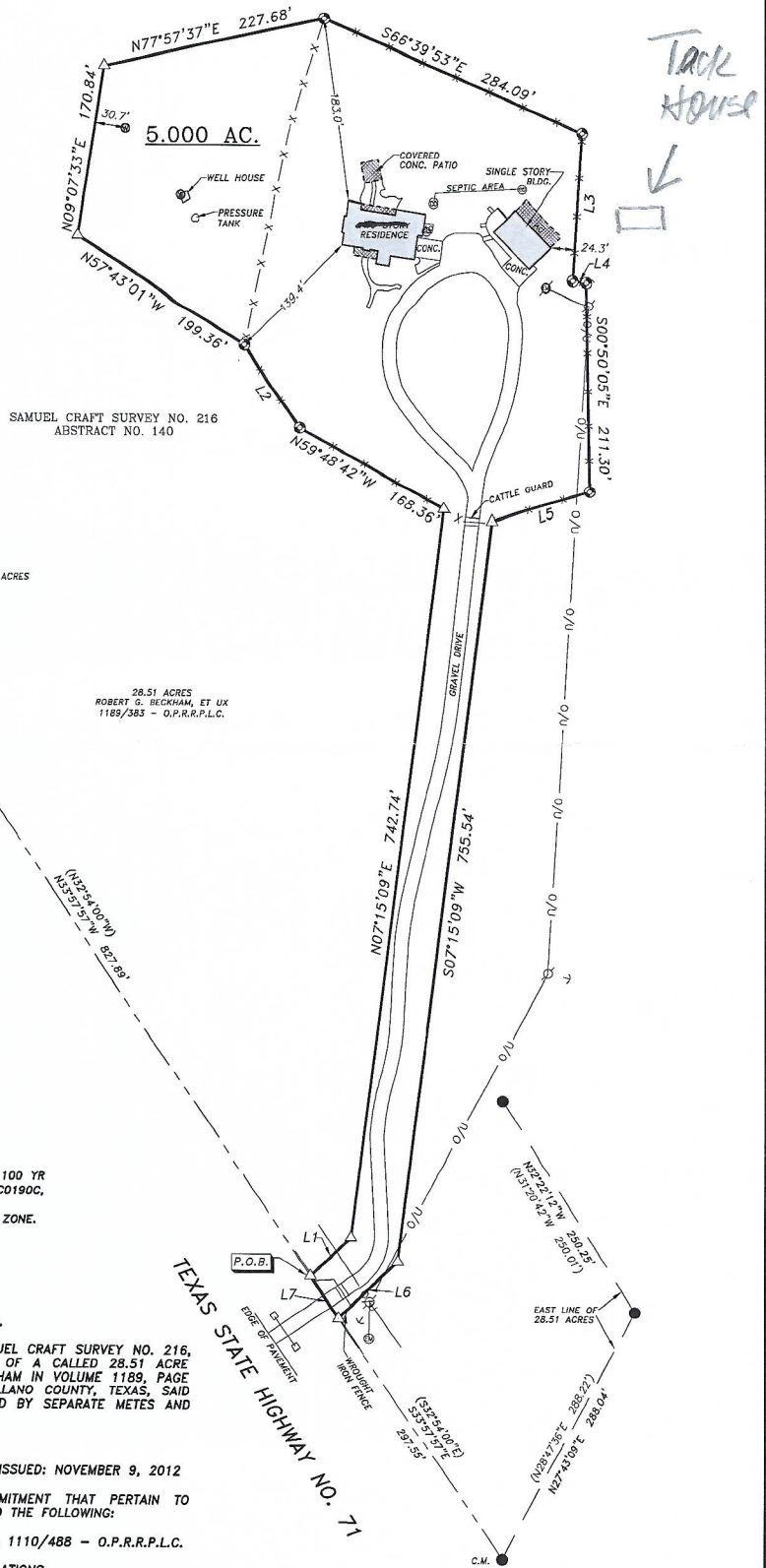


**LEGEND**

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊗ FENCE CORNER POST
- △ CALC. POINT
- .../... VOLUME/PAGE
- D.R.L.C. DEED RECORDS LLANO CO.
- O.P.R.R.P.L.C. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY LLANO CO.
- O.P.R.L.C. OFFICIAL PUBLIC RECORDS OF LLANO COUNTY
- C.M. CONTROLLING MONUMENT
- ( ) RECORD INFO/SUBJECT
- AC AIR CONDITIONER
- UTILITY POLE
- GUY WIRE
- /—/— OVERHEAD UTILITY
- ⊕ ELECTRIC METER
- ⊖ CLEAN OUT
- ⊙ WELL
- WIRE FENCE



SAMUEL CRAFT SURVEY NO. 216  
ABSTRACT NO. 140

WEST CORNER OF 28.51 ACRES  
C.M.

28.51 ACRES  
ROBERT G. BECKHAM, ET UX  
1188/383 - O.P.R.R.P.L.C.

LINE	BEARING	DISTANCE
L1	N46°28'48"E	56.47'
L2	N34°09'32"W	100.09'
L3	S03°15'00"W	145.90'
L4	S82°45'32"E	15.79'
L5	S72°56'35"W	103.27'
L6	S46°28'48"W	82.70'
L7	N33°57'57"W	50.70'

**NOTES:**

- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48299C0190C, EFFECTIVE 05/02/2012.
- 2) BASIS OF BEARINGS ARE TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE.

**LAND TITLE SURVEY**

LOCAL ADDRESS: 7955 TEXAS STATE HIGHWAY NO. 71, LLANO, TEXAS.

LEGAL DESCRIPTION: BEING A 5.000 ACRE TRACT OUT OF THE SAMUEL CRAFT SURVEY NO. 216, ABSTRACT NO. 140, LLANO COUNTY, TEXAS, FURTHER BEING OUT OF A CALLED 28.51 ACRE TRACT AS CONVEYED TO ROBERT G. BECKHAM AND KATHY A. BECKHAM IN VOLUME 1189, PAGE 383 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS, SAID 5.000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

TITLE COMMITMENT PREPARED BY: HIGHLAND LAKES TITLE

G.F. NO.: 2012112170L-LL EFFECTIVE DATE: NOVEMBER 1, 2012 ISSUED: NOVEMBER 9, 2012

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:

EASEMENTS TO C.T.E.C: 380/518 & 284/539 - D.R.L.C. 803/304 & 1110/488 - O.P.R.R.P.L.C.

SUBJECT TO CURRENT APPLICABLE LLANO COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS OF PRACTICE AS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



*K.P. Cuplin*  
KYLE P. CUPLIN, R.P.L.S. NO. 5938 DATED 12/7/2012

SHEET 1 OF 2	PROJ. NO. 12625
	PREPARED FOR: ROBERT G. BECKHAM & KATHY A. BECKHAM
	TECH: C. CUPLIN
	APPROVED: K. CUPLIN
	FIELDWORK PERFORMED ON: 12/4/12

1932 WEST RR 1431  
PO BOX 1095  
KINGSLAND, TX. 78639  
PH.325-388-3300 FAX 325-388-3320  
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 120'  
0 60 120

NO.	2	DESCRIPTION
NO.	1	
DATE		

**REVISIONS**

**BEING A 5.000 ACRE TRACT OUT OF THE SAMUEL CRAFT SURVEY NO. 216, ABSTRACT NO. 140, LLANO COUNTY, TEXAS, FURTHER BEING OUT OF A CALLED 28.51 ACRE TRACT AS CONVEYED TO ROBERT G. BECKHAM AND KATHY A. BECKHAM IN VOLUME 1189, PAGE 383 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS, SAID 5.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:**

**BEGINNING** at a calculated point for corner, along the northerly right-of-way line of Texas State Highway No. 71, along the southerly line of said 28.51 acre tract, being the southwest corner hereof, from whence a found 1/2" iron pin along the northerly right-of-way line of said Texas State Highway No. 71, at the most westerly corner of said 28.51 acre tract bears North 33°57'57" West, a distance of 827.89';

**THENCE** over and across said 28.51 acre tract the following courses and distances:

- 1) North 46°28'48" East, a distance of 56.47' to a calculated point for corner;
- 2) North 07°15'09" East, a distance of 742.74' to a calculated point for corner;
- 3) North 59°48'42" West, a distance of 168.36' to a fence corner post;
- 4) North 34°09'32" West, a distance of 100.09' to a fence corner post;
- 5) North 57°43'01" West, a distance of 199.36' to a calculated point for corner;
- 6) North 09°07'33" East, a distance of 170.84' to a calculated point for corner;
- 7) North 77°57'37" East, a distance of 227.68' to a fence corner post;
- 8) South 66°39'53" East, a distance of 284.09' to a fence corner post;
- 9) South 03°41'50" West, a distance of 145.90' to a fence corner post;
- 10) South 82°45'32" East, a distance of 13.79' to a fence corner post;
- 11) South 00°50'05" East, a distance of 211.30' to a fence corner post;
- 12) South 72°56'35" West, a distance of 103.27' to a calculated point for corner;
- 13) South 07°15'09" West, a distance of 755.54' to a calculated point for corner;
- 14) South 46°28'48" West, a distance of 82.70' to a calculated point for corner, along the northerly right-of-way line of said Texas State Highway No. 71, being the most southerly corner hereof, from whence a found 1/2" iron pin along the northerly right-of-way line of said Texas State Highway No. 71, at the southeast corner of said 28.51 acre tract bears South 33°57'57" East, a distance of 297.55';

**THENCE** North 33°57'57" West, along the northerly right-of-way line of said Texas State Highway No. 71, along the southerly line hereof, and the southerly line of said 28.51 acre tract, a distance of 50.70' to the **Point of Beginning**, containing 5.000 acres, more or less.

I hereby certify that this survey was prepared on the ground and was surveyed by me or under my direct supervision and that this professional service meets or exceeds the current minimum standards of practice as established by the Texas Board of Professional Land Surveying. Basis of Bearings are to the Texas Coordinate System, Central Zone. A Plat of Survey of even date was prepared as is intended to accompany the above described tract of land.



Kyle P. Cuplin Dated: 12/07/2012  
Registered Professional Land Surveyor No. 5938

# PLAT SHOWING A SURVEY OF 28.51 ACRES IN LLANO COUNTY, TEXAS, MADE FOR KATHY BECKHAM.

**NOTES:**

(1) BASE OF BEARING IS BASED ON TEXAS STATE HIGHWAY NO. 71.

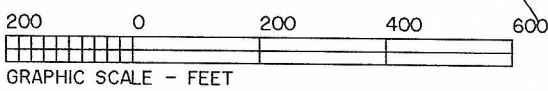
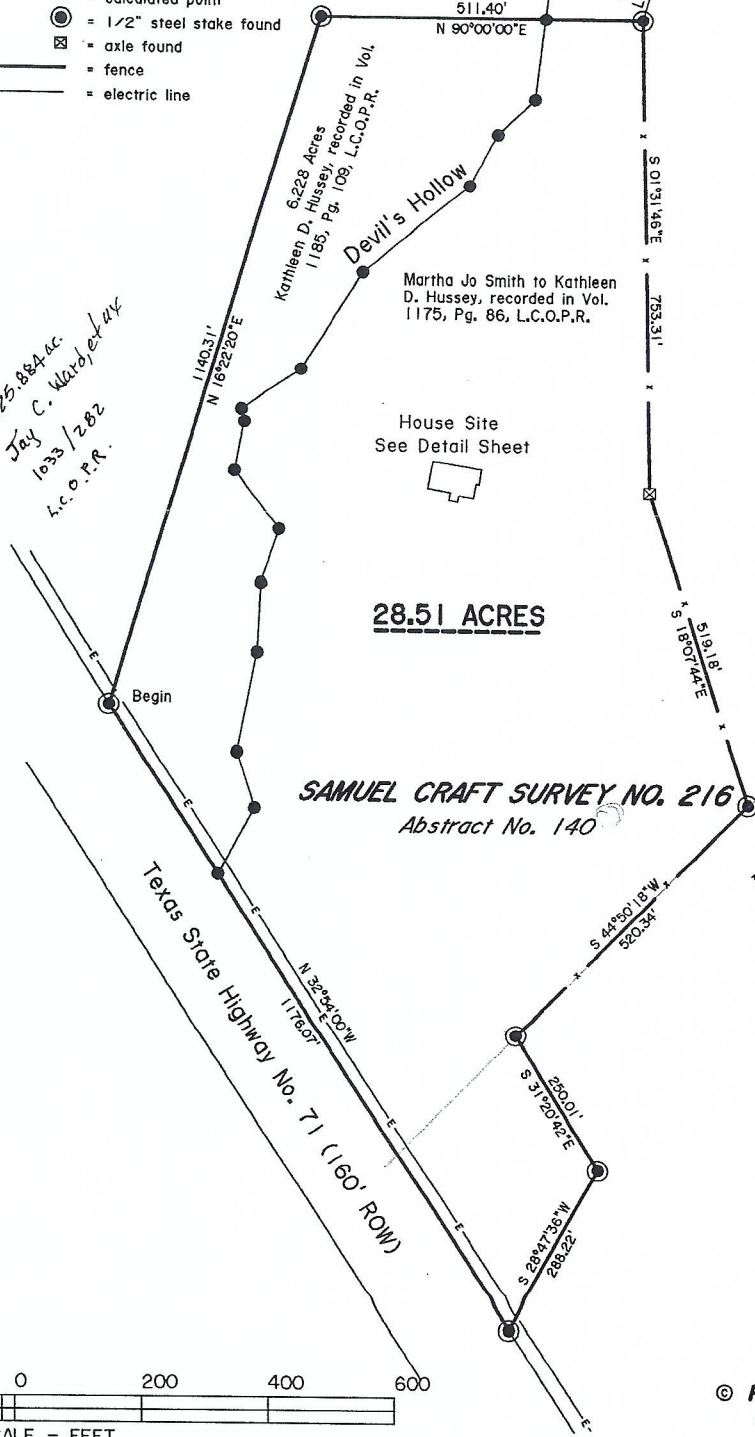
The plat hereon represents an on the ground survey made under my direction in December, 2002.

*Kenneth H. Ross*  
 KENNETH H. ROSS, R.P.L.S. NO. 2012  
 09/03/2003



- = calculated point
- ⊙ = 1/2" steel stake found
- ⊠ = axle found
- x — = fence
- E — = electric line

*175.884 ac.  
 Jay C. Ward et ux  
 1033/282  
 L.C.O.P.R.*



© ROSS LAND SURVEYING  
 1809 South Pine Street  
 Brady, Texas 76825  
 800-852-7482  
 09-02-2003

EXHIBIT "A"

DESCRIPTION OF 28.51 ACRES IN LLANO COUNTY, TEXAS, MADE FOR KATHY BECKHAM.

Being 28.51 acres out of the Samuel Craft Survey No. 216, Abstract No. 140 and consisting of all of that certain tract described as 6.228 acres in a Deed from Jay C. Ward, et ux to Kathleen D. Hussey, recorded in Vol. 1185, Pg. 109 of the Llano County Official Public Records, along with the south part of that certain tract described in a Deed from Martha Jo Smith to Kathleen D. Hussey, recorded in Vol. 1175, Pg. 86 of said Official Public Records.

BEGINNING at a 1/2" steel stake found in the east line of Texas State Highway No. 71 for the S.W. corner of said 6.228 acres and S.W. corner hereof;

THENCE with a division line for the west line hereof,  
N 16 22 20 E 1140.31 feet to a 1/2" steel stake found for the N.W. corner hereof;

THENCE with the north line hereof,  
N 90 00 00 E, at 357.39 feet pass a calculated point in the approximate center of Devil's Hollow for the N.E. corner of said 6.228 acres and being the S.W. corner of that certain 6.228 acre tract described in a Deed from Kathleen D. Hussey to Jay C. Ward, et ux, recorded in Vol. 1185, Pg. 111 of said Official Public Records, a total distance this course of 511.40 feet to a 1/2" steel stake found by a fence corner post for the N.E. corner hereof, being in the east line of said "Smith to Hussey" tract;

THENCE with a fence and said east line of "Smith to Hussey" tract,  
S 01 31 46 E 753.31 feet, an axle found for a fence angle,  
S 18 07 44 E 519.18 feet, a 1/2" steel stake found,  
S 44 50 18 W 520.34 feet, a 1/2" steel stake found by a fence angle post,  
S 31 20 42 E 250.01 feet, a 1/2" steel stake found by a fence angle post, and  
S 28 47 36 W 288.22 feet to a 1/2" steel stake found in said east line of Highway No. 71 for the S.E. corner of said "Smith to Hussey" tract and S.E. corner hereof;

THENCE with said east line of Highway No. 71 for the S.W. line hereof,  
N 32 54 00 W, at 856.07 feet pass the S.W. corner of said "Smith to Hussey" tract, and S.E. corner of said Ward to Hussey 6.228 acre tract, a total distance this course of 1176.07 feet to the place of beginning and containing 28.51 acres.