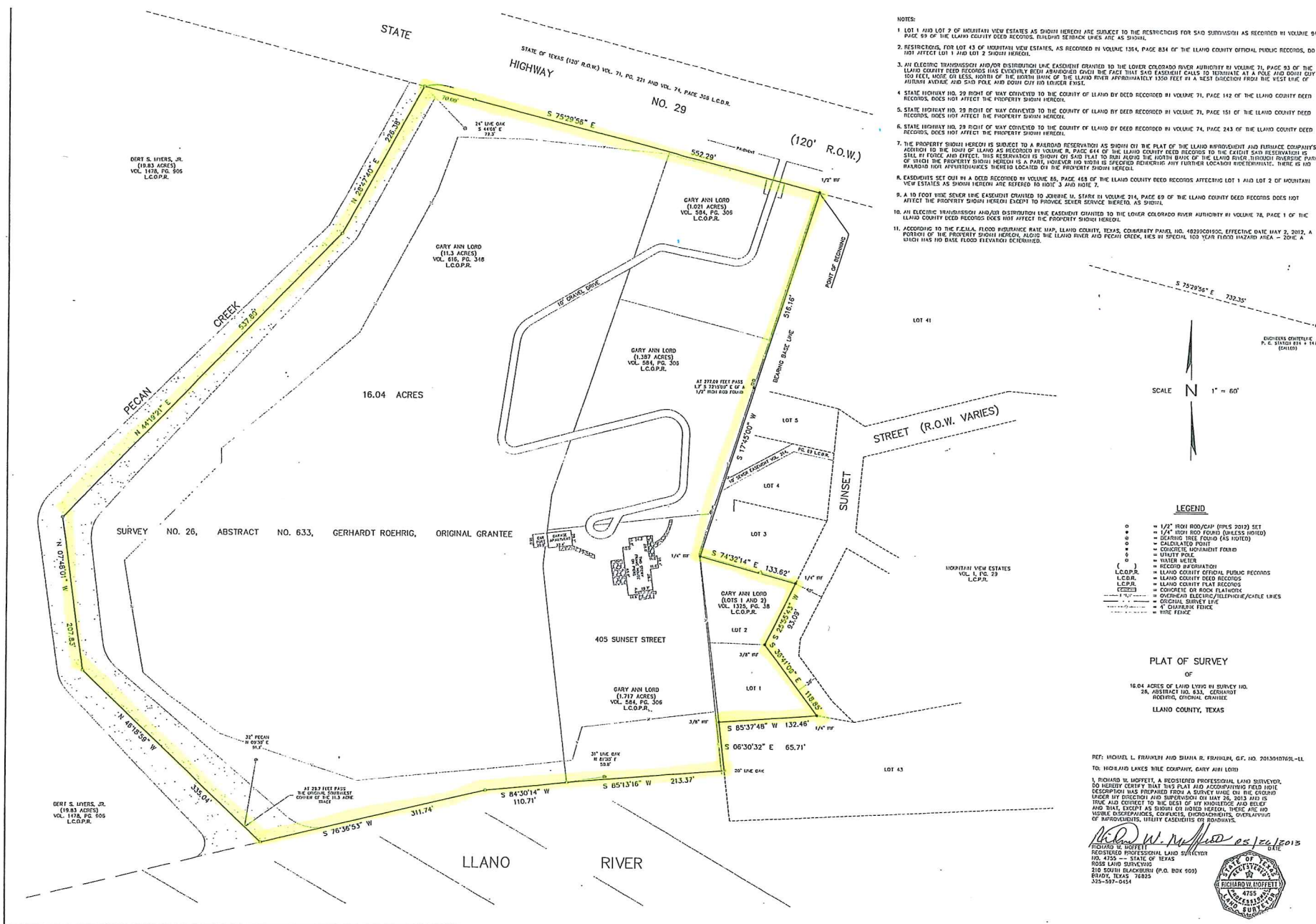




- NOTES:
1. LOT 1 AND LOT 2 OF MOUNTAIN VIEW ESTATES AS SHOWN HEREON ARE SUBJECT TO THE RESTRICTIONS FOR SAID SUBDIVISION AS RECORDED IN VOLUME 84, PAGE 69 OF THE LLANO COUNTY DEED RECORDS. BUILDING SETBACK LINES ARE AS SHOWN.
 2. RESTRICTIONS FOR LOT 45 OF MOUNTAIN VIEW ESTATES, AS RECORDED IN VOLUME 1354, PAGE 834 OF THE LLANO COUNTY OFFICIAL PUBLIC RECORDS, DO NOT AFFECT LOT 1 AND LOT 2 SHOWN HEREON.
 3. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO THE LOWER COLORADO RIVER AUTHORITY BY VOLUME 71, PAGE 83 OF THE LLANO COUNTY DEED RECORDS HAS EXISTED SINCE EARLIER THAN THE DATE OF THIS SURVEY. THE EASEMENT CALLS FOR A POLE AND DOWN GUY 100 FEET, MORE OR LESS, NORTH OF THE NORTH BANK OF THE LLANO RIVER APPROXIMATELY 1350 FEET IN A WEST DIRECTION FROM THE WEST LINE OF MOUNTAIN AVENUE. AND SAID POLE AND DOWN GUY DO NOT EXIST.
 4. STATE HIGHWAY NO. 29 RIGHT OF WAY CONVEYED TO THE COUNTY OF LLANO BY DEED RECORDED IN VOLUME 71, PAGE 142 OF THE LLANO COUNTY DEED RECORDS, DOES NOT AFFECT THE PROPERTY SHOWN HEREON.
 5. STATE HIGHWAY NO. 29 RIGHT OF WAY CONVEYED TO THE COUNTY OF LLANO BY DEED RECORDED IN VOLUME 71, PAGE 151 OF THE LLANO COUNTY DEED RECORDS, DOES NOT AFFECT THE PROPERTY SHOWN HEREON.
 6. STATE HIGHWAY NO. 29 RIGHT OF WAY CONVEYED TO THE COUNTY OF LLANO BY DEED RECORDED IN VOLUME 74, PAGE 243 OF THE LLANO COUNTY DEED RECORDS, DOES NOT AFFECT THE PROPERTY SHOWN HEREON.
 7. THE PROPERTY SHOWN HEREON IS SUBJECT TO A RAILROAD RESERVATION AS SHOWN ON THE PLAT OF THE LLANO IMPROVEMENT AND FURNACE COMPANY'S ADDITION TO THE TOWN OF LLANO AS RECORDED IN VOLUME 8, PAGE 644 OF THE LLANO COUNTY DEED RECORDS TO THE EXTENT SAID RESERVATION IS SHOWN BY FORCE AND EFFECT. THIS RESERVATION IS SHOWN ON SAID PLAT TO RUN ALONG THE NORTH BANK OF THE LLANO RIVER, THROUGH BUCKS PARK OF WHICH THE PROPERTY SHOWN HEREON IS A PART, HOWEVER NO SUCH RESERVATION IS SPECIFICALLY IDENTIFIED ANY FURTHER LOCATION HEREON. THERE IS NO RAILROAD NOW APPROPRIATELY HEREON LOCATED ON THE PROPERTY SHOWN HEREON.
 8. EASEMENTS SET OUT IN A DEED RECORDED IN VOLUME 85, PAGE 458 OF THE LLANO COUNTY DEED RECORDS AFFECTING LOT 1 AND LOT 2 OF MOUNTAIN VIEW ESTATES AS SHOWN HEREON ARE REFERRED TO AS STATE H. STATE H. VOLUME 214, PAGE 69 OF THE LLANO COUNTY DEED RECORDS DOES NOT AFFECT THE PROPERTY SHOWN HEREON EXCEPT TO PROVIDE SLOPE DRAINAGE, HEREON, AS SHOWN.
 9. A 10 FOOT WIDE SEWER LINE EASEMENT GRANTED TO JOHNNIE H. STATE H. VOLUME 214, PAGE 69 OF THE LLANO COUNTY DEED RECORDS DOES NOT AFFECT THE PROPERTY SHOWN HEREON EXCEPT TO PROVIDE SLOPE DRAINAGE, HEREON, AS SHOWN.
 10. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO THE LOWER COLORADO RIVER AUTHORITY BY VOLUME 78, PAGE 1 OF THE LLANO COUNTY DEED RECORDS DOES NOT AFFECT THE PROPERTY SHOWN HEREON.
 11. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, LLANO COUNTY, TEXAS, COMMUNITY PANEL NO. 48305C0100C, EFFECTIVE DATE MAY 2, 2012, A PORTION OF THE PROPERTY SHOWN HEREON, ALONG THE LLANO RIVER AND PECAN CREEK, IS IN SPECIAL FLOOD HAZARD AREA - ZONE A, WHICH HAS NO BASE FLOOD ELEVATION DETERMINED.

LEGEND

- 1/2" HIGH ROD/CAP (1995 2012) SET
- 1/4" HIGH ROD FOUND (UNLESS NOTED)
- BEARING TREE FOUND (AS NOTED)
- CALCULATED POINT
- CONCRETE UPGRADE FORM
- UTILITY POLE
- WATER METER
- RECORD INFORMATION
- LLANO COUNTY OFFICIAL PUBLIC RECORDS
- LLANO COUNTY DEED RECORDS
- LLANO COUNTY PLAT RECORDS
- CONCRETE OR ROCK FLATWORK
- OVERHEAD ELECTRIC/TELEPHONE/CABLE LINES
- ORIGINAL SURVEY LINE
- 4" OVERHEAD FENCE
- WIRE FENCE

PLAT OF SURVEY

OF
16.04 ACRES OF LAND LYING IN SURVEY NO.
26, ABSTRACT NO. 633, GERHARDT ROEHRIG,
ORIGINAL GRANTEE
LLANO COUNTY, TEXAS

REF: MICHAEL L. FRANKLIN AND SHIRAZ R. FRANKLIN, GT, NO. 2013040760L-LL
TO: MICHAEL L. FRANKLIN AND SHIRAZ R. FRANKLIN, GARY ANN LORD
I, RICHARD W. MOFFETT, A REGISTERED PROFESSIONAL LAND SURVEYOR,
DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING FIELD NOTES
DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND
UNDER MY DIRECTION AND SUPERVISION ON JAN 25, 2013 AND IS
TRUE AND CORRECT. THE DEED BY WHICH THIS LAND WAS ACQUIRED
AND THAT, EXCEPT AS SHOWN ON THIS PLAT, THERE ARE NO
UNRECORDED EASEMENTS, ENCUMBRANCES, OR INTERESTS
OR IMPROVEMENTS, UTILITY EASEMENTS OR EASEMENTS
OF RECORD AFFECTING THE PROPERTY SHOWN HEREON.
RICHARD W. MOFFETT
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4755 - STATE OF TEXAS
ROSS LAND SURVEYING
210 SOUTH BLACKBURN (P.O. BOX 509)
BRADY, TEXAS 76825
325-587-0454
DATE 05/12/2013
RICHARD W. MOFFETT
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4755