

**LLANO SURVEYING & MAPPING, L.L.C.**

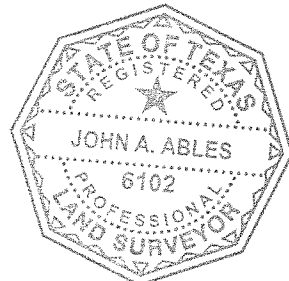
FRED L. THOMPSON & ASSOC.  
111 W. Main St.  
P.O. Box 74  
Llano, TX 78643  
(325) 247-4510  
llanosurvey.com  
FIRM Registration #: 100502-00



**SUBJECT TO:**  
RECORDED PLAT: R/644 L.C.D.R.  
RESERVATION OF EASEMENTS: R/641 L.C.D.R.  
UTILITY EASEMENTS: V/418 L.C.D.R.  
LLANO COUNTY OSSF: 1580/4337 L.C.O.P.R.  
ZONING, REGULATIONS, RULES, AND ORDINANCES OF THE CITY OF LLANO, LLANO COUNTY, TEXAS

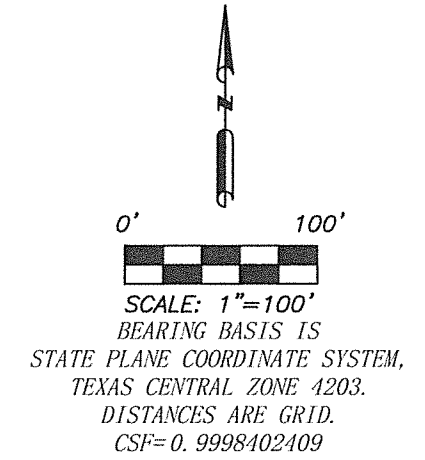
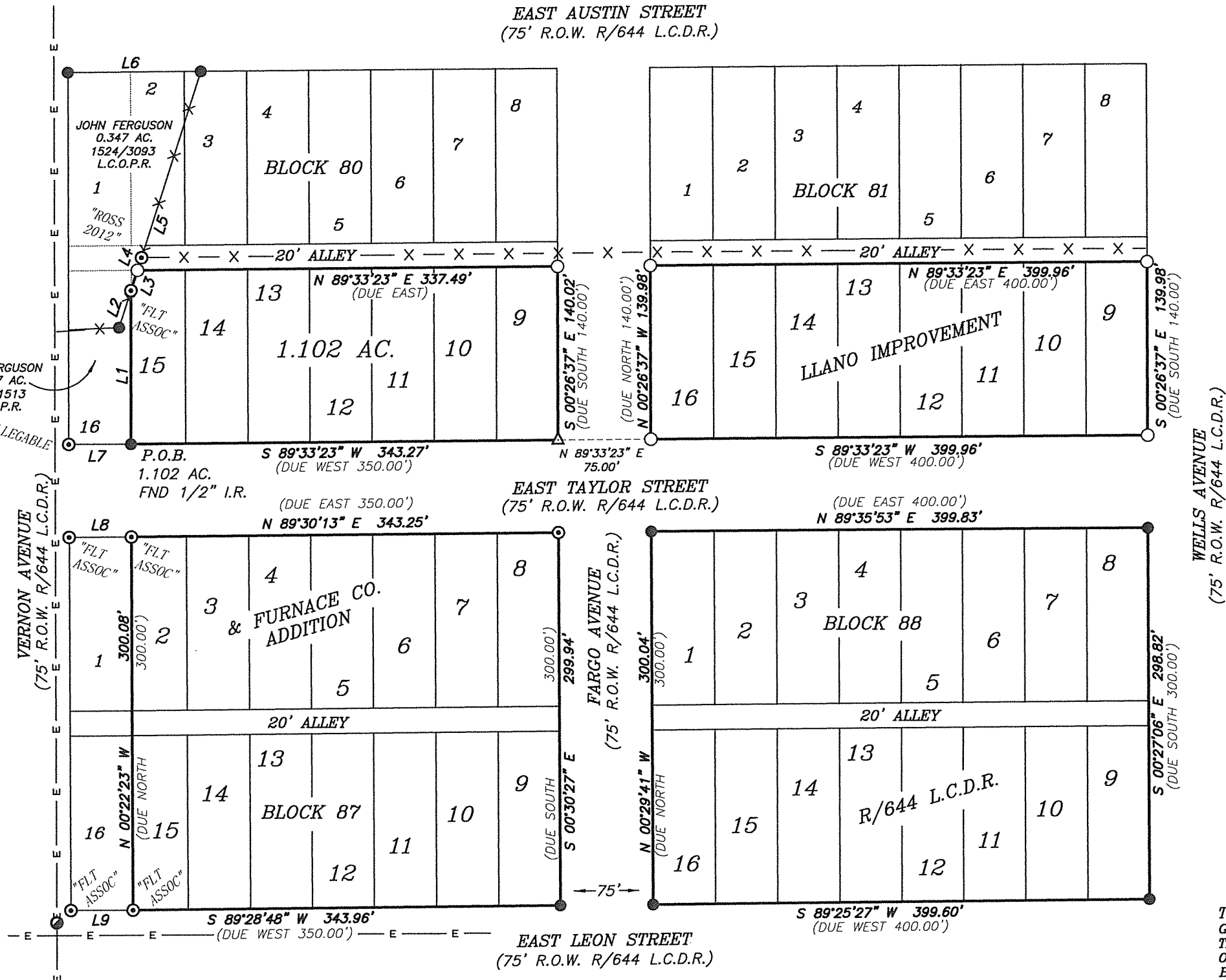
**NOT SUBJECT TO:**  
RESTRICTIONS: 971/33 L.C.O.P.R., 1031/21 L.C.O.P.R., 1034/126 L.C.O.P.R., & 1065/323 L.C.O.P.R.  
(THESE DOCUMENTS TO NOT CONTAIN ANY OF THE SUBJECT PROPERTY DEPICTED HEREON)

LINE	BEARING	DISTANCE
L1	N 00°11'02" W	123.76'
L1	(N 00°25'57" W)	(123.20')
L2	S 17°20'07" W	31.36'
L2	(S 18°04'54" W)	(31.36')
L3	N 17°20'07" E	17.08'
L3	(S 18°04'54" W)	
L4	S 17°20'07" W	10.72'
L4	(S 18°16'44" W)	
L5	S 17°20'07" W	157.46'
L5	(S 18°16'44" W)	(157.27')
L6	N 89°37'06" E	106.25'
L6	(N 89°27'33" E)	(106.40')
L7	S 89°54'00" W	49.85'
L7	(DUE WEST)	(50.00')
L8	N 89°44'48" E	50.01'
L8	(DUE EAST)	(50.00')
L9	S 89°49'47" W	49.79'
L9	(DUE WEST)	(50.00')



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 16th DAY OF SEPTEMBER, 2019, WITNESS MY HAND AND SEAL THIS THE 19th DAY OF SEPTEMBER, 2019.

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



**LEGEND**

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/ ALUMINUM CAP, "LLANO SURVEYING"
- ⊙ CAPPED IRON ROD FOUND
- △ MAG NAIL SET IN ROCK
- ⊙ UTILITY POLE
- X- WIRE FENCE
- E- ELEC. LINES
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING

**TITLE SURVEY**  
GF#: 2019050838L-LL  
TITLE CO.: HIGHLAND LAKES TITLE COMPANY  
OWNER: HAZEL PROPERTIES, INC  
BUYER: ADAM FLORES & TORY B. VIRDELL

**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. 48299C0195C  
EFFECTIVE DATE: MAY 2, 2012

**PHYSICAL ADDRESS:** EAST LEON STREET / FARGO AVENUE, LLANO TEXAS, 78643  
**LEGAL DESCRIPTION:** ALL OF LOTS 1-16, BLOCK 88; ALL OF LOTS 2-15, BLOCK 87; AND ALL OF LOTS 9-16, BLOCK 81, LLANO IMPROVEMENT & FURNACE COMPANY ADDITION, A SUBDIVISION LOCATED IN THE CITY OF LLANO, LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME R, PAGE 644, LLANO COUNTY DEED RECORDS; AND 1.102 ACRES, BEING ALL OF LOTS 9-14 AND PART OF LOT 15, BLOCK 80, SAID LLANO IMPROVEMENT AND FURNACE COMPANY ADDITION, ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS ALL OF LOTS 9-14 AND PART OF LOT 15, IN A DEED TO HAZEL PROPERTIES, RECORDED IN VOLUME 1559, PAGE 4163, LLANO COUNTY OFFICIAL PUBLIC RECORDS.  
FILED: 9/16/19 CREW: JAA & JPI DRAFTED: 9/16/19  
BY: RDJ JOB#: 19051001