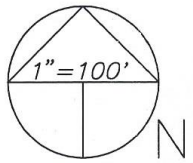
PLAT OF SURVEY OF 6.06± ACRES OUT OF THE FISHER & MILLER SURVEY NO. 308, ABST. NO. 227 IN LLANO COUNTY, TEXAS.



LEGEND:
- ® = 1/2" IRON ROD SET
- ● = IRON ROD FOUND
- O = FENCE COR. POST
- ⊙ = UTILITY POLE
- ■ = CONC. ROW MON.
- —J— = DOWN GUY
- —E— = OH ELECTRICAL
- —x— = WIRE FENCE

BASIS OF BEARING IS THE COMMON PROP. LINE BETWEEN THE MURRAY TRACT, 302/251 L.C.D.R. AND THE GUNN TRACT, 897/184 L.C.O.P.R.

SUBJECT TO:
RECEIVERS DEED TO C.G. MALOTT: 65/225 L.C.D.R.
EASEMENT TO THE STATE OF TEXAS: 67/617 L.C.D.R.
BLANKET EASEMENT TO P.E.C.: 69/263 L.C.D.R.
BLANKET EASEMENT TO P.E.C.: 69/264 L.C.D.R.
EASEMENT TO C.T.E.C.: 111/204 L.C.D.R.
LLANO CO. SUB. REG'S.: 291/171 L.C.D.R.
16/470 & 17/5,23 L.C.C.C.M.

DAVID SEIDEMAN and wife, LOUISE SEIDEMAN
7.615 AC.
1262/888 L.C.O.P.R.

CALLS ALONG DEEDED CONTOUR LINE

NUMBER	DIRECTION	DISTANCE
L1	S02°00'00"E	24.75ft
L2	S86°45'00"W	111.00ft
L3	S64°00'00"W	89.00ft
L4	N89°00'00"E	86.00ft
L5	S01°00'00"E	63.00ft
L6	S23°30'00"W	59.00ft
L7	N82°00'00"W	33.50ft
L8	S72°00'00"W	36.00ft
L9	S16°45'00"E	26.64ft

TEXAS STATE HIGHWAY NO. 261

SET 1/2" I.R.

N86°45'00"E 874.30ft

FND 3/8" SPIKE

S60°04'00"E 269.60ft

FND 3/8" SPIKE

10'U/E & B/L

10'U/E

25'B/L

N00°10'00"W 107.20ft

P.O.B. FND SPIKE

327.76ft S89°50'00"W

FND 1/4" I.R.

BUYER: ELIZABETH M. & TIMOTHY G. WHITNEY
SELLER: MICHAEL M. & RUBY N. MURRAY
ADDRESS: TEXAS STATE HIGHWAY NO. 261
MORTGAGEE: CAPITAL FARM CREDIT, FLCA
HLTC-L GF#20060203583L-LL

ABST. NO. 227

SURVEY NO. 308

FISHER & MILLER

MICHAEL M. MURRAY and wife, RUBY N. MURRAY
302/251 L.C.D.R.

6.06± ACRES

APPROX. LOC. OF EXISTING 1020' CONTOUR LINE & SHORELINE OF LAKE BUCHANAN

LAKE BUCHANAN

L1 L2 L3 L4 L5 L6 L7 L8 L9

DEEDED 1020' CONTOUR LINE

ISLAND (0.28± AC.)

DREDGED AREA

TRAVIS F. GUNN & LEE GUNN
1.50 AC.
897/184 L.C.O.P.R.

STATE OF TEXAS REGISTERED F. L. THOMPSON 1739 PROFESSIONAL LAND SURVEYOR

N00°10'00"W 198.91ft

FND SPIKE

10'U/E & B/L

SET A 60D NAIL IN A U/P 4" OFF THE GROUND @ 1032' AMSL FOR A BENCHMARK. BFE=1021' AMSL +1' FOR LLANO CO. FREEBOARD. MINIMUM FF = 1022' AMSL

SET 1/2" I.R.

S89°45'00"W 591.76ft

22-R

LAKE LOOP 50' R-O-W 1/89 L.C.P.R.

21-R

RESERVE ACCESS

54-R

73

GREENWOOD ACRES REVISED 1/89 L.C.P.R.

I, F. L. THOMPSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION ON THE 9TH DAY OF MARCH, 2006. IMPROVEMENTS ARE AS SHOWN, SET BACK FROM PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN, AND THE PROPERTY HAS ACCESS TO A DEDICATED PUBLIC ROADWAY. WITNESS MY HAND AND SEAL THIS THE 14TH DAY OF MARCH, 2006.

F. L. Thompson

F. L. THOMPSON, REG. PROF. LAND SURV. NO. 1739
P. O. BOX 74, LLANO, TEXAS 78643
325-247-4510

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FRED L. THOMPSON & ASSOCIATES, P.C.

DRAWN BY:	LMC
DATE:	03/14/2006
DWG. NO.:	06022301.DWG
APPROVED BY:	FLT

REVISIONS

PROJECT
BOUNDARY SURVEY OF 6.06± AC. OUT OF THE F & M SURVEY NO. 308, ABST. 227, LLANO CO., TX

SHT. NAME
FLOOD INFORMATION:
THIS PROPERTY PARTLY LIES WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS REFERENCED BY THE F.I.R.M. MAP PANEL No. 481234 0130 B EFFECTIVE DATE 09/18/1991

SHT. NO. 1/2

Whitney