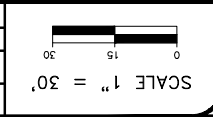


REVISIONS	
NO.	DATE
1	12/27
2	

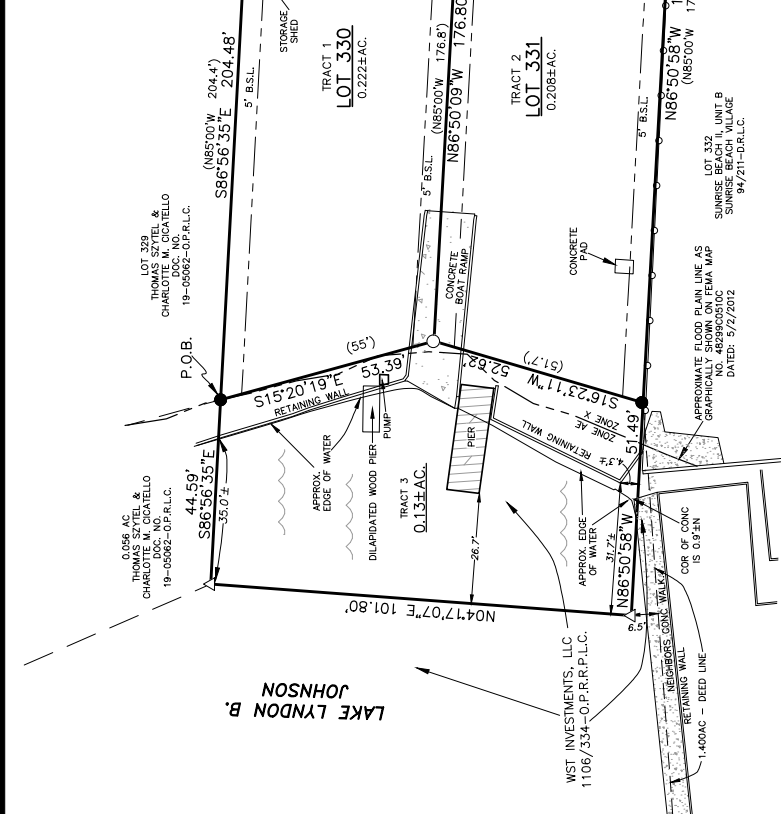
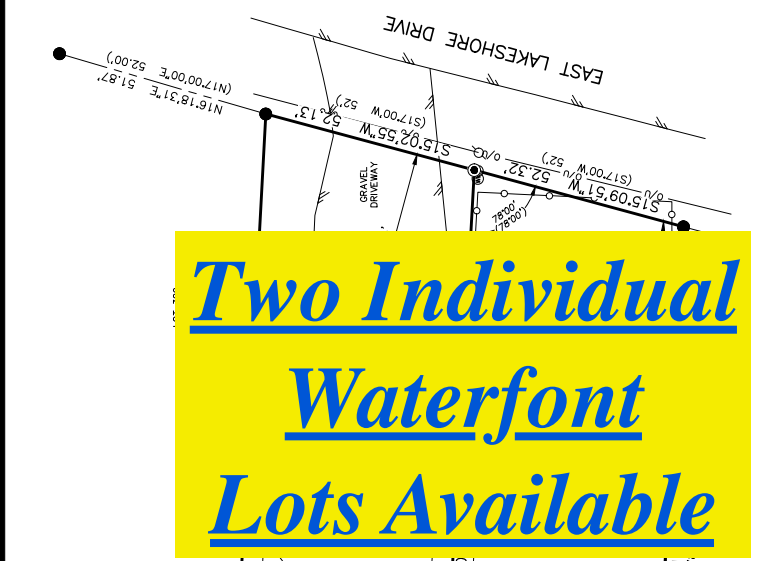


MARBLE FALLS, TX. 78654
 PH 325-388-3300/830-693-8815
 WWW.CUPLINASSOCIATES.COM

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

SHEET 1 OF 3

Two Individual Waterfront Lots Available



LAKE LYNDON B. JOHNSON

0.056 AC. THOMAS SZYTEL & CHARLOTTE M. CICATELLO 19-00562--O.P.R.L.C.

0.064 AC. THOMAS SZYTEL & CHARLOTTE M. CICATELLO 19-00562--O.P.R.L.C.

TRACT 1 LOT 330 0.222±AC.

TRACT 2 LOT 331 0.208±AC.

TRACT 3 0.13±AC.

WST INVESTMENTS, LLC 1106/334--O.P.R.R.P.L.C.

APPROXIMATE FLOOD PLAIN LINE AS GRAPHICALLY SHOWN ON FEMA MAP DATED: 5/2/2012

LOT 332, UNIT B SUNRISE BEACH VILLAGE 94/211--D.R.L.C.

LEGEND

NOTES:

- 1) PORTIONS OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE 1A (AREAS INSIDE THE 100 YEAR FLOOD ZONE) 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) ALL DISTANCES ARE PER 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 ALL LOTS.
- 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) ONLY, 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.

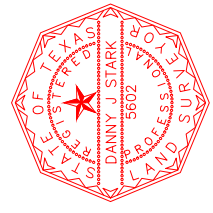
TRACT 3: BEING A 0.13 ACRE TRACT OUT OF THE MIDDLETON M. HILL SURVEY NO. 104, ABSTRACT NO. 360, LLANO COUNTY, TEXAS, LYING WEST OF AND ADJACENT TO LOTS 330 AND 331, SUNRISE BEACH II, UNIT B, AS SHOWN ON PLAT RECORDED IN VOLUME 94, PAGE 211 OF THE DEED RECORDS OF LLANO COUNTY, TEXAS, AND BEING A PORTION 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
 ISSUED: DECEMBER 3, 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 FOSSY PARTNERS, LLC THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND WITH MY SIGNATURE AND SEAL. I HAVE NO OTHER INTEREST IN OR USE OF THIS SURVEY, AND I HAVE NO OTHER INTEREST IN THE ABOVE REFERENCED PARTIES. HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2021, CUPLIN & ASSOCIATES, INC. ©.

Danny J. Stark
 DATED: 12/28/2021
 DANNY J. STARK, R.P.L.S. NO. 5602