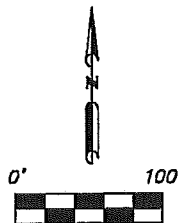


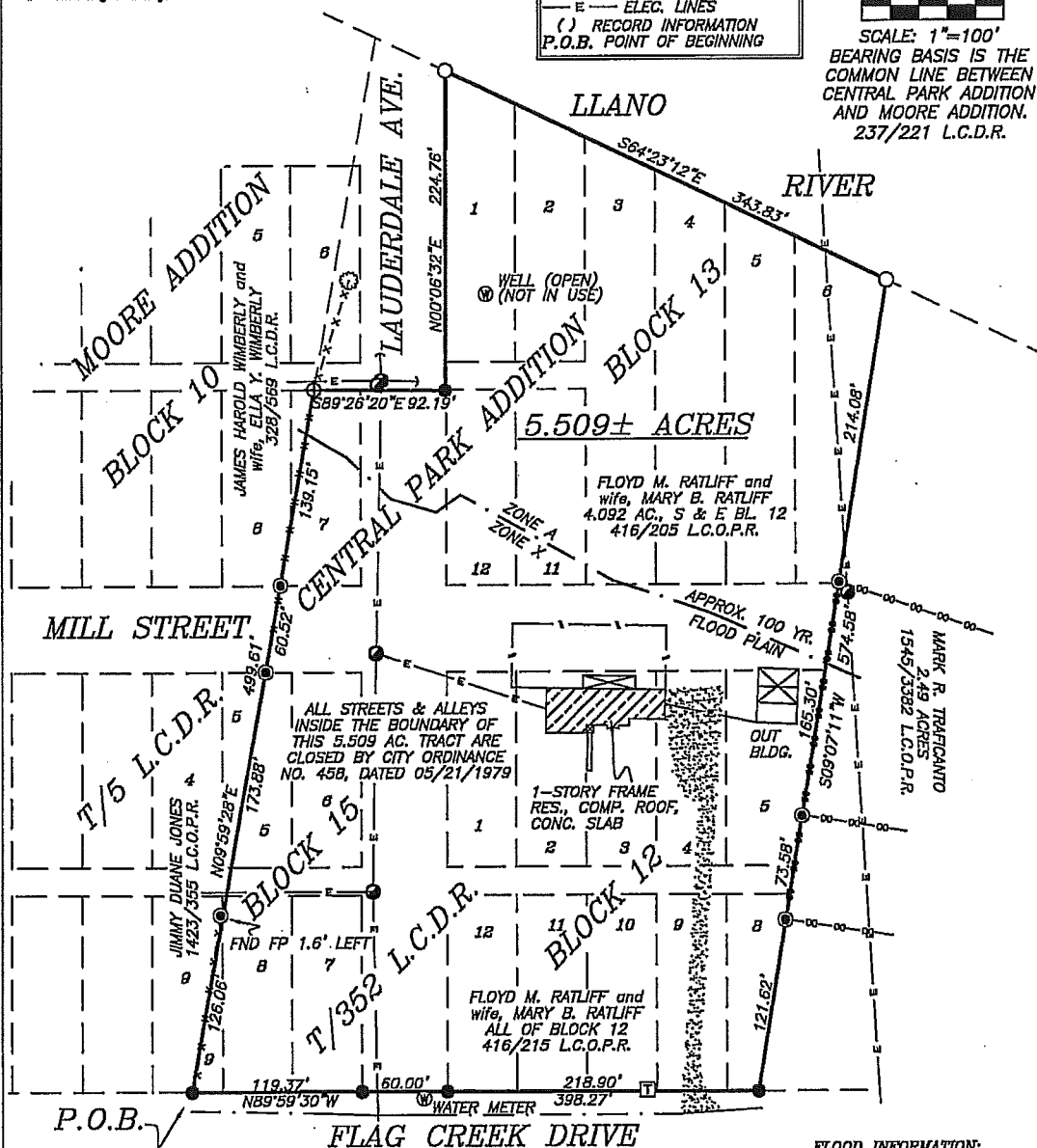
LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/
RED CAP, "FLT ASSOC"
- ⊕ SPIKE FOUND
- ⊗ FENCE POST
- △ CALCULATED POINT
- ⊙ UTILITY POLE
- Ⓜ WATER METER
- ☎ TELEPHONE PED.
- X— WIRE FENCE
- O— CHAIN LINK FENCE
- E— ELEC. LINES

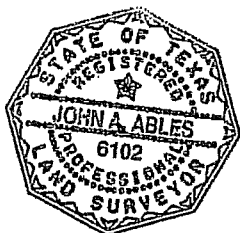
(.) RECORD INFORMATION
P.O.B. POINT OF BEGINNING



SCALE: 1"=100'
BEARING BASIS IS THE
COMMON LINE BETWEEN
CENTRAL PARK ADDITION
AND MOORE ADDITION.
237/221 L.C.D.R.



FLOOD INFORMATION:
THE SUBJECT PROPERTY DEPICTED
HEREON PARTLY LIES WITHIN A
SPECIAL FLOOD HAZARD AREA,
DESIGNATED
ZONE "A"
AS SHOWN ON F.E.M.A.'S FLOOD
INSURANCE RATE MAP No.
48299C0195C
EFFECTIVE DATE: MAY 2, 2012



JOHN A. ABLES R.P.L.S. #6102

PHYSICAL ADDRESS: 801 Flag Creek Drive, Llano, TX, 78643
LEGAL DESCRIPTION: 5.509 Acres composed of All of Block Twelve (12), All of Block Thirteen (13), All of Block Fifteen (15), All of Lot Seven (7), Block Ten (10), and all of the streets and alleys closed by City Ordinance No. 458, dated 05/21/1979, Central Park Addition, City of Llano, according to the plat recorded in Volume T, Page 352, Llano County Deed Records, all of that certain tract of land described as 4.092 Acres in a deed to Floyd M. Ratliff and wife, Mary B. Ratliff recorded in Volume 416, Page 205, Llano County Official Public Records, and all of that certain tract of land described as All of Block 12 in a deed to same recorded in Volume 416, Page 215, Llano County Official Public Records.
FILED: 07/30/2014 CRAW: JA & WT **DRAFTED:** 08/11/2014
BY: LMC **JOB#:** 14063003 **SHEET:** 1 of 2

FRED L. THOMPSON & ASSOCIATES, P. C.

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

Registered Professional Land Surveyor No 6102

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

FIRM Registration #: 100502-00

(PAGE 2 OF 2)

FIELD NOTES OF 5.509 ACRES OF LAND IN THE CITY OF LLANO, LLANO COUNTY, TEXAS.

The tract of land described hereon contains 5.509 acres more or less composed of All of Block Twelve (12), All of Block Thirteen (13), All of Block Fifteen (15), All of Lot Seven (7), Block Ten (10), and All of the streets and alleys closed by City Ordinance No. 458, dated May 21, 1979, Central Park Addition, according to the plat recorded in Volume T, Page 352, Llano County Deed Records (L.C.D.R.), all of that certain tract of land described as 4.092 acres in a deed to Floyd M. Ratliff and wife, Mary B. Ratliff recorded in Volume 416, Page 205, Llano County Official Public Records (L.C.O.P.R.) and all of that certain tract of land described as All of Block 12 in a deed to same recorded in Volume 416, Page 215, L.C.O.P.R., described in one tract by metes and bounds as follows:

Beginning at a 1/2" iron rod found in the north line of Flag Creek Drive, in the east line of Moore Addition, a subdivision of record in Volume T, Page 5, L.C.D.R., in the west line of Central Park Addition, in the south line of Block 15, Moore Addition and Central Park Addition, for the southeast corner of that certain tract of land described in a deed to Jimmy Duane Jones recorded in Volume 1423, Page 355, Llano County Official Public Records, the southwest corner of the Ratliff 4.092 acre tract, and the southwest corner hereof;

Thence along the common line of Central Park Addition and Moore Addition, with remnants of an old fence, N 09° 59' 28" E, at 299.94 feet pass a fence post found in the south line of Mill Street, at 360.46 feet pass a fence post found in the north line of same, in the south line of Block 10, Central Park Addition and Moore Addition, in all 499.61 feet to a spike found in the south line of an alley, in the east line of that certain tract of land described in a deed to James Harold Wimberly and wife, Ella Y. Wimberly recorded in Volume 328, Page 569, L.C.D.R. For the westerly northwest corner hereof;

Thence along the south line of said alley, S 89° 26' 20" E, crossing Lauderdale Avenue, 92.19 feet to a 1/2" iron rod found in the east line of Lauderdale Avenue, in the west line of Block 13, Central Park Addition, for an interior corner hereof;

Thence along the east line of Lauderdale Avenue and the west line of Block 13, N 00° 06' 32" E 224.76 feet to a 1/2" iron rod set on the south bank of the Llano River as called for in the said deed to Ratliff recorded in Volume 416, Page 205, L.C.O.P.R. for the northeasterly termination point of Lauderdale Avenue and the northwest corner hereof;

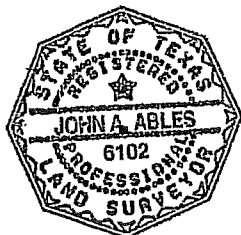
Thence along the bank of the Llano River, S 64° 23' 12" E 343.83 feet to a 1/2" iron rod set on the south bank of the Llano River as called for in the said deed to Ratliff recorded in Volume 416, Page 205, L.C.O.P.R. for the northwest corner of that certain tract of land described as 2.49 acres in a deed to Mark R. Traficanto recorded in Volume 1545, Page 3382, L.C.O.P.R., the northeast corner of the Ratliff 4.092 acre tract and the northeast corner hereof;

Thence S 09° 07' 11" W 574.58 feet to a 1/2" iron rod found in the north line of Flag Creek Drive for the southwest corner of the Traficanto tract and the southeast corner hereof;

Thence along the north line of Flag Creek Drive, N 89° 59' 30" W, at 218.90 feet pass a 1/2" iron rod found in the east line of Lauderdale Avenue, at 278.90 feet pass a 1/2" iron rod found in the west line of same, in all 398.27 feet to the **Point of Beginning** and containing 5.509 acres more or less as surveyed by Fred L. Thompson & Associates, P.C. under the supervision of John A. Ables, R.P.L.S. No. 6102.

Basis of Bearing for this survey is WGS84. All 1/2" iron rods set have a red plastic cap inscribed "FLASSOC".

I, John A. Ables, 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 30th day of July, 2014. Witness my hand and seal this the 12th day of August, 2014.



John A. Ables, Reg. Prof. Land Surv. No. 6102
P. O. Box 74, Llano, TX 78643

14063003

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Fred L. Thompson & Associates, P.C.