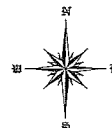


AUGUSTUS KLUMP SURVEY NO. 273
ABSTRACT NO. 462

334.03 ACRES
THE ESTATE OF S.W. KOWERSCHKE CAUSE #4850 P.R.L.C.
THE ESTATE OF EDJINE KOWERSCHKE CAUSE #2006PC314 P.R.L.C. &
THE ESTATE OF MARTIN KOWERSCHKE CAUSE #2006PC1933 P.R.L.C.
TO SIDNEY WAYNE KOWERSCHKE TESTAMENTARY TRUST, LINDA MILLER,
ELAINE ECHOLS, SANDRA MORROW & KAREN MITCHELL

TRACT 3 58.76 ACRES
AUGUSTUS KLUMP SURVEY NO. 272
ABSTRACT NO. 461

TRACT 4 58.76 ACRES



LEGEND

- 1/2" IRON PIN FOUND
- ✕ TxDOT TYPE I CONC.
- R.O.W. MONUMENT FND.
- ⊙ FENCE CORNER POST
- SET 1/2" IRON PIN WITH 5938
- PROPERTY CAP
- C.M. CONTROL MONUMENT
- ... VOLUME/PAGE
- O.P.R.L.C. OFFICIAL PUBLIC RECORDS
- LLANO COUNTY
- P.R.L.C. PROBATE RECORDS
- LLANO COUNTY
- (...) RECORD INFO/SUBJECT
- [...] RECORD INFO/ADJOINER
- ⊕ ELECTRIC METER
- ⊖ AIR CONDITIONER
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- O/U— OVERHEAD UTILITY
- X— WIRE FENCE

FENCE COR. IS 0.45' S-
OF PROP. COR.

(N 89°56'57" E)
(N 89°42'10" E)
N 88°46'11" E
122.21'
[122.58']

(N 89°56'57" E)
(N 89°58'31" E)
N 89°41'23" E
139.28'
[139.12']

(N 89°56'57" E)
(N 89°58'31" E)
N 89°26'43" E
169.35'

(N 89°56'57" E)
(N 89°58'31" E)
N 89°26'43" E
524.56'
[524.43']

BARN

WELL-HOUSE
SHED
TANK
SHED
CAR PORT
COVERED PORCH
TWO STORY RESIDENCE
CAR PORT
COVERED PORCH

REMAINING PORTION OF 33.40 ACRES (TRACT 1)
DENNIS MASTERSON, ET UX
1306/204 - O.P.R.L.C.

9.139 ACRES

81.549 ACRES
JOHN H. WENNES
1076/443 - O.P.R.L.C.

N 01°23'01" W 1203.29'
(N 00°49'08" W 1203.15')

HANS VON SPECHT SURVEY NO. 271, ABSTRACT NO. 609
HANS VON SPECHT SURVEY NO. 270, ABSTRACT NO. 810

- NOTES:
- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 4812340125B, EFFECTIVE 9/18/1991.
 - 2) BASIS OF BEARINGS ARE TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
 - 3) SUBJECT TO CURRENT LLANO COUNTY SUBDIVISION REGULATIONS.

LAND TITLE SURVEY

LOCAL ADDRESS: 16625 STATE HIGHWAY NO. 29, LLANO, TX.

LEGAL DESCRIPTION: BEING A 9.139 ACRE FINANCE TRACT OF LAND OUT OF THE HANS VON SPECHT SURVEY NO. 270, ABSTRACT NO. 810, AND THE HANS VON SPECHT SURVEY NO. 271, ABSTRACT NO. 609, LLANO COUNTY, TEXAS, BEING A PORTION OF A CALLED 33.40 ACRE TRACT OF LAND AS CONVEYED TO DENNIS MASTERSON, ET UX IN VOLUME 1306, PAGE 204 OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, SAID 9.139 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

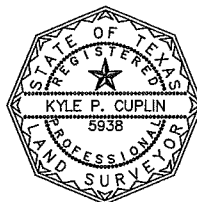
TITLE COMMITMENT PREPARED BY: STEWART TITLE GUARANTY COMPANY
G.F. NO.: 2011.254 EFFECTIVE DATE: NOVEMBER 29, 2011 ISSUED: DECEMBER 1, 2011

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:

CENTRAL TEXAS COOP. EASEMENTS: 301/592- D.R.L.C. 1347/160 & 1449/543 - O.P.R.L.C.

STATE HIGHWAY NO. 29 R-O-W: 71/99 - D.R.L.C.

NOT SUBJECT TO: 62/544 & 78/3 - D.R.L.C.



PAVED ROADWAY
STATE HIGHWAY NO. 29

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY AS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

K.P. Cuplin
KYLE P. CUPLIN, R.P.L.S. NO. 5938 DATED 12/19/11



	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		