

LEGEND	
●	3/8" IRON PIN FOUND
○	1/2" IRON PIN FOUND
○	1/4" IRON PIN FOUND
○	SET 7/2" IRON PIN
○	WITH CUPLIN PROPERTY CAP
○	COTTON SPINDLE BENCHMARK
...	VOLUME/PAGE
P.R.L.C.	PLAT RECORDS LLANO CO.
P.R.L.C.	PLAT RECORDS DALLAS CO.
P.R.L.C.	PLAT RECORDS TARRANT CO.
P.R.L.C.	PLAT RECORDS REAL PROPERTY LLANO CO.
P.R.L.C.	OFFICIAL PUBLIC RECORDS
()	RECORDS SUBJECT
B.S.L.	BLDG. SETBACK LINE
-0/1-	OVERHEAD UTILITY
—	WATER METER
—	EDGE/PAVEMENT/GRAVEL
—	CHAIN LINK FENCE
	OVERHANG/COVERED AREA



NOTES:
1) THE PORTIONS OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE 1E (AREAS INSIDE THE 10' WIDE ROAD) IS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 462960510G, EFFECTIVE 8/2/2012.
2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
3) THE DEED RECORDS OF LLANO COUNTY, TEXAS, VOLUME 94, PAGE 566 DEED RECORDS OF LLANO COUNTY, TEXAS, OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
4) ALL UTILITY EASEMENTS ARE GRANTED DOWN ALL STREETS, ALLEYS AND DOWN LOT LINES.
5) TRACT 3 SHOWN HEREON IS FURTHER DESCRIBED BY METES AND BOUNDS IN SEPARATE DOCUMENT OF EVEN DATE TO ACCOMPANY THIS SURVEY PLAT.
6) THE TITLE COMMITMENT REFERENCED HEREON, PERTAINS TO TRACT 1 AND TRACT II (LOTS 330 AND 331) UNIT I, AND DOES NOT ADDRESS TRACT III.

LAND TITLE SURVEY

LEGAL DESCRIPTION:
TRACT 1: BEING LOT NO. 330, SUNRISE BEACH II, UNIT B, A SUBDIVISION IN THE CITY OF SUNRISE BEACH VILLAGE, LLANO COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 94, PAGE 211 OF THE DEED RECORDS OF LLANO COUNTY, TEXAS.
TRACT 2: BEING LOT NO. 331, SUNRISE BEACH II, UNIT B, A SUBDIVISION IN THE CITY OF SUNRISE BEACH VILLAGE, LLANO COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 94, PAGE 211 OF THE DEED RECORDS OF LLANO COUNTY, TEXAS.
TRACT 3: BEING A 0.13 ACRE TRACT OUT OF THE MIDDLETON M. HILL SURVEY NO. 104, ABSTRACT NO. 360, LLANO COUNTY, TEXAS, LYING WEST OF AND ADJACENT TO LOTS 330 AND 331, SUNRISE BEACH II, UNIT B, AS SHOWN ON PLAT RECORDED IN VOLUME 94, PAGE 211 OF THE DEED RECORDS OF LLANO COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN A QUIT CLAIM DEED TO WST INVESTMENTS, LLC, OF RECORD IN VOLUME 1106, PAGE 334, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: HIGHLAND LAKES TITLE
G.F. NO.: 2021114213L-HB
EFFECTIVE DATE: NOVEMBER 26, 2021

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:

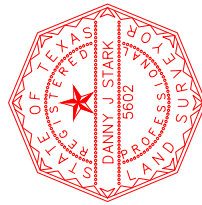
SUBJECT TO THE CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF THE CITY OF SUNRISE BEACH VILLAGE, LLANO COUNTY, TEXAS.

RESTRICTIVE COVENANTS: 94/566, 96/238, 167/573-D.R.L.C., 1443/550-O.P.R.L.C.

RECORDED PLAT: 94/211-D.R.L.C.

EASEMENT TO L.C.R.A.: 80/270-D.R.L.C.

BLANKET R.O.W. EASEMENTS TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC.: 88/592, 92/233-D.R.L.C.



I HEREBY CERTIFY EXCLUSIVELY TO HIGHLAND LAKES TITLE AND FOSAY PARTNERS, LLC THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. NO OTHER PERSONS WERE INVOLVED IN ANY MANNER IN THE ABOVE USE OF THIS SURVEY. NO OTHER PERSONS WERE INVOLVED IN THE REFERENCED PARTIES' HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2021, CUPLIN & ASSOCIATES, INC. ©.

DANNY J. STARK, R.P.L.S. NO. 5602
DATED 12/22/2021

REVISIONS	
NO.	DATE
1	12/27
2	
MODIFY FILL AREA	
DESCRIPTION	

SCALE 1" = 30'

1500 OLLIE LANE
MARBLE FALLS, TX 78654
PH 325-388-3300/330-693-8815
WWW.CUPLINASSOCIATES.COM

PROJ. NO. 211785
PREPARED FOR: FOSAY PARTNERS, LLC
TECH: MHS
APPROVED: D. STARK
FIELDWORK PERFORMED ON: 12-14-21
COPYRIGHT: 2021
PROFESSIONAL FIRM NO: 10126900

SHEET
1 OF 3

3500 SF
Completed
Spec
House
Lot 330

Empty
Available
Waterfront
Lot
Lot 331

