

N

LEGEND:

- ⊕ = 1/2" IRON ROD SET
- ⊙ = IRON PIPE FOUND
- = IRON ROD FOUND
- = FENCE COR. POST
- = UTILITY POLE
- = CONC. ROW MON.
- = DOWN GUY
- = OH ELECTRICAL
- x— = WIRE FENCE

BASIS OF BEARING IS WGS84.
BEARINGS ARE TRUE; DISTANCES ARE SURFACE.

PLAT OF SURVEY
OF PART OF LOT NO. SEVEN (7), AND
ALL OF LOT NO.'s EIGHT (8) AND NINE
(9), DIVISION OF BLOCK NO. THREE (3), OLD
TOWN SOUTH, CITY OF LLANO, LLANO COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN VOLUME "T",
PAGE 451, LLANO COUNTY DEED RECORDS.

BUYER:
MARGE CRUMBAKER FAMILY TRUST
SELLER:
VICTORIA B. MILLER
ADDRESS:
108 E. SANDSTONE
MORTGAGEE:
N/A
OLT CF#2006.345

SUBJECT TO
ZONING, RULES,
REGULATIONS, AND ORDINANCES
OF THE CITY OF LLANO,
LLANO COUNTY, TEXAS.

EAST SANDSTONE STREET
80' ROW ("J"/616 L.C.D.R.)

SUBJECT TO:
RECORDED PLAT:
"J"/616 L.C.D.R.
"T"/451 L.C.D.R.

DIVISION OF BLOCK NO. 3

FRANCES STRAYHORN
COSTNER, ET AL
390/314 L.C.D.R.

"T"/451 L.C.D.R.

(BLOCK 3, LOT 60)

6
7
CUT AN "X"
IN RET WALL
BY FNC POST

11 12
(BLOCK 3, LOT 59)

TYSON MEGEE BROAD
LOTS 10-14
1103/764 L.C.O.P.R.

VICTORIA B. MILLER
0.2369 ACRES OUT
OF LOT 60
1207/672 L.C.O.P.R.

CHAINLINK
FENCE ON
RET. WALL

GARAGE

1 STORY
FRAME RES.
PIER & BEAM
COMP. ROOF

N89°40'53"E 71.50ft

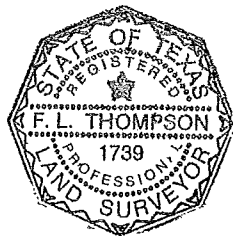
FND 3/8" I.R.

S00°05'53"E (DUE SOUTH)
146.76ft
294.38ft
146.68ft

88.07ft
N89°40'53"E
6.38ft

("J"/616 L.C.D.R.)

EAST LUCE STREET
60' ROW ("J"/616 L.C.D.R.)



I, F. L. THOMPSON, A REGISTERED PROFESSIONAL LAND SURVEYOR,
DO HEREBY CERTIFY THAT THE PLAT HEREON REPRESENTS THE
RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY
SUPERVISION ON THE 15TH DAY OF MAY, 2006. IMPROVEMENTS
ARE AS SHOWN, SET BACK FROM PROPERTY LINES THE DISTANCES
INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR
PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN, AND
THE PROPERTY HAS ACCESS TO A DEDICATED PUBLIC ROADWAY.
WITNESS MY HAND AND SEAL THIS THE 18TH DAY OF MAY, 2006.

F. L. Thompson
F. L. THOMPSON, REG. PROF. LAND SURV. NO. 1739
P. O. BOX 74, LLANO, TEXAS 78643
325-247-4510

COPYRIGHT 2006
FRED L. THOMPSON & ASSOCIATES, P.C.

DRAWN BY: RDJ

DATE: 05/18/2006

DWG. NO.: 06050803.DWG

APPROVED BY: FLT

PROJECT

TITLE SURVEY OF PART OF LOT
7 AND ALL OF LOTS 8 & 9, BLK 3,
OLD TOWN SOUTH, CITY OF
LLANO, LLANO COUNTY, TEXAS.

SHT. NAME

FLOOD INFORMATION:

THIS PROPERTY DOES NOT LIE WITHIN
THE 100 YEAR FLOOD HAZARD ZONE
AS REFERENCED BY THE F.I.R.M.
MAP PANEL No. 480451 0005 B
EFFECTIVE DATE 05/04/1982

SHT. NO.

1

2

FRED L. THOMPSON & ASSOCIATES, P. C.

P. O. BOX 74 LLANO, TEXAS 78643-0074

Registered Professional Land Surveyor No.1739

Licensed State Land Surveyor

325-247-4510 (O) ~ 325-247-1043 (F)

PAGE 2 OF 2

**FIELD NOTES OF 0.236 OF AN ACRE MORE OR LESS IN LLANO COUNTY,
TEXAS.**

The tract of land described hereon contains 0.236 of an acre more or less, comprised of part of Lot No. Seven (7), and all of Lot No.'s Eight (8) and Nine (9), Division of Block No. Three (3), Old Town South, City of Llano, Llano County, Texas, all of that certain tract of land described as 0.2369 acres in a deed to Victoria B. Miller recorded in Volume 1207, Page 672, Llano County Official Public Records, and is described by metes and bounds as follows:

Beginning at a 3/8" iron rod found by a fence post in a retaining wall in the south line of Sandstone Street, an 80 feet wide right of way of record in Volume "J", Page 616, Llano County Deed Records, in the north line of Block 3, and in the north line of Lot 7 for the northeast corner of that certain tract of land deeded to Frances Strayhorn Costner, et al, recorded in Volume 390, Page 314, Llano County Deed Records, the northwest corner of the Miller tract, and the northwest corner hereof;

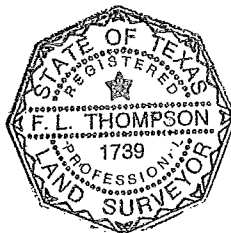
Thence N 89° 40' 53" E 71.50 feet to a 3/8" iron rod found at the intersection of the south line of Sandstone Street with the west line of Oatman Street, a 60 feet wide right of way of record in Volume "J", Page 616, Llano County Deed Records, for the northeast corner of Block 3, the northeast corner of Lot 9, the northeast corner of the Miller tract, and the northeast corner hereof;

Thence S 00° 05' 53" E (DUE SOUTH "T"/415 L.C.D.R.) 146.76 feet to a cut "X" set in the retaining wall in the west line of Oatman Street and in the east line of Block 3 for the northeast corner of Lot 14, the southeast corner of Lot 9, the southeast corner of the Miller tract, and the southeast corner hereof, from which a fence post found in said retaining wall lies N 89° 40' 53" E 6.38 feet, and a 1/2" iron rod found at the intersection of the west line of Oatman Street with the north line of Luce Street, a 60 feet wide right of way of record in Volume "J", Page 616, Llano County Deed Records, for the southeast corner of Block 3 and the southeast corner of Lot 14 lies S 00° 05' 53" E 148.68 feet;

Thence S 89° 40' 53" W (DUE SOUTH "T"/415 L.C.D.R.) with the fence and said retaining wall, 68.07 feet to a fence corner post found in the retaining wall in the north line of Lot 12 and in the south line of Lot 7 for the southeast corner of the Strayhorn tract, the southwest corner of the Miller tract, and the southwest corner hereof;

Thence N 01° 26' 16" W with the fence and said retaining wall, 146.78 feet to the **Point of Beginning** and containing 0.236 of an acre more or less.
Basis of Bearing is WGS84. Bearings are True. Distances are Surface.

I, F. L. Thompson, a Registered Professional Land Surveyor, do hereby certify that the field notes hereon with accompanying plat are a true and correct representation and delineation of an on the ground survey made under my direction and supervision on the 15th day of May, 2006. Witness my hand and seal this, the 18th day of May, 2006.



F. L. Thompson
F. L. Thompson, Reg. Prof. Land Surv. No. 1739
P. O. Box 74, Llano, TX 78643