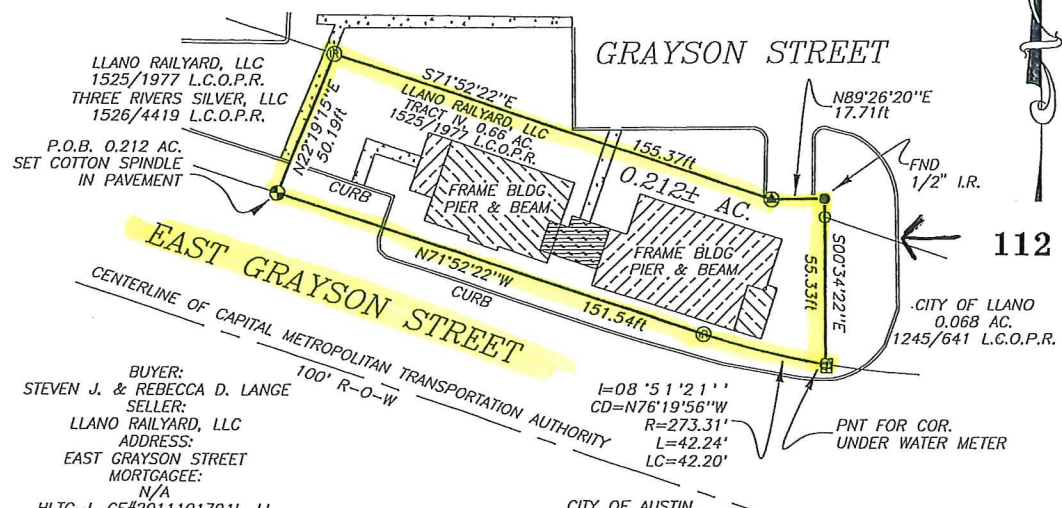
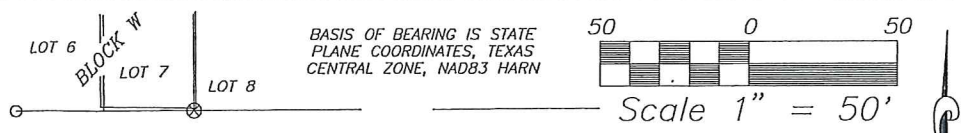
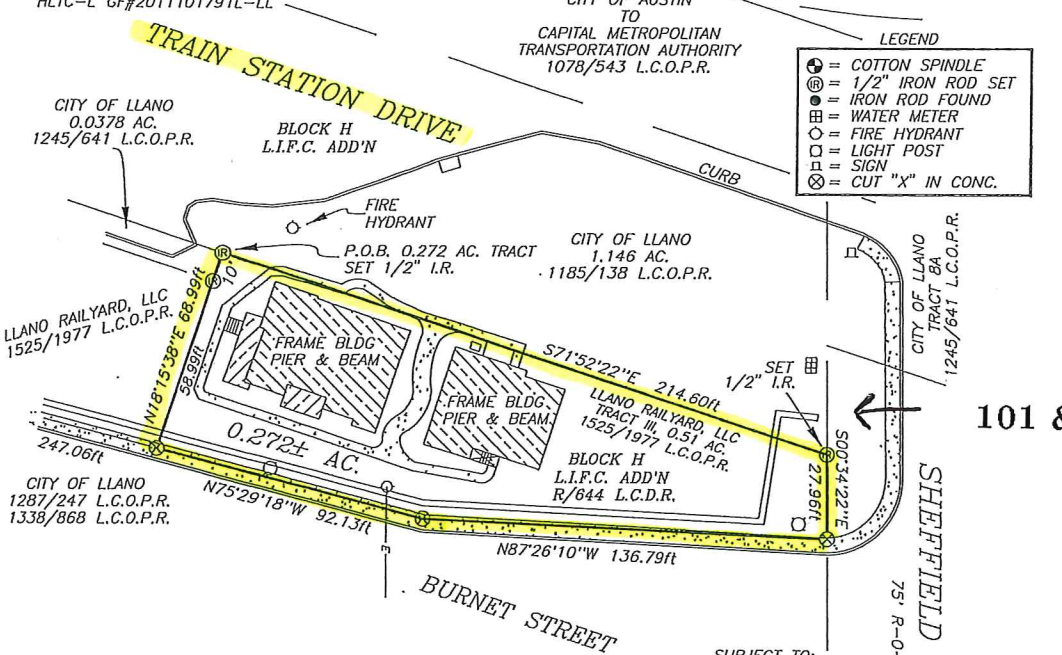




112 & 114 E. Grayson St.



101 & 103 Train Station Dr.

PLAT OF SURVEY
OF TWO (2) TRACTS OF LAND OUT OF
THOSE CERTAIN LANDS DESCRIBED IN A
DEED TO LLANO RAILYARD, LLC, RECORDED
IN VOLUME 1525, PAGE 1977, LLANO
COUNTY OFFICIAL PUBLIC RECORDS.

SUBJECT TO:
UTILITIES RESERVATION:
R/641 L.C.D.R.
DEDICATION OF STREETS:
V/418 L.C.D.R.
ZONING, REGULATIONS,
RULES AND ORDINANCES
OF THE CITY OF LLANO,
LLANO COUNTY, TEXAS.



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 4TH DAY OF NOVEMBER, 2011. 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.
WITNESS MY HAND AND SEAL THIS THE 4TH DAY OF NOVEMBER, 2011.

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

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FRED L. THOMPSON & ASSOCIATES, P.C.

DRAWN BY: LMC	PROJECT TITLE SURVEY OF A 0.212± AC. TRACT AND A 0.272± AC. TRACT OUT OF THE LLANO RAILYARD, LLC PROPERTY, CITY OF LLANO, LLANO CO., TX.	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 3
DATE: 11/04/2011			
DWG. NO.: 11101101.DWG			
APPROVED BY: FLT			

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 3)

**FIELD NOTES OF 0.212 OF AN ACRE OF LAND IN THE CITY OF LLANO,
LLANO COUNTY, TEXAS.**

The tract of land described hereon contains 0.212 of an acre more or less in the City of Llano, Llano County, Texas, part of that certain tract of land described as Tract IV, 0.66 acres in a deed to Llano Railyard, LLC, recorded in Volume 1525, Page 1977, Llano County Official Public Records, described by metes and bounds as follows:

Beginning at a cotton spindle set in the north line of East Grayson Street, in the south line of the above said 0.66 acre tract for the southwest corner hereof;

Thence N 22° 19' 15" E 50.19 feet to a ½" iron rod set on the east side of a sidewalk, in the north line of the 0.66 acre tract for the northwest corner hereof;

Thence with the north line of the 0.66 acre tract and the north line hereof, the following courses and distances:

S 71° 52' 22" E 155.37 feet to a spike found at an angle point; and

N 89° 26' 20" E 17.71 feet to a ½" iron rod found in the west line of Sheffield Avenue for the northeast corner of the 0.66 acre tract and the northeast corner hereof;

Thence S 00° 34' 22" E 55.33 feet to a calculated point under a water meter at the intersection of the north line of East Grayson Street and the west line of Sheffield Avenue for the southwest corner of that certain tract of land described as 0.068 of an acre in a deed to the City of Llano recorded in Volume 1245, Page 641, Llano County Official Public Records, the southeast corner of the 0.66 acre tract and the southeast corner hereof;

Thence with the north line of East Grayson Street, the south line of the 0.66 acre tract and the south line hereof:

around a curve to the right, through a central angle of 08° 51' 21", with a radius of 273.31 feet, an arc distance of 42.24 feet, a chord bearing of N 76° 19' 56" W 42.20 feet to a ½" iron rod set; and

N 71° 52' 22" W 151.54 feet to the **Point of Beginning** and containing 0.212 of an acre more or less.

Basis of Bearing is State Plane Coordinates, Texas Central Zone, NAD83 HARN.

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 4th day of November, 2011. Witness my hand and seal this the 4th day of November, 2011.



F. L. Thompson

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

Railyard 0.212 ac. tract

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Fred L. Thompson & Associates, P.C.

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 3 OF 3)

**FIELD NOTES OF 0.272 OF AN ACRE OF LAND IN THE CITY OF LLANO,
LLANO COUNTY, TEXAS.**

The tract of land described hereon contains 0.272 of an acre more or less in the City of Llano, Llano County, Texas, part of that certain tract of land described as Tract III, 0.51 acres in a deed to Llano Railyard, LLC, recorded in Volume 1525, Page 1977, Llano County Official Public Records, described by metes and bounds as follows:

Beginning at a ½" iron rod set in the south line of Train Station Drive, in the north line of the above said 0.51 acre tract for the northeast corner of that certain tract of land described as 0.0378 of an acre in a deed to the City of Llano recorded in Volume 1245, Page 641, Llano County Official Public Records and the northwest corner hereof;

Thence S 71° 52' 22" E 214.60 feet to a ½" iron rod set in the west line of Sheffield Avenue, in the east line of that certain tract of land described as 1.146 acre in a deed to the City of Llano recorded in Volume 1185, Page 138, Llano County Official Public Records for the northeast corner of the said 0.51 acre tract and the northeast corner hereof;

Thence S 00° 34' 22" E 27.96 feet to an X cut in the concrete sidewalk, in the north line of Burnet Street for the southeast corner of the 0.51 acre tract and the southeast corner hereof;

Thence along the north line of Burnet Street, the south line of the 0.51 acre tract and the south line hereof, the following courses and distances:
N 87° 26' 10" W 136.79 feet to an X cut in the concrete sidewalk at an angle point; and
N 75° 29' 18" W 92.13 feet to an X cut in the concrete sidewalk for the southwest corner hereof;

Thence N 18° 15' 38" E, at 58.99 feet pass a ½" iron rod set for the southeast corner of the 0.0378 acre City of Llano tract, in all 68.99 feet to the **Point of Beginning** and containing 0.272 of an acre more or less.

Basis of Bearing is State Plane Coordinates, Texas Central Zone, NAD83 HARN.

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 4th day of November, 2011. Witness my hand and seal this the 4th day of November, 2011.



F. L. Thompson

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

Railyard 0.272 ac. tract

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