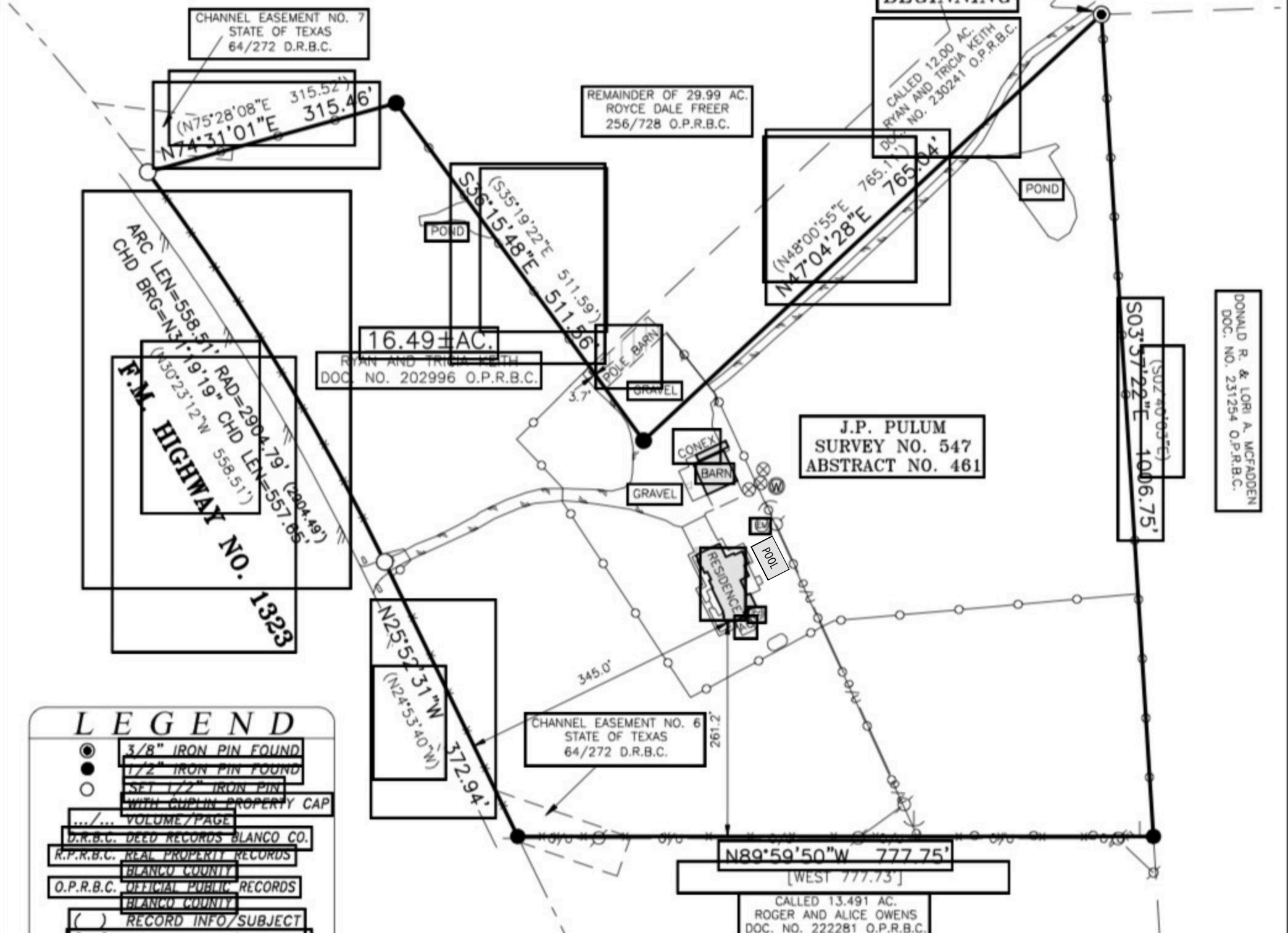




NOTES:
1) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
2) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.



LEGEND

- 3/8" IRON PIN FOUND
- 1/2" IRON PIN FOUND
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- VOLUME/PAGE
- D.R.B.C. DEED RECORDS BLANCO CO.
- R.P.R.B.C. REAL PROPERTY RECORDS BLANCO COUNTY
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BLANCO COUNTY
- () RECORD INFO/SUBJECT
- [] RECORD INFO/ADJOINER
- ⊗ WATER VALVE
- AC AIR CONDITIONER
- UTILITY POLE
- CITY WIRE
- OVERHEAD UTILITY
- EM ELECTRIC METER
- ES CLEAN OUT
- ⊙ WELL
- EDGE/PAVEMENT/GRAVEL
- HIGH WIRE FENCE
- WOOD FENCE
- OVERHANG/COVERED AREA
- L.P. TANK

LAND TITLE SURVEY

LEGAL DESCRIPTION: BEING A 16.49 ACRE TRACT OF LAND OUT OF THE J.P. PULUM SURVEY NO. 547, ABSTRACT NO. 461, IN BLANCO COUNTY, TEXAS, BEING THE SAME 16.49 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO RYAN KEITH AND SPOUSE, TRICIA KEITH RECORDED IN DOCUMENT NO. 202996 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS. SAID 16.49 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS OF EVEN DATE TO ACCOMPANY THIS SURVEY.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: ALAMO TITLE COMPANY
G.F. NO.: SAT-08-4000082302731 EFFECTIVE DATE: SEPTEMBER 28, 2023 ISSUED: OCTOBER 4, 2023

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 BLANCO COUNTY, TEXAS.

RESTRICTIVE COVENANTS: HEREBY DELETED

STATE OF TEXAS CHANNEL EASEMENT: 64/270, 64/272-R.P.R.B.C. - AFFECTS
SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT: 72/7-R.P.R.B.C.

I HEREBY CERTIFY EXCLUSIVELY TO ALAMO TITLE COMPANY, RYAN KEITH AND TRICIA KEITH, 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 2024, CUPLIN & ASSOCIATES, INC. ©.

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

DATED 07/01/2024



SHEET 1 OF 2	PROJ NO. 201202	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH.325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 200'	2	
	PREPARED FOR: RYAN KEITH & TRICIA KEITH		0 100 200	1	
	TECH: T.ALSTON		DATE	NO.	DESCRIPTION
	APPROVED: K.C. LUST		REVISIONS		
FIELDWORK PERFORMED ON: 06/27/2024					
COPYRIGHT 2024	PROFESSIONAL FIRM NO: 10126900				