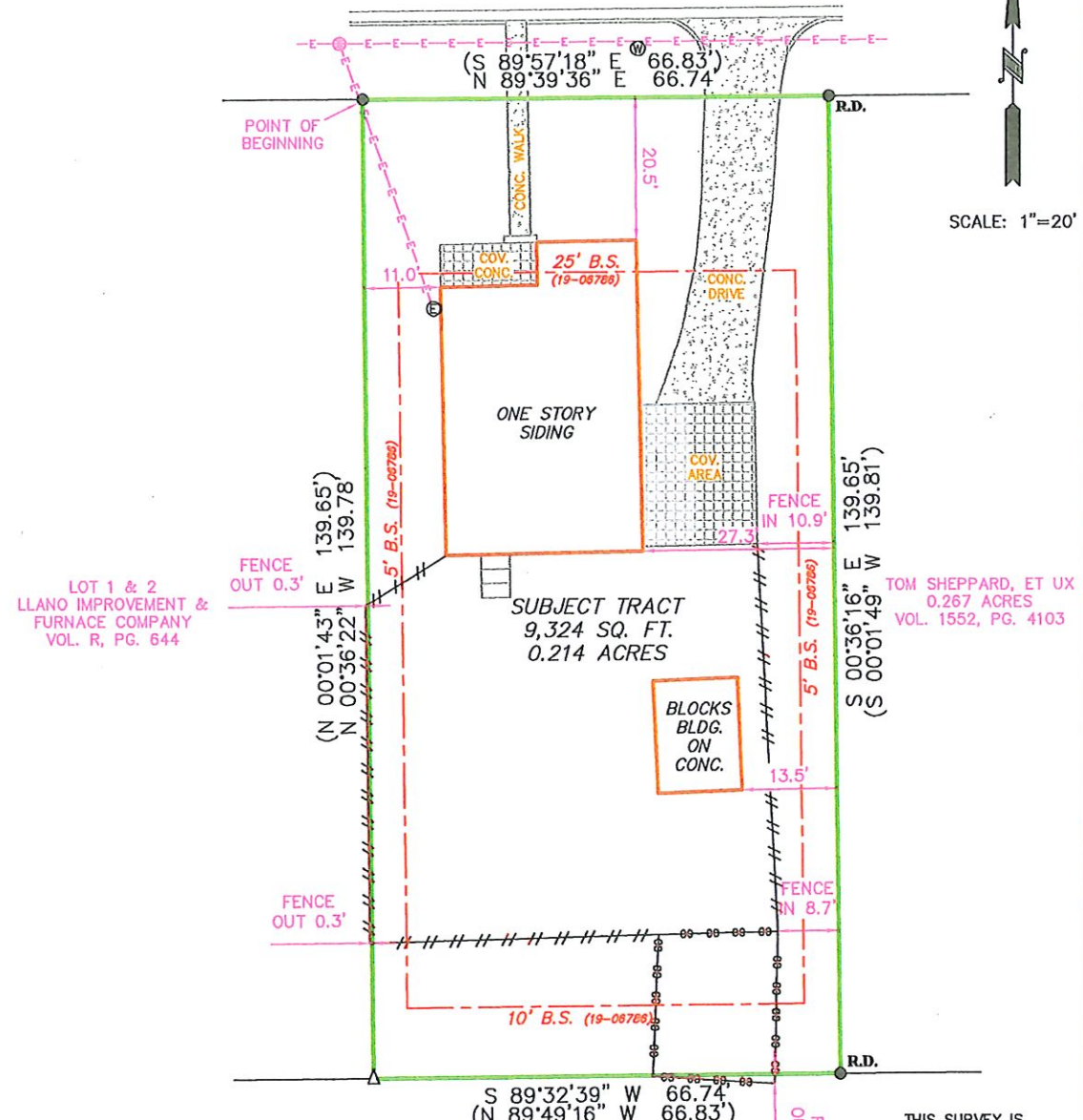


NOTE:
AMENDED ON THIS DATE 05/06/2020 UPDATE
OWNERS NAME.

EAST TARRANT STREET (75' R.O.W.)



SCALE: 1"=20'

LOT 1 & 2
LLANO IMPROVEMENT &
FURNACE COMPANY
VOL. R, PG. 644

SUBJECT TRACT
9,324 SQ. FT.
0.214 ACRES

TOM SHEPPARD, ET UX
0.267 ACRES
VOL. 1552, PG. 4103

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS,
AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOL. 1580, PG. 4337, OFFICIAL
PUBLIC RECORDS, LLANO COUNTY, TEXAS.

NOTE:
Bearings shown hereon are based on actual GPS Observations, Texas State Plane
Coordinates, Central Zone, Grid.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48299C, Panel No. 0195 C, which is Dated 05/02/2012. By coding from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Area and Zones may be found at <https://mfc.fema.gov/portal>.



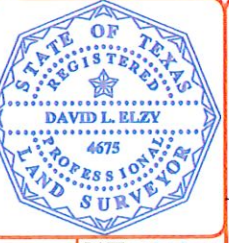
Property Address:
404 E TARRANT STREET
Property Description:
Being 0.214 acres of land, more or less, consisting of Lot 3 and a portion of Lot 4, Block 4, of the Llano Improvement and Furnace Company Addition, Llano County, Texas, being the same tract described in a General Warranty Deed recorded in Document Number 19-06786, Deed Records of Llano County, Texas, said 0.214 acres being more particularly described by metes and bounds in a description prepared this day and hereby attached to and made a part hereof

Owner:
REGOT HOLDINGS, LLC.

FIRM REGISTRATION NO.
1011700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78008
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- △ = CALCULATED POINT
 - = FND 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - R.D. = RECORD DIGNITY MONUMENT
 - ⊕ = WATER METER
 - ⊙ = ELECTRIC METER
 - ⊖ = POWER POLE
 - E- = OVERHEAD ELECTRIC
 - W- = WOOD FENCE
- DRAWN BY: JA



I, DAVID L. ELZY, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plot represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

David L. Elzy
DAVID L. ELZY
Registered Professional Land Surveyor
Texas Registration No. 4675

METES AND BOUNDS

Being 0.214 acres of land, more or less, consisting of Lot 3 and a portion of Lot 4, Block 4, of the Llano Improvement and Furnace Company Addition, Llano County, Texas, being the same tract described in a General Warranty Deed recorded in Document Number 19-06786, Deed Records of Llano County, Texas, said 0.214 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of this 0.214 acres, same the northeast corner of Lot 2, same also being on the South Right-of-Way line of East Tarrant Street, and the **POINT OF BEGINNING**;


THENCE along the South Right-of-Way line of East Tarrant Street, North 89 degrees 39 minutes 36 seconds East (called South 89 degrees 57 minutes 18 seconds East), a distance of 66.74 feet (called 66.83 feet) to a 1/2 inch iron rod found for the northeast corner of this 0.214 acres, same being the northwest corner of the Tom Sheppard, et ux, 0.267 acres (Volume 1552, Page 4103);

THENCE along the line common to this 0.214 acres and said Sheppard 0.267 acres, South 00 degrees 36 minutes 16 seconds East (called South 00 degrees 01 minutes 49 seconds West), a distance of 139.65 feet (called 139.81 feet) to a 1/2 inch iron rod found for the southeast corner of this 0.214 acres, same being the southwest corner of said Sheppard, 0.267 acres, same being on the North Right-of-Way line of a 20 foot Alley;

THENCE along the North Right-of-Way line of a 20 foot Alley, South 89 degrees 32 minutes 39 seconds West (called North 89 degrees 49 minutes 16 seconds West), a distance of 66.74 feet (called 66.83 feet) to a point for the southwest corner of this 0.214 acres, same being the southeast corner of said Lot 2;

THENCE along the line common to this 0.214 acres and said Lot 2, North 00 degrees 36 minutes 22 seconds West (called North 00 degrees 01 minutes 43 seconds East), a distance of 139.78 feet (called 139.65 feet) to the **POINT OF BEGINNING**, and containing 0.214 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, Central Zone, Grid.



Dave L. Elzy
Registered Professional Land Surveyor
Texas Registration No. 4675
April 23, 2020

