



PLAT OF SURVEY OF 12.70 ACRES OUT OF THE J. POITEVENT SURVEY NO. 1, ABST. NO. 607 IN LLANO COUNTY, TEXAS.

IRON ROD SET
ROD FOUND
COR. POST
POLE
ROW MON.
GUY
ELECTRICAL
FENCE

NUMBER	DIRECTION	DISTANCE
L1	N19°04'02"E	100.37ft
L2	N47°58'30"E	406.76ft
L3	N76°46'49"E	443.25ft
L4	N88°06'05"E	184.31ft
L5	N82°07'27"E	79.96ft
L6	N86°05'34"E	149.46ft
L7	S88°54'04"E	110.07ft
L8	N82°49'50"E	33.45ft
L9	N76°38'34"E	52.89ft
L10	N63°38'45"E	7.90ft

BLUE SPRINGS RANCH LIMITED PARTNERSHIP
TRACT II, 359.78 AC.
639/144 L.C.O.P.R.

PNT IN CATTLE GUARD FOR
THE NEC HEREOF, COTTON
SPINDLE SET LIES
S60°57'13"W 7.90ft

NOTE:
COTTON SPINDLES ARE SET AT ALL
ANGLE PNTS IN APPROX. C/L OF ROAD.

J. POITEVENT

SURVEY NO. 1

12.70± ACRES

BLUE SPRINGS RANCH LIMITED PARTNERSHIP
TRACT II, 359.78 AC.
639/144 L.C.O.P.R.

ABST. NO. 607

THOMAS J. COPA
and MARY EILEEN COPA
30.56 AC.
1375/892 L.C.O.P.R.

PNT FOR SWC ON THE N. SIDE OF A
CATTLE GUARD FROM WHICH A COTTON
SPINDLE SET ON THE N. SIDE OF SAME
LIES S19°04'02"W 7.71ft

SIS OF BEARING
FND 1/2" I.R.
OF DUCKWORTH
55/54 L.C.O.P.R.

PAMELA A. DUCKWORTH
and RONALD EDWARD DUCKWORTH
17.792 AC.
1355/54 L.C.O.P.R.

LAWRENCE SAILOR

SURVEY NO. 222

ABST. NO. 707

POINT OF BEGINNING
BASIS OF BEARING
FND FP, SWC OF COPA
1375/892 L.C.O.P.R.

JERRY RUSH
68.59 AC.
1527/2288 L.C.O.P.R.

LAWRENCE SAILOR
SURVEY NO. 223
ABST. NO. 707

PROFESSIONAL LAND SURVEYOR, DO
NOT REPRESENTS THE RESULTS
UNDER MY SUPERVISION ON
NO IMPROVEMENTS ARE SHOWN.
EJECTS OR PROTRUSIONS APPARENT
WITNESS MY HAND AND SEAL
OCTOBER, 2011.

DRAWN BY: LMC	REVISIONS	PROJECT	SHT. NAME	SHT. NO.
DATE: 10/11/2011		BOUNDARY SURVEY OF 12.70 AC. OUT OF THE J. POITEVENT SURVEY NO. 1, ABST. NO. 607, LLANO COUNTY, TEXAS.	FLOOD INFORMATION:	1
DWG. NO.: 11091902.DWG			THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS REFERENCED BY THE F.I.R.M. MAP PANEL No. 481234 0050 B EFFECTIVE DATE 09/18/1991	2
APPROVED BY: FLT				

2 SURV. NO. 1739
AS 78643

1
CIATES, P.C.