West, a distance of 23.99' to a calculated point for corner inundated by water, being the southwest corner of said Lot 57;

THENCE North 25°13'00" East, along the westerly line hereof, the westerly line of said 0.403 acre tract, and the westerly line of said Lot 57, passing the edge of water/edge of concrete retaining wall at a distance of 11.19', and passing a 1/2" iron pin found at a distance of 13.50', for a total distance of 153.91' to the Point of Beginning, containing 0.403 acres, more or less, with ±1,867 Sq. Ft. being inundated by water.

I hereby certify that this survey was prepared 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. Basis of Bearings are to found monuments along the southerly right-of-way line of McCartney Drive Texas Coordinate System, South Central Zone. A Plat of Survey of even date was prepared as is intended to accompany the above described tract of land.

Kyle P. Cuplin Dated 4/28/2015
Registered Professional Land Surveyor No. 5938



T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: 2-21-2023

GF No. _____

Name of Affiant(s): Barbara Eddy

Address of Affiant: 1012 McCartney, Kingsland, TX 78639

Description of Property: Lot 57 + Part of 58, Block 3, Lakewood Forest III
County LLANO, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of _____, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."):

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since 2012 there have been no:

- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the Property;
- d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): None

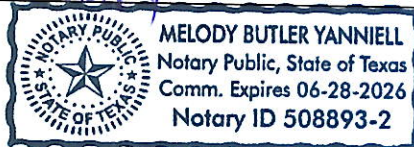
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Barbara Eddy

SWORN AND SUBSCRIBED this 21st day of February, 2023

Melody Butler Yannell
Notary Public



(TXR-1907) 02-01-2010