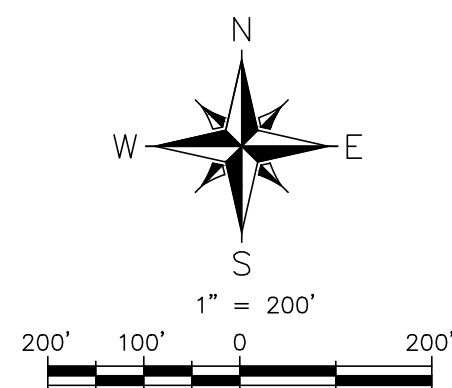
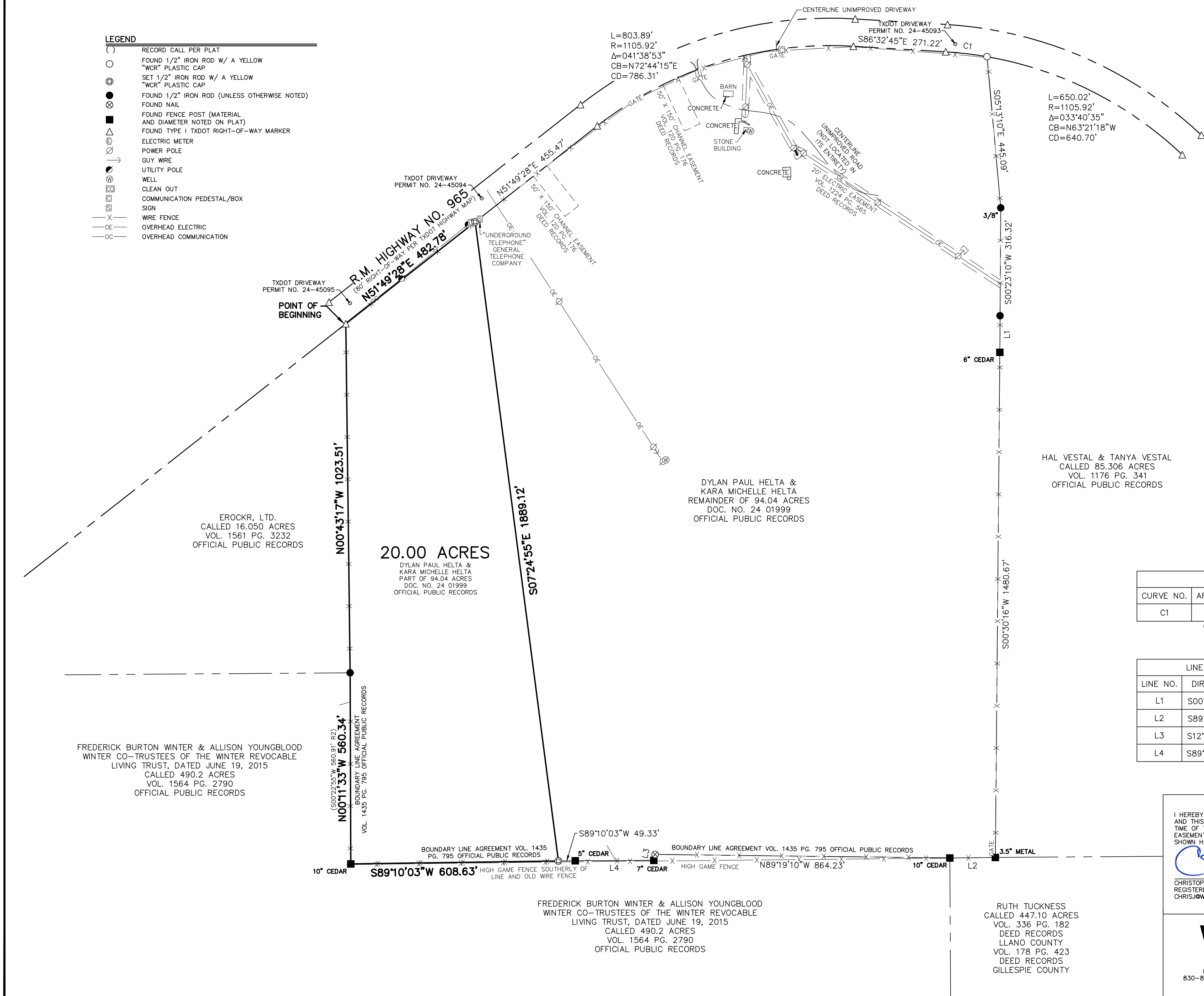


SURVEY SHOWING A 20.00 ACRE TRACT OF LAND SITUATED IN THE ENCARNACION GARCIA SURVEY NO. 477, ABSTRACT NO. 279, LLANO COUNTY, TEXAS AND BEING PART OF A 94.04 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 24 01999, OFFICIAL PUBLIC RECORDS, LLANO COUNTY, TEXAS



LEGEND

()	RECORD CALL PER PLAT
○	FOUND 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
⊕	SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
⊗	FOUND NAIL
■	FOUND FENCE POST (MATERIAL AND DIAMETER NOTED ON PLAT)
△	FOUND TYPE I XDOT RIGHT-OF-WAY MARKER
ⓔ	ELECTRIC METER
⊘	POWER POLE
→	GUY WIRE
●	UTILITY POLE
Ⓜ	WELL
⊠	CLEAN OUT
ⓧ	COMMUNICATION PEDESTAL/BOX
Ⓢ	SIGN
—X—	WIRE FENCE
—OE—	OVERHEAD ELECTRIC
—OC—	OVERHEAD COMMUNICATION



SCHEDULE B RECORDED EXCEPTION DOCUMENTS

10.g. NWB = NO EVIDENCE OF A PIPELINE FOUND AT TIME OF SURVEY.
10.h. UNK = AS IT MAY APPLY TO ELECTRIC LINES SHOWN HEREON.
10.i. UNK = AS IT MAY APPLY TO ELECTRIC LINES SHOWN HEREON.
10.k. UNK
"NWB" = NOT WITHIN BOUNDS OF THE SUBJECT TRACT
"UNK" = UNKNOWN IF WITHIN THE BOUNDS OF THE SUBJECT TRACT WITHOUT
ADDITIONAL RESEARCH AND/OR FIELDWORK WHICH IS OUTSIDE THE SCOPE OF
THIS SURVEY.
"MINERAL AND ROYALTY" INTEREST DOCUMENTS NOT REVIEWED BY SURVEYOR.
"S" = COMMITMENT FOR A STILL COULDN'T LIST OF EXCEPTIONS AND/OR
RECORDED DOCUMENT FOR MORE DETAILED INFORMATION OF THE DOCUMENTS
LISTED ABOVE OR IN SCHEDULE B OF TITLE COMMITMENT.

GENERAL SURVEY NOTES

- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
- 2) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, G.F. NUMBER 224-683, EFFECTIVE DATE: JUNE 04, 2024. ASSUED DATE: AF JUNE 18, 2024, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES, ENCUMBRANCES, EASEMENTS, SETBACKS, RESTRICTIONS, COVENANTS, ZONING OR LAND USE REGULATIONS STIPULATED THEREIN (SEE SCHEDULE B). THE SURVEYOR DID NOT CONDUCT A VISUAL INSPECTION OF THE PROPERTY.
- 3) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, ZONING ORDINANCES AND DEVELOPMENT RULES AND REGULATIONS, SHALL BE THE RESPONSIBILITY OF THE LANDOWNER. THE SURVEYOR IS NOT A LAND CONTROL COMMITTEE, LANDOWNER, DEVELOPER, BUILDER, CONTRACTOR AND/OR CONTROLLING GOVERNMENTAL JURISDICTION BEFORE ANY PLANNING OR CONSTRUCTION. THE SURVEYOR DID NOT RESEARCH EXISTING UTILITIES, CONDITIONS, OR RECORDS.
- 4) ONLY APPARENT UTILITIES WERE LOCATED, SHOWN AND IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITIES. THE SURVEYOR IS NOT A UTILITY LOCATOR OR A UTILITY ENGINEER. APPROPRIATE AGENCY, IRRIGATION VALVES, SPRINKLER HEADS AND LANDSCAPE LIGHTING AND OUTLETS, IF ANY, NOT SHOWN HEREON NOR LOCATED BY THIS SURVEY.
- 5) ADJACENT AREAS SHOWED FOR INFORMATIONAL PURPOSES ONLY.
- 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.
- 7) DUE TO DISCREPANCIES BETWEEN FEMA FIRM MAPS AND FEMAS' ESTIMATED BASE FLOOD ELEVATION VIEWER FLOODPLAIN IS NOT SHOWN HEREON.

CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	121.66'	1105.92'	006°18'12"	N83°20'41"W	121.60'
	(123.01' R1)	(1105.92' R1)	(06°22'22" R1)	(S84°23'47"E R1)	(122.94' R1)

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S00°19'41"W	107.26'
L2	S89°17'31"W	133.55'
L3	S12°36'40"W	17.70'
L4	S89°46'02"W	230.46'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF IMPROVEMENTS EXCEPT AS SHOWN HEREON.

CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEYOR #6344
CHRISJ@WCRLANDSURVEYING.COM 830-833-3010



JOB NO.: 2330-24

DRAWN BY: E J F

CHECKED BY: CJJ

SHEET: 1 OF 1

