

SCALE: 1" = 60'

LEVI WEBBER SURVEY NO. 2
ABSTRACT NO. 509
E.B. WEBBER SURVEY NO. 3
ABSTRACT NO. 562

Legend

- Inundated Calculated Point (unless noted)
 - Concrete Highway Monument Found
 - 1/2" Iron Rod Found
 - 3/4" Iron Rod Found with plastic cap imprinted as noted hereon
 - MAG Nail Found or set if noted
 - Water Valve
 - Sanitary Cleanout
 - Sign as noted hereon
 - Wrought Iron Fence
 - Wire Fence
 - Guardrail
 - Overhead Utility Line
- (Record Bearing and Distance)

Orientation for this survey is based upon the State Plane Coordinate System (NAD83 4203 - Texas Central Zone U.S. Survey Feet) All distances shown hereon are surface values.

AARON MURCHISON SURVEY NO. 85
ABSTRACT NO. 556

(48.55 Acres)
Odessa Storage Company
Warranty Deed with Vendor's Lien
Volume 238 Page 185
Llano County Deed Records

MADISON PUTNAM SURVEY NO. 672
ABSTRACT NO. 587

(3117 Acre)
Scott and White Healthcare Foundation
Special Warranty Deed
Volume 1560 Page 3257
Llano County Official Public Records

Lot 1001
Pecan Creek Commercial
Volume 15 Page 78
Llano County Plat Records

Item 10.a.
Tract No. 3
(0.344 Acre)
State of Texas
Easement for Highway Purposes
Volume 136, Page 142
Llano County Deed Records

Lot 1001, Pecan Creek
Commercial
approximate
370 sq.ft.
area of deed overlap
in direct conflict
with this tract

(14.67 acre)
Horseshoe Bay Resort
Development, LLC
approximate 0.25 acre
area of deed overlap
in direct conflict
with this tract

Pecan Creek Plat No. 1
approximate
3,200 sq.ft.
area of deed overlap
with this tract

16.06 ACRES
SURVEYED
Remainder of
Tract One
(107.748 Acres)
Bobby N. Green and wife, Norma Crownover Green
Warranty Deed with Vendor's Lien
Volume 196 Page 634
Cause No. 1818
October 30, 1968
Llano County Probate Minutes

(1.132 Acres)
City of Horseshoe Bay, Texas
Warranty Deed
Volume 1573 Page 4136
Llano County Official Public Records

Lot 1
Replat of Gammill Plat No. 1
Volume 23 Page 27
Llano County Plat Records

(0.10 Acre)
Keith Antilley
Warranty Deed with Vendor's Lien
Volume 1266 Page 981
Llano County Official Public Records

(1.13 Acres)
Keith Antilley
Warranty Deed with Vendor's Lien
Volume 1260 Page 269
Llano County Official Public Records

broken concrete
highway
monument
with MAG nail
and washer
at called record
STA 41+02.5
50' Left bears,
S58°01'01"W 593.48'

GF No. 2024070929L-LL; Effective Date: June 19, 2024
To: Texan Title Insurance Company
Texan Title Holdings, LLC

STATE OF TEXAS
COUNTY OF TRAVIS
The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated road. A portion of this property lies within Zone AE (areas determined to be outside the 100 year flood plain) according to Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48299C0525 C, dated May 2, 2012, as affected by LOMR 14-06-4893P, dated November 26, 2014. THIS the 21st day of August A.D., 2024.

Holt Carson
Registered Professional Land Surveyor No. 5166



SURVEY PLAT OF:
16.06 ACRES OF LAND OUT OF THE AARON MURCHISON SURVEY NO. 85, ABSTRACT NO. 556 AND OUT OF THE MADISON PUTNAM SURVEY NO. 672, ABSTRACT NO. 587, IN LLANO COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (107.748 ACRE) TRACT OF LAND, IDENTIFIED AS TRACT ONE, AS CONVEYED TO BOBBY N. GREEN AND WIFE, NORMA CROWNOWER GREEN BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 196, PAGE 634, AND VOLUME 196, PAGE 643, BOTH OF THE DEED RECORDS OF LLANO COUNTY, TEXAS, AND CAUSE NO. 1818, DATED OCTOBER 30, 1968 OF THE LLANO COUNTY PROBATE MINUTES.

see accompanying field note description
LOCATED AT 9780 R.M. HIGHWAY NO. 2147

R.M. HIGHWAY No. 2147 (100')

SURVEY NOTE:
The following tracts are in conflict and have deed overlap with the subject tract.

- Lot 1001, Pecan Creek Commercial - approximate 370 sq.ft. area of deed overlap
- Horseshoe Bay Development, LLC (14.67 acre) tract - approximate 0.25 acre area of deed overlap
- Pecan Creek Plat No. 1 - approximate 3,200 sq.ft. area of deed overlap

Schedule B Notes:
Item 10.c.) The 16.06 acre tract shown hereon is not affected by that certain (0.29 acre) Nonexclusive Easement described in instruments recorded in Volume 309, Page 71 of the Deed Records and Volume 1305, Page 6 of the Official Public Records of Llano County, Texas, Platted hereon
Item 10.d.) The 16.06 acre tract shown hereon is not affected by that certain 20' wide Underground Utility Easement, as set forth in instrument recorded in Volume 1379, Page 764 of the Official Public Records of Llano County, Texas, Platted hereon

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