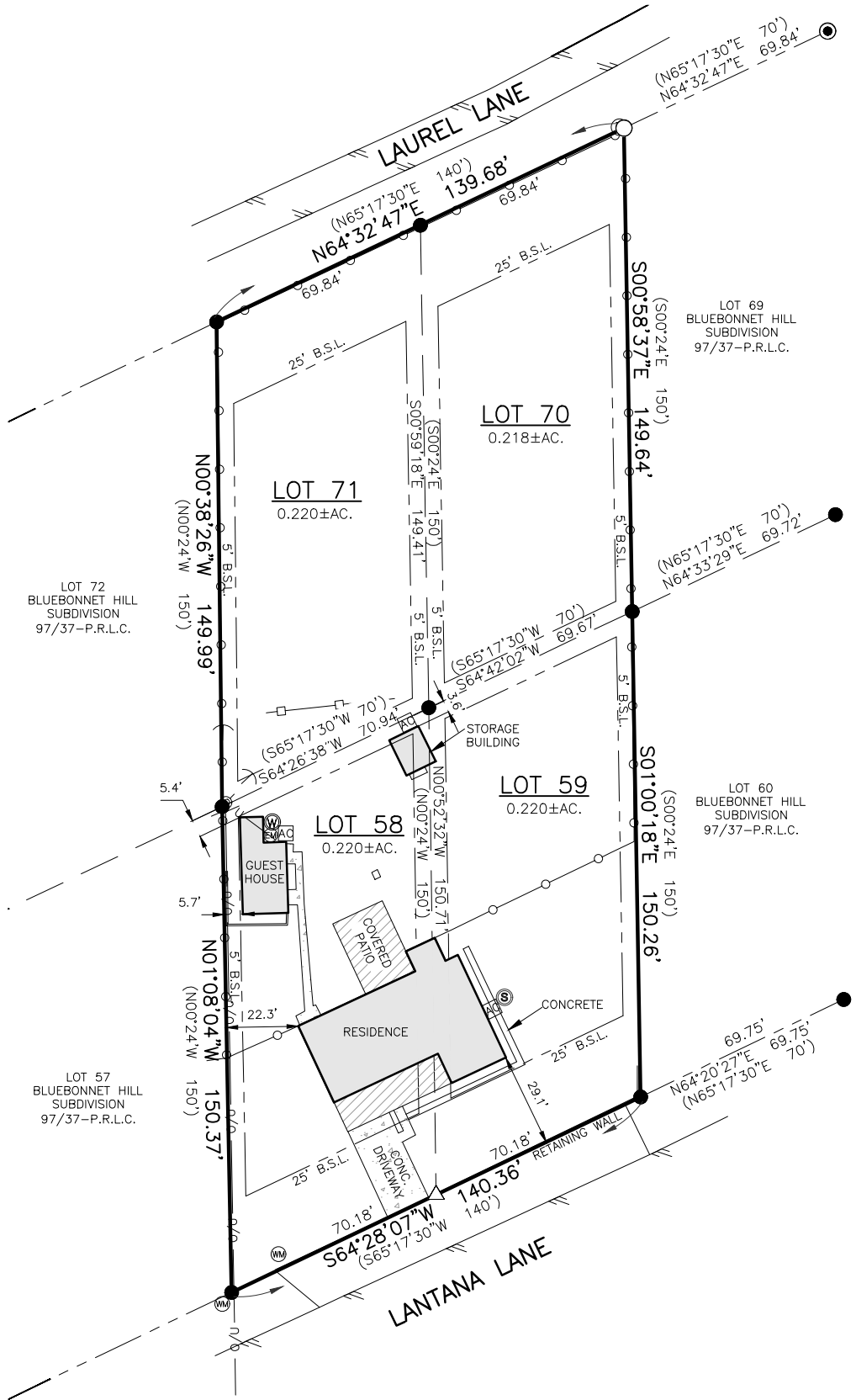


LEGEND

- 3/8" IRON PIN FOUND
- 1/2" IRON PIN FOUND (UNLESS NOTED)
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- .../... 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
- AC AIR CONDITIONER
- S SANITARY
- UTILITY POLE
- O/U- OVERHEAD UTILITY
- WM WATER METER
- EM ELECTRIC METER
- W WELL HEAD
- EDGE/PAVEMENT/GRAVEL
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- OVERHANG/COVERED AREA



NOTES:

- SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48299C0375D, EFFECTIVE 01/29/2021.
- BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
- OWNER TO CONFIRM ALL ON SITE SEWAGE FACILITY REGULATIONS ON THIS PROPERTY PRIOR TO DESIGNING AND/OR CONSTRUCTION.
- OWNER TO CONFIRM ALL GROUNDWATER CONSERVATION AGENCY REQUIREMENTS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY.

BOUNDARY AND IMPROVEMENT SURVEY

LEGAL DESCRIPTION: LOT NOS. 58, 59, 70 AND 71, BLUEBONNET HILLS SUBDIVISION, A SUBDIVISION IN LLANO COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 97, PAGE 37 OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS.

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF LLANO COUNTY, TEXAS.

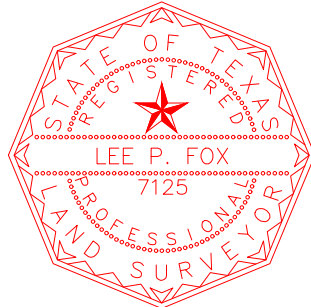
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

I HEREBY CERTIFY EXCLUSIVELY TO ANNA LYONS 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 2026, CUPLIN & ASSOCIATES, INC. ©.

Lee P. Fox

DATED 03/18/2026

LEE P. FOX, R.P.L.S. NO. 7125

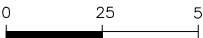


1 OF 1
SHEET

PROJ NO. 26211
PREPARED FOR: ANNA LYONS
TECH: MHS
APPROVED: LEE P. FOX
FIELDWORK PERFORMED ON: 3-10-26
FILE PATH: PROJECTS 2026\26211\DWG\26211_BI_MHS_3-17-26.dwg
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PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH. 325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 50'



2	
1	
DATE	NO.
REVISIONS	