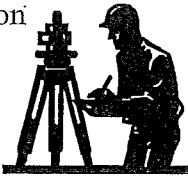
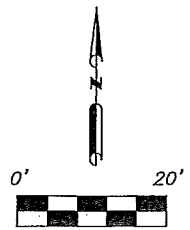


Fred L. Thompson  
& Associates

111 W. Main St.  
P.O. Box 74  
Llano, TX 78643  
P: (325) 247-4510  
F: (325) 247-1043  
llanosurvey.com  
FIRM Registration #: 100502-00

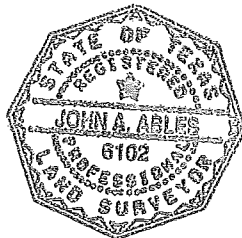
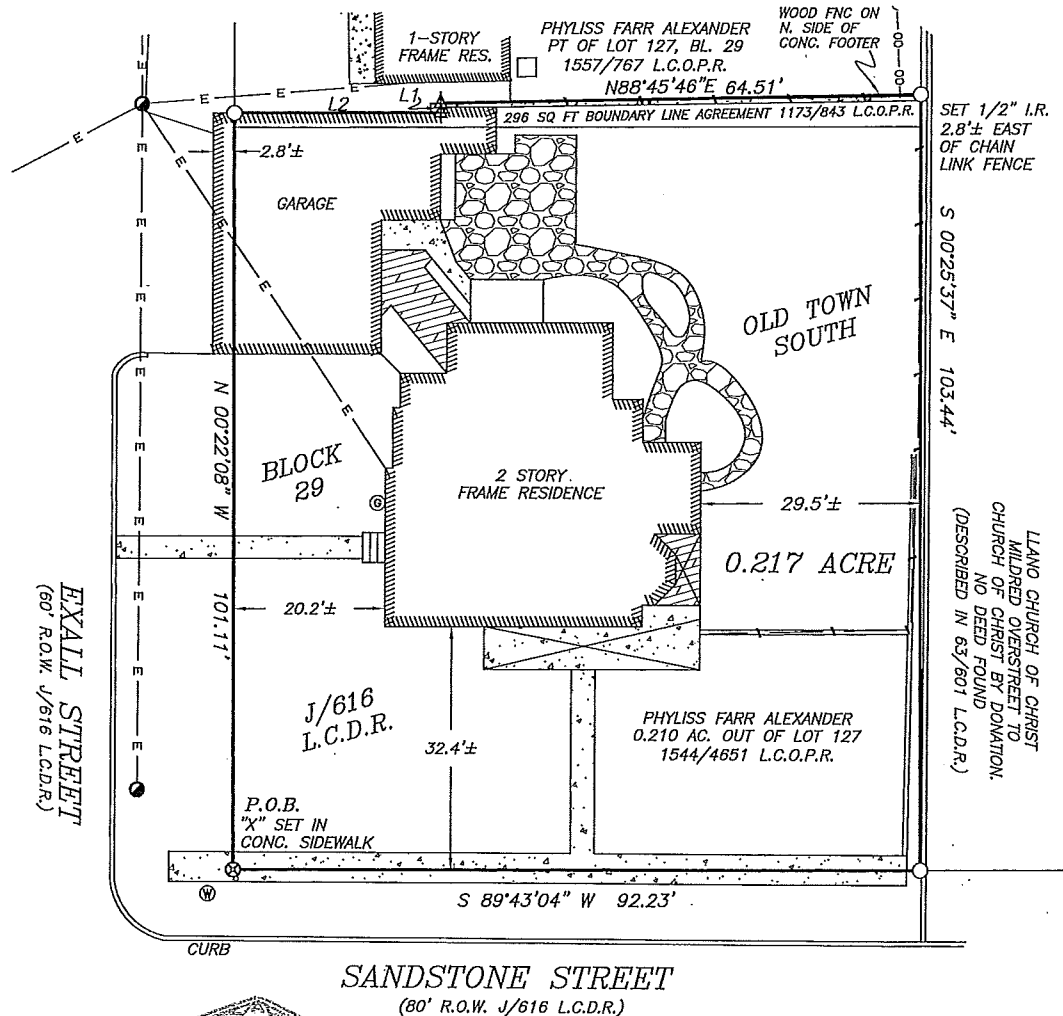


LEGEND	
●	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET W/ RED CAP, "FLT ASSOC"
⊗	COTTON SPINDLE SET
⊙	"X" SET IN CONC.
⊕	CALCULATED POINT
⊖	UTILITY POLE
⊗	WATER METER
⊙	GAS METER
---	WOOD FENCE
---	CHAIN LINK FENCE
---	ELEC. LINES
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING



SCALE: 1"=20'  
BEARING BASIS IS WGS84

LINE	BEARING	DISTANCE
L1	N01°24'30"W	1.25'
L2	N89°41'31"E	27.65'



**FLOOD INFORMATION:**  
THE SUBJECT PROPERTY DEPICTED  
HEREON DOES NOT LIE WITHIN A  
SPECIAL FLOOD HAZARD AREA, AS  
SHOWN ON F.E.M.A.'S FLOOD  
INSURANCE RATE MAP No.  
48299C0310C  
EFFECTIVE DATE: MAY 2, 2012

THIS SURVEY WAS COMPLETED WITHOUT  
THE BENEFIT OF A TITLE COMMITMENT.  
OTHER INTERESTS MAY EXIST WHICH  
ARE NOT SHOWN HEREON.

I, JOHN A. ABLES, REGISTERED PROFESSIONAL LAND  
SURVEYOR # 6102 DO HEREBY CERTIFY THAT THIS  
PLAT WAS PREPARED FROM AN ON THE GROUND  
SURVEY PERFORMED UNDER MY SUPERVISION ON  
THE 28th DAY OF JUNE, 2017, WITNESS MY HAND  
AND SEAL THIS THE 22nd DAY OF AUGUST, 2018.

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

PHYSICAL ADDRESS: 407 WEST SANDSTONE STREET, LLANO, TX 78643  
LEGAL DESCRIPTION: 0.217 OF AN ACRE OUT OF LOT 127, IN BLOCK  
29, OLD TOWN LLANO ON THE SOUTH SIDE OF THE RIVER, ACCORDING  
TO THE PLAT RECORDED IN VOLUME J, PAGE 616, LLANO COUNTY DEED  
RECORDS, ALL OF THOSE TWO CERTAIN TRACTS OF LAND DESCRIBED IN  
A DEED TO PHYLISS FARR ALEXANDER RECORDED IN VOLUME 1544,  
PAGE 4651, LLANO COUNTY OFFICIAL PUBLIC RECORDS (L.C.O.P.R.) AND  
BEING 296 SQ. FT. IN A BOUNDARY LINE AGREEMENT OF RECORD IN  
VOLUME 1173, PAGE 843, L.C.O.P.R.  
FILED: 06/28/2017 CREW: JA & JC DRAFTED: 08/17/2017 BY: RDJ  
JOB#: 17061301  
PAGE 1 OF 2

# FRED L. THOMPSON & ASSOCIATES

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

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

FIRM Registration #: 100502-00

(PAGE 2 OF 2)

## FIELD NOTES OF 0.217 OF AN ACRE OF LAND IN LLANO COUNTY, TEXAS.

The tract of land described hereon and on the accompanying plat contains 0.217 of an acre more or less in the City of Llano, Llano County, Texas, out of the Southwest part of Block 29 in the Old Town of Llano on the South side of the Llano River, according to the plat recorded in Volume J, Page 616, Llano County Deed Records (L.C.D.R.), and is all those two certain tracts of land described as 0.210 of an acre in a deed to Phyliss Farr Alexander, recorded in Volume 1544, Page 4651, Llano County Official Public Records (L.C.O.P.R.) and 296 square feet as described in a Boundary Line Agreement recorded in Volume 1173, Page 843, L.C.O.P.R., as found to exist on the ground on date of this survey, by metes and bounds as follows:

BEGINNING at an "X" set in a concrete sidewalk at the intersection of the north line of Sandstone Street, an 80 foot wide right of way of record in Volume J, Page 616, L.C.D.R., with the east line of Exall Street, a 60 foot wide right of way of record in Volume J, Page 616, L.C.D.R., for the southwest corner of said Block 29, the southwest corner of said Alexander 0.210 acre tract, the southwest corner and **POINT OF BEGINNING** hereof;

THENCE N 00° 22' 08" W 101.11 feet with the east line of Exall Street to a ½" iron rod set against the north side of a garage for the northwest corner of said Boundary Line Agreement, the southwest corner of a tract of land described as Part of Lot 127, in a deed to Phyliss Farr Alexander, recorded in Volume 1557, Page 767, L.C.O.P.R., and the northwest corner hereof;

THENCE, with the north line of said Boundary Line Agreement, the following three (3) courses and distances;

- 1.) N 89°41'31" E 27.65 feet (L2) to a calculated point;
- 2.) N 01°24'30" E 1.25 feet (L1) to a calculated point; and
- 3.) N 88°45'46" E 64.51 feet to a ½" iron rod set in the west line a tract of land described in Volume 63, Page 601, L.C.D.R., and being a donation tract from Mildred Overstreet to Llano Church of Christ (no deed found), for the northeast corner of said Boundary Line Agreement, the southeast corner of said Alexander tract (1557/767 L.C.O.P.R.), and the northeast corner hereof;

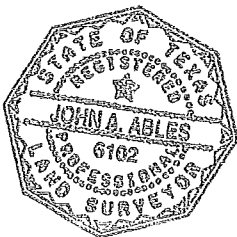
THENCE S 00° 25' 37" E 103.44 feet with the west line of said Church of Christ donation tract to a ½" iron rod set in the north line of Sandstone Street for the southeast corner of said Alexander 0.210 acre tract, and the southeast corner hereof;

THENCE S 89° 43' 04" W 92.23 feet to the **POINT OF BEGINNING** hereof, and containing an area of 0.217 of an acre, more or less, as surveyed by Fred L. Thompson & Associates under the supervision of John A. Ables R.P.L.S. No. 6102.

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

This description is to be used in conjunction with the accompanying survey plat attached hereto and made a part hereof.

I, John A. Ables, Registered Professional Land Surveyor #6102 do hereby certify that this description was prepared from an on the ground survey performed under my supervision on the 28th day of June, 2017. Witness my hand and seal this the 22nd day of August, 2017.



John A. Ables R.P.L.S. #6102  
P. O. Box 74, Llano, TX 78643

17061301 - 0.217 Ac.  
COPYRIGHT 2017  
FRED L. THOMPSON & ASSOC