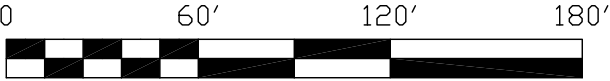
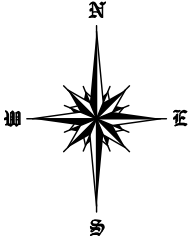


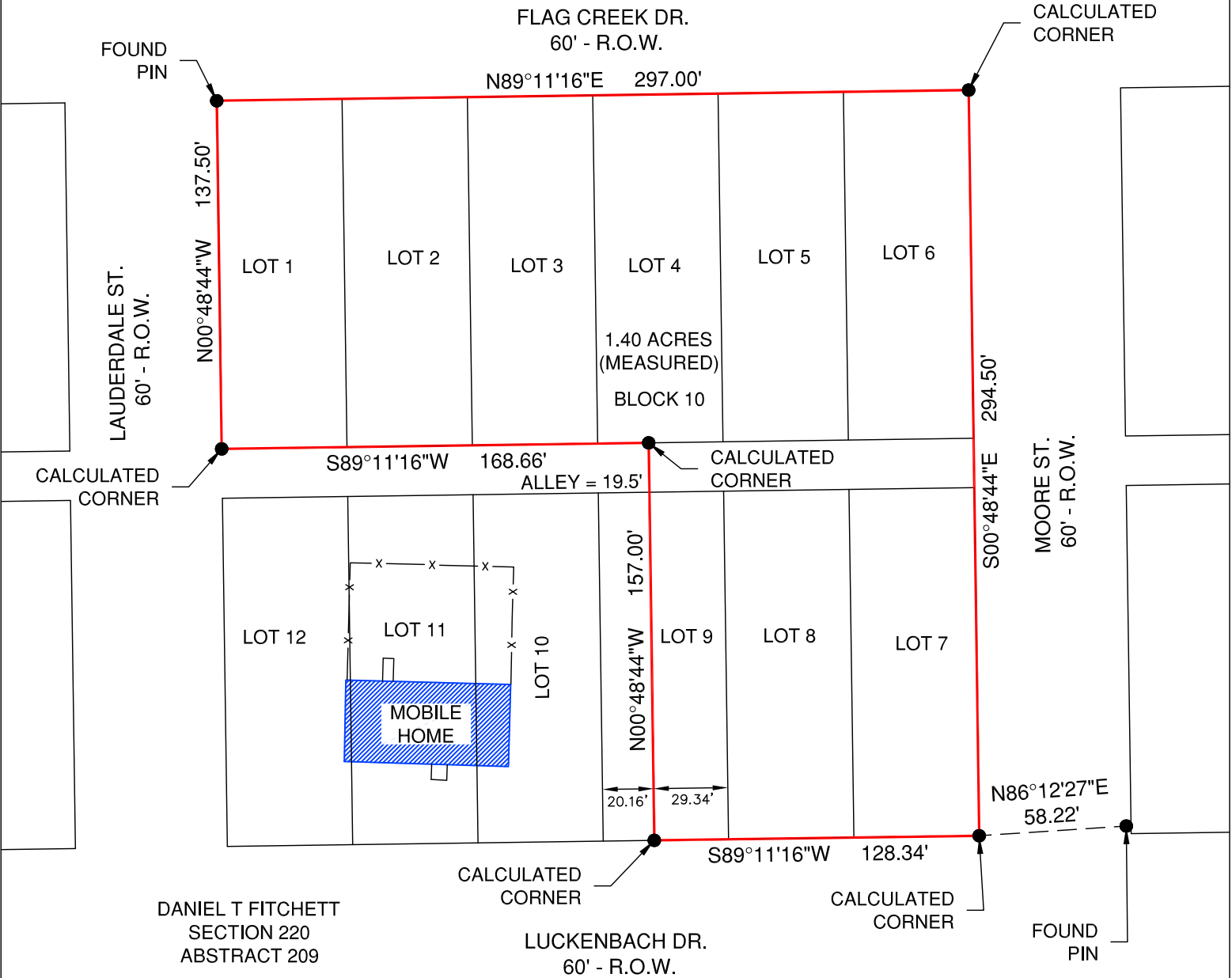
NOTES

1. ALL BEARINGS & DISTANCES SHOWN HEREON ARE GRID BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, US SURVEY FOOT.
2. PROPERTY LINES HAVE BEEN ESTABLISHED BASED UPON FOUND MONUMENTS, MEASUREMENTS, AND EVIDENCE OBTAINED IN THE FIELD AND RECORD DATA.
3. ALL ½" IRON PINS SET WITH RED CAP MARKED ATWELL 4724
4. THIS SURVEY DID NOT RELY ON A CURRENT TITLE COMMITMENT. THE INFORMATION CONTAINED ON THIS SURVEY WAS COMPILED FROM DATA BOTH PRIVATE AND PUBLIC, FROM COURTHOUSE AND APPRAISAL OFFICE RECORDS. IT DOES NOT REPRESENT A COMPLETE DEED RESEARCH AND THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.



LEGEND

- | | | | |
|----------|---|------|--------------------|
| ● | ONE HALF INCH IP FOUND UNLESS OTHERWISE NOTED | ⚡ | POWER POLE |
| ■ | TXDOT MONUMENT FOUND | 🔥 | FIRE HYDRANT |
| R.O.W. | RIGHT-OF-WAY | ⚙️ | LIGHT POLE |
| DR/LCT | DEED RECORDS LLANO COUNTY, TEXAS | —OE— | OVERHEAD ELECTRIC |
| PR/LCT | PLAT RECORDS LLANO COUNTY, TEXAS | ⚡/⚡ | WOOD FENCE |
| C. M. B. | CONCRETE METAL BUILDING | —○— | HOG FENCE |
| | | —□— | CONCRETE RET. WALL |



GF NUMBER: _____
BUYER: _____

PLAT OF PROPERTY

REFERENCE: BOOK T, PG. 352, D.R.L.C.T.
VOL. 1241, PG. 775, D.R.L.C.T.

PROPERTY ADDRESS: 807 LUCKENBACH DR, LLANO, TEXAS 78643

BEING ALL OF BLOCK TEN (10), EXCEPT FOR THE WESTERN 20.16 FEET OF LOT NINE (9), LOTS TEN (10), ELEVEN (11), TWELVE (12) & A PORTION OF THE ALLEY, IN THE CENTRAL PARK ADDITION TO THE TOWN OF LLANO, LLANO COUNTY TEXAS, AS SHOWN BY THE MAP OR PLAT OF SAID ADDITION OF RECORD IN BOOK "T", PAGE 352, LLANO COUNTY DEED RECORDS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

Jerry D. Wilkie, Jr. 9/15/21
JERRY D. WILKIE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4724



JOB:	CAD
DR.	CH.
BOOK	PG.
SHEET 01 OF 02	DATE: 08/24/21
rev	



ATWELL, LLC

10100 REUNION PLACE
SUITE 700
SAN ANTONIO, TEXAS 78216
210-861-0733
TBPLS FIRM NO. 10194153
JWILKIE@ATWELL-GROUP.COM

METES AND BOUNDS DESCRIPTION
1.40 ACRES (MEASURED)

Being a 1.40 acre (measured) tract of land out of Block Ten (10), except for the western 20.16 feet of Lot Nine (9), Lots Ten (10), Eleven (11), Twelve (12) and a portion of the alley, in the Central Park Addition to the town of Llano, Llano County Texas, as shown by the map or plat of said addition of record in Book "T", Page 352 of the Deed Records of Llano County, Texas, and being out of Daniel T Fitchett, Section 220, Abstract 209, Llano County, Texas. Said measured 1.40 acres being more particularly described by metes and bounds description as follows with the bearings for this survey being based on the North American Datum of 1983, from the Texas State Plane Zone Coordinate System established for the Central Zone:

BEGINNING: At a Found Iron Rod on the south Right Of Way Line of Flag Creek Dr. and on the east Right of Way Line of Lauderdale St. for the northwest corner of said 1.40 acre tract recorded in Book "T", Page 352 of the Deed Records of Llano County, Texas, for the Point of Beginning here of;

THENCE: N89°11'16"E, along the south Right of Way line of Flag Creek Dr., a distance of 297.00 feet, to the northeast corner of said tract;

THENCE: S00°48'44"E, along the west Right of Way line of Moore St., a distance of 294.50 feet, to the southeast corner of said tract;

THENCE: S89°11'16"W, along the north Right of Way line of Luckenbach Dr., a distance of 128.34 feet, to an angle point of said tract;

THENCE: N00°48'44"W, a distance of 157.00 feet, to an angle point of said tract;

THENCE: S89°11'16"W, a distance of 168.66 feet, to an angle point of said tract;

THENCE: N00°48'44"W, along the east Right of Way line of Lauderdale St., a distance of 137.50 feet to the **POINT OF BEGINNING** and containing 1.40 acres (measured) in Llano County, Texas. Said tract being described in accordance with a survey made on the ground and an exhibit map prepared by Atwell LLC.

jerry wilkie 09/15/21
Jerry D. Wilkie, Jr. R.P.L.S.
Registered Professional Land Surveyor
Texas Registration Number 4724

