

B. RIGHT OF WAY EASEMENT, DATED JUNE 13, 1996, EXECUTED BY ALAN POWERS AND CINDY POWERS TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 804, PAGE 172, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, LLAND COUNTY, TEXAS. — BLANKET IN NATURE, NOT SHOWN HEREON.

C. RIGHT OF WAY EASEMENT, DATED OCTOBER 27, 1998, EXECUTED BY CINDY POWERS TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1017, PAGE 307, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, LLANO COUNTY, TEXAS. — BLANKET IN NATURE, NOT SHOWN HEREON.

D. RIGHT OF WAY EASEMENT DATED APRIL 29, 2002, EXECUTED BY ALAN POWERS AND CINDY POWERS TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1184, PAGE 252, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. — BLANKET IN NATURE, NOT SHOWN HEREON.

E. COVENANTS AND CONDITIONS SET OUT IN WARRANTY DEED WITH VENDOR'S LIEN DATED JULY 23, 2004, EXECUTED BY WILLIAM ALAN POWERS AND CINDY SUE POWERS TO TYLER D. MAGNUS AND KNEL L. MAGNUS, RECORDED IN VOLUME 1270, PAGE 718, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. — NOT ADDRESSED HEREON

F. RIGHT OF WAY EASEMENT DATED AUGUST 31, 2004, EXECUTED BY TYLER MAGNUS AND KNEL MAGNUS TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1319, PAGE 209, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS.—BLANKET IN NATURE, NOT SHOWN HEREON.

G. ON-SITE SEWAGE FACILITY ORDER FOR LLANO COUNTY SET OUT IN DOCUMENT DATED MAY 14, 2018, RECORDED IN VOLUME 1580, PAGE 4337, OFFICIAL PUBLIC R:ECORDS OF LLANO COUNTY, TEXAS. - NOT ADDRESSED HEREON

## SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.

2. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.

3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.

4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275." 5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON FEBRUARY 1, 2022; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

02-07-2022 ABRAHAM J. LEAMONS REGISTERED PROFESSIONAL LAND SURVEYOR #6275

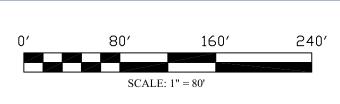


LEGEND:
BOUNDARY LINE
ADJOINER LINE
SURVEY LINE
PIPE FENCE CORNER POST FOUND

ADDRESSED HEREON					
LEGEND:	POINT  1/2" IRON ROD FOUND				
BOUNDARY LINE ADJOINER LINE	1/2" IRON ROD FOUND  1/2" IRON ROD SET  3/8" IRON ROD FOUND				
SURVEY LINE  BURIED UTILITY LINE  OVERHEAD UTILITY LINE					
X — FENCE					
<ul><li>PIPE FENCE CORNER POST FOUND</li><li>WOOD FENCE CORNER POST FOUND</li></ul>	◆ CONCRETE MONUMENT FOR ◆ BENCH MARK				

Ι	PEDESTAL		MAILBOX
b	UTILITY POLE	MH	SEWER MANH
X	GUY	•	SEWER CLEAR
$\blacksquare$	ELECTRIC METER	S	SEPTIC TANK
	BURIED CABLE SIGN	<b>(W)</b>	WATER WELL
<b>*</b>	GAS METER	W	WATER METER
IND 🔷	AIR CONDITIONER	$_{\widetilde{\mathbb{Q}}}$	FIRE HYDRAN
•	AS MARKED	$\otimes$	AS MARKED

WER MANHOLE	
WER CLEANOUT	U.E UTILITY EASEMENT
PTIC TANK	B.L BUILDING SETBACK LINE (BRGDIST.) - RECORD CALL
TER WELL	P.O.B. — POINT OF BEGINNING
TER METER	L.C.P.R LLANO COUNTY PLAT RECORDS
RE HYDRANT	L.C.D.R. – LLANO COUNTY DEED RECORDS  L.C.O.P.R. – LLANO COUNTY OFFICIAL PUBLIC RECORD
MARKED	L.C.R.P.R LLANO COUNTY REAL PROPERTY RECOR



TITLE SURVEY	
18.119 ACRES OUT OF THE FISHER AND SURVEY NO. 123, ABSTRACT NO. 244 I COUNTY, TEXAS.	

REFERENCE: GTG CAPITAL HOLDINGS	, LLC	JOB NO. 22-5682
	REV. 0	DRAWN BY: NJA