

LLANO SURVEYING & MAPPING, L.L.C.
 FRED L. THOMPSON & ASSOC.
 111 W. Main St.
 P.O. Box 74
 Llano, TX 78643
 (337) 347-4310
 fllano@llanosurveying.com
 2024 Registration # 20000-04

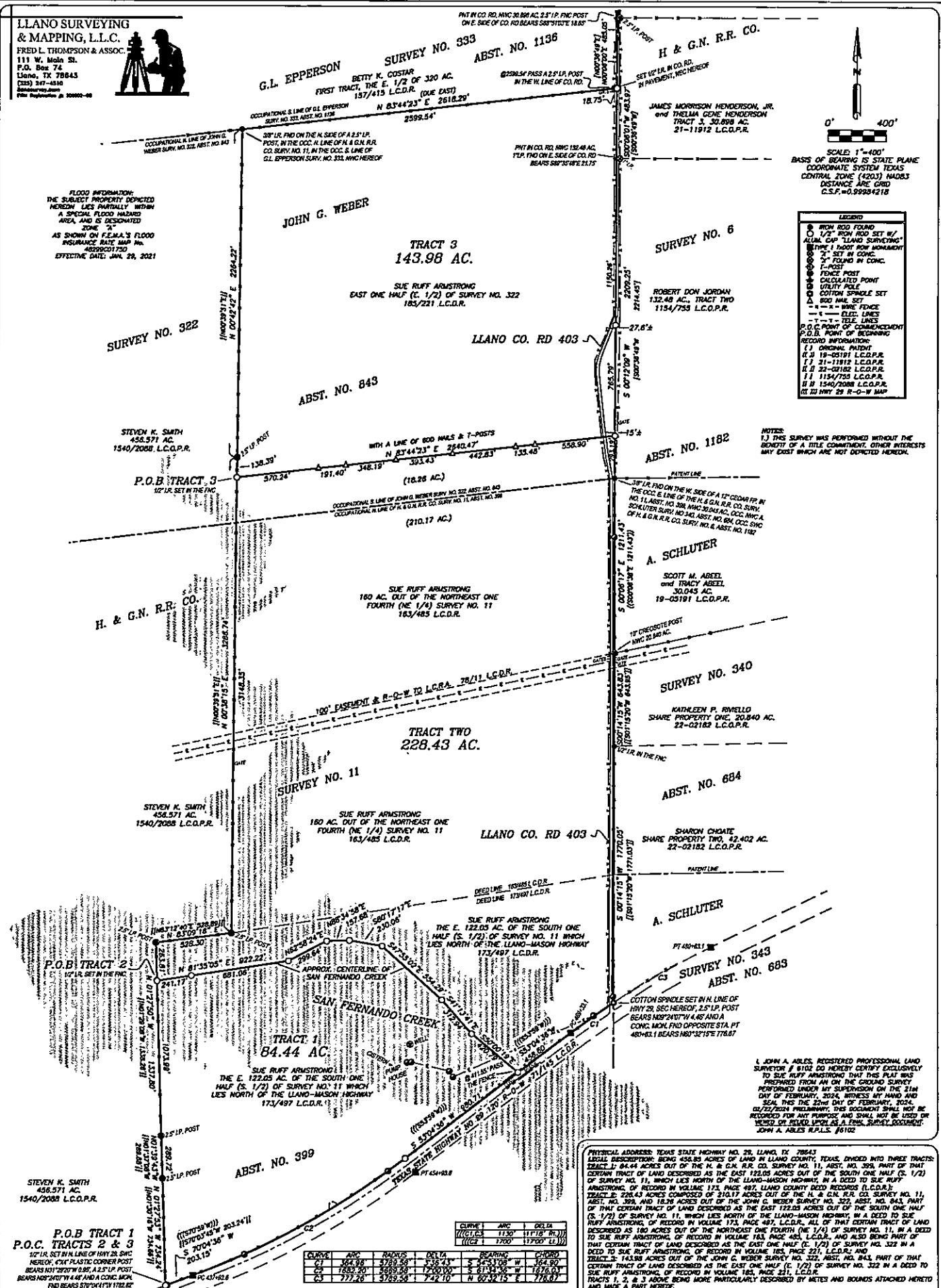


G.L. EPPERSON SURVEY NO. 393
ABST. NO. 1136
 BETTY K. COSTAR
 FIRST TRACT, THE E. 1/2 OF 320 AC.
 137/413 L.C.D.R. (ONE EAST)
 N 83°44'23" E 2618.20'
 2599.54'

FLOOD INFORMATION:
 THE SUBJECT PROPERTY DESCRIBED
 HEREON LIES PARTIALLY WITHIN
 A SPECIAL FLOOD HAZARD
 AREA, AND IS DESIGNATED
 ZONE 2
 AS SHOWN ON F.E.M.A.'S FLOOD
 INSURANCE RATE MAP No.
 40290C1750
 EFFECTIVE DATE: JAN. 29, 2021

0' 400'
 SCALE: 1"=400'
 BASIS OF BEARING IS STATE PLANE
 COORDINATE SYSTEM TEXAS
 CENTRAL ZONE (4203) NA83
 DISTANCE ARE GRID
 C.S.F. #0.99934218

- LEGEND**
- IRON ROD FOUND
 - 1/2" IRON ROD SET W/ ALLUM. CAP "LLANO SURVEYING"
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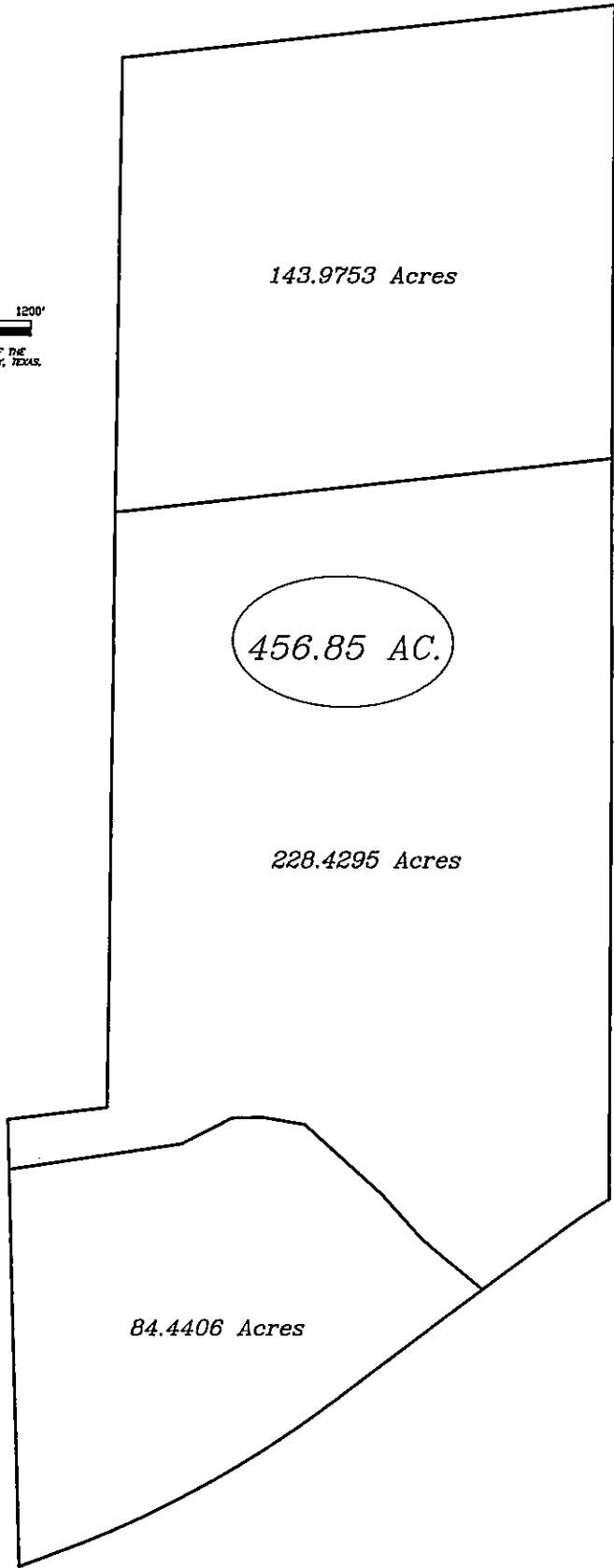
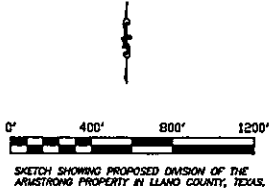


NOTES:
 1) THIS SURVEY WAS PERFORMED WITHOUT THE
 BENEFIT OF A TITLE COMMITMENT. OTHER INTERESTS
 MAY EXIST WHICH ARE NOT DEPICTED HEREON.

I, JOHN A. ABLES, REGISTERED PROFESSIONAL LAND
 SURVEYOR # 8102 DO HEREBY CERTIFY EXCLUSIVELY
 TO JOHN EPPERSON THAT THIS PLAN WAS
 PREPARED FROM AN ON THE GROUND SURVEY
 PERFORMED UNDER MY SUPERVISION ON THE 21st
 DAY OF FEBRUARY, 2024, WITNESS MY HAND AND
 SEAL THIS 22nd DAY OF FEBRUARY, 2024.
 THIS DOCUMENT SHALL NOT BE
 RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED IN
 RECORD OR DEED AS A FINAL SURVEY DOCUMENT.
 JOHN A. ABLES R.L.S. #6102

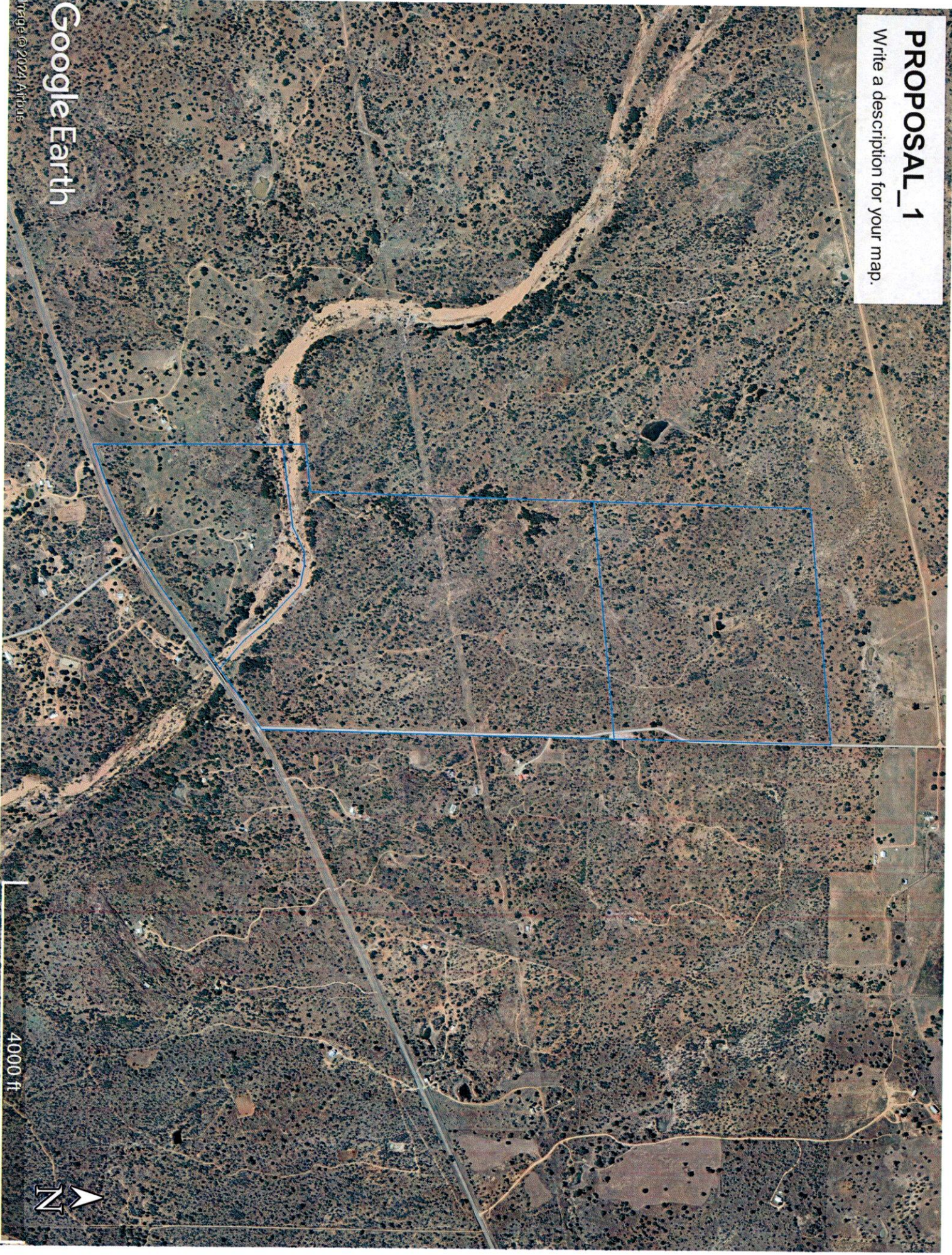
PHYSICAL ADDRESS: TEXAS STATE HIGHWAY NO. 29, LLANO, TX 78643
 LEGAL DESCRIPTION: BEING 438.83 ACRES OF LAND IN LLANO COUNTY, TEXAS, DIVIDED INTO THREE TRACTS:
 TRACT 1: 84.44 ACRES OUT OF THE H. & G.N. R.R. CO. SURVEY NO. 11, ABST. NO. 393, PART OF THAT
 CERTAIN TRACT OF LAND DESCRIBED AS THE EAST 122.03 ACRES OUT OF THE SOUTH ONE HALF (S. 1/2)
 OF SURVEY NO. 11, WHICH LIES NORTH OF THE LLANO-MASON HIGHWAY, IN A DEED TO SUE RUFF
 ARMSTRONG, OF RECORD IN VOLUME 171, PAGE 487, L.C.D.R., AND ALSO BEING PART OF
 TRACT 2: 228.43 ACRES COMPOSED OF 210.17 ACRES OUT OF THE H. & G.N. R.R. CO. SURVEY NO. 11,
 ABST. NO. 393, AND 18.26 ACRES OUT OF THE JOHN G. WEBER SURVEY NO. 322, ABST. NO. 843, PART
 OF THAT CERTAIN TRACT OF LAND DESCRIBED AS THE EAST 122.03 ACRES OUT OF THE SOUTH ONE HALF
 (S. 1/2) OF SURVEY NO. 11, WHICH LIES NORTH OF THE LLANO-MASON HIGHWAY, IN A DEED TO SUE
 RUFF ARMSTRONG, OF RECORD IN VOLUME 171, PAGE 487, L.C.D.R., ALL OF THAT CERTAIN TRACT OF LAND
 DESCRIBED AS 180 ACRES OUT OF THE NORTHWEST ONE FOURTH (NE 1/4) OF SURVEY NO. 11, IN A DEED
 TO SUE RUFF ARMSTRONG, OF RECORD IN VOLUME 185, PAGE 221, L.C.D.R., AND ALSO BEING PART OF
 TRACT 3: 143.98 ACRES OF THE JOHN G. WEBER SURVEY NO. 322, ABST. NO. 843, PART OF THAT
 CERTAIN TRACT OF LAND DESCRIBED AS THE EAST ONE HALF (E. 1/2) OF SURVEY NO. 322 IN A DEED TO
 SUE RUFF ARMSTRONG, OF RECORD IN VOLUME 185, PAGE 221, L.C.D.R., AND ALSO BEING PART OF
 TRACTS 1, 2, & 3 ABOVE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDINGS ATTACHED HERETO
 AND MADE A PART HEREOF.
 FILED: 02/21/2024 CREW: YC DRAFTED: 02/21/2024 BY: LMC JOB#: 23111301 PAGE: 1 OF 8

CURVE	ARC	DELTA	BEARING	CHORD
1	1130'	117°18' R		164.60'
2	1700'	177°00' L		1876.00'
3	777.20'	279°54' L		778.67'



PROPOSAL_1

Write a description for your map.



Google Earth

Image © 2024 Airbus



40000 ft