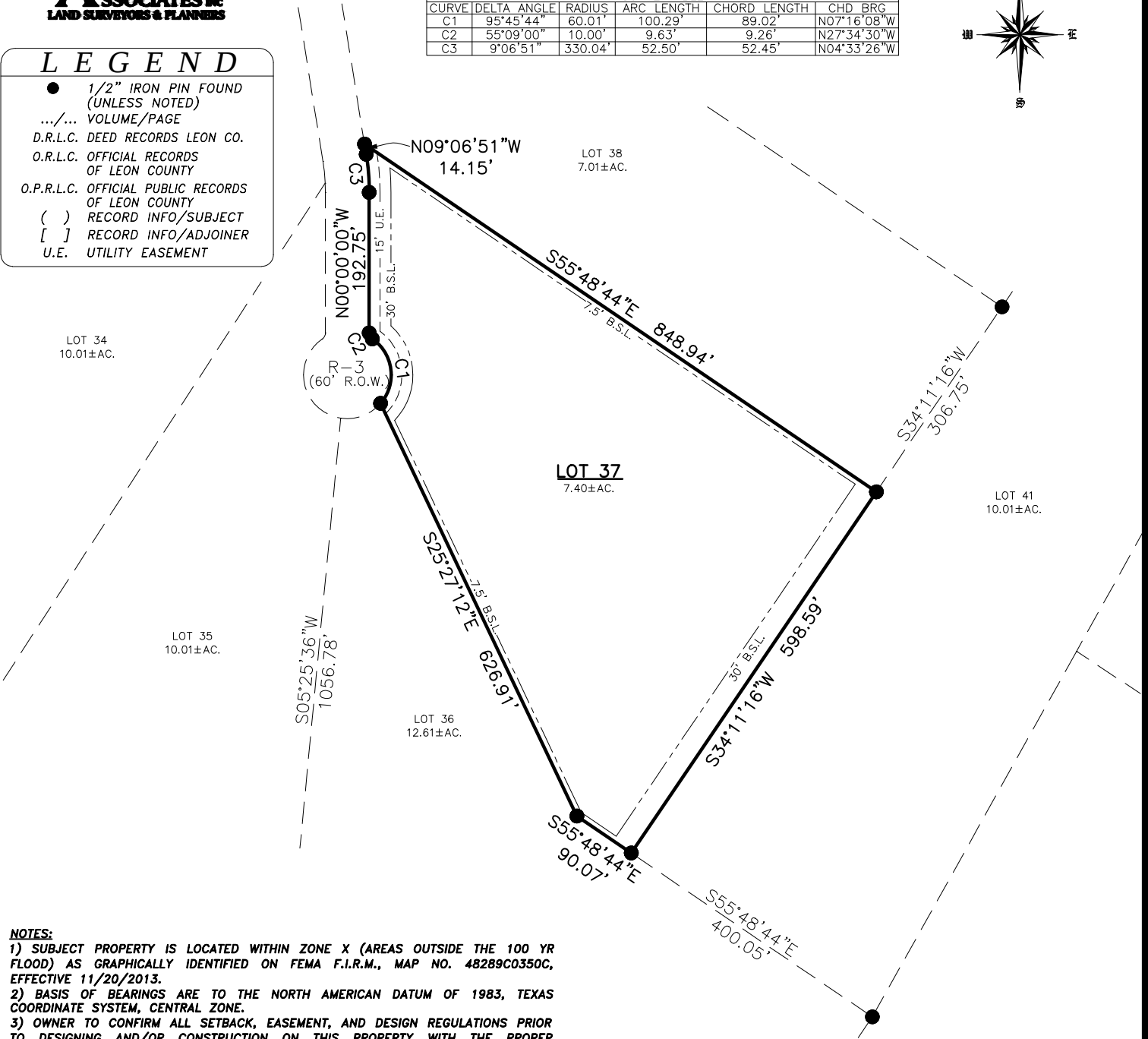




LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- .../... VOLUME/PAGE
- D.R.L.C. DEED RECORDS LEON CO.
- O.R.L.C. OFFICIAL RECORDS OF LEON COUNTY
- O.P.R.L.C. OFFICIAL PUBLIC RECORDS OF LEON COUNTY
- () RECORD INFO/SUBJECT
- [] RECORD INFO/ADJOINER
- U.E. UTILITY EASEMENT

CURVE		CURVE TABLE			
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHD BRG
C1	95°45'44"	60.01'	100.29'	89.02'	N07°16'08"W
C2	55°09'00"	10.00'	9.63'	9.26'	N27°34'30"W
C3	9°06'51"	330.04'	52.50'	52.45'	N04°33'26"W



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. 48289C0350C, EFFECTIVE 11/20/2013.
- 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.
- ALL DISTANCES SHOWN HEREON MATCH THOSE OF RECORD.

LAND TITLE SURVEY

LOCAL ADDRESS: LEON COUNTY, TEXAS.

LEGAL DESCRIPTION: LOT 37, TIMBERCREST RANCH, A SUBDIVISION IN LEON COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED UNDER PLAT NUMBER 212A-214B, OF THE OFFICIAL PUBLIC RECORDS OF LEON COUNTY, TEXAS.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: INLAND TITLE OF TEXAS, LLC
G.F. NO.: 21-132-LS EFFECTIVE DATE: JULY 23, 2021 ISSUED: AUGUST 5, 2021

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:
SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF LEON COUNTY, TEXAS.

RECORDED PLAT: PLAT NUMBER 212A-214B-O.P.R.L.C.
NON-EXCLUSIVE ACCESS EASEMENT: CLERKS FILE NO. 245212 (875/901)-O.P.R.L.C.
ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY GRANTED TO NAVASOTA VALLEY ELECTRIC COOPERATIVE, INC.: CLERKS FILE NO. 256425(922/740)-O.P.R.L.C.
ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY GRANTED TO NAVASOTA VALLEY ELECTRIC COOPERATIVE, INC.: CLERKS FILE NO. 257767(927/907)-O.P.R.L.C.
RIGHT-OF-WAY EASEMENT GRANTED TO CONCORD ROBBINS WSC: CLERKS FILE NO. 2021-00442788-O.P.R.L.C.

I HEREBY CERTIFY EXCLUSIVELY TO INLAND TITLE OF TEXAS, LLC., AND MARGARET ANN DUGGIN AND JOHN HOUSTON DUGGIN, 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 2021, CUPLIN & ASSOCIATES, INC. ©.

Danny J. Stark
DANNY J. STARK, R.P.L.S. NO. 5602 DATED 08/12/2021



SHEET 1 OF 1	PROJ. NO. 211305	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH. 325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 200' 0 100 200	2	
	PREPARED FOR: MARGARET AND JOHN DUGGIN			1	
	TECH: L.BELK			DATE	NO.
	APPROVED: DJS			REVISIONS	
	FIELDWORK PERFORMED ON:				
	COPYRIGHT: 2021				
	PROFESSIONAL FIRM NO: 10126900				