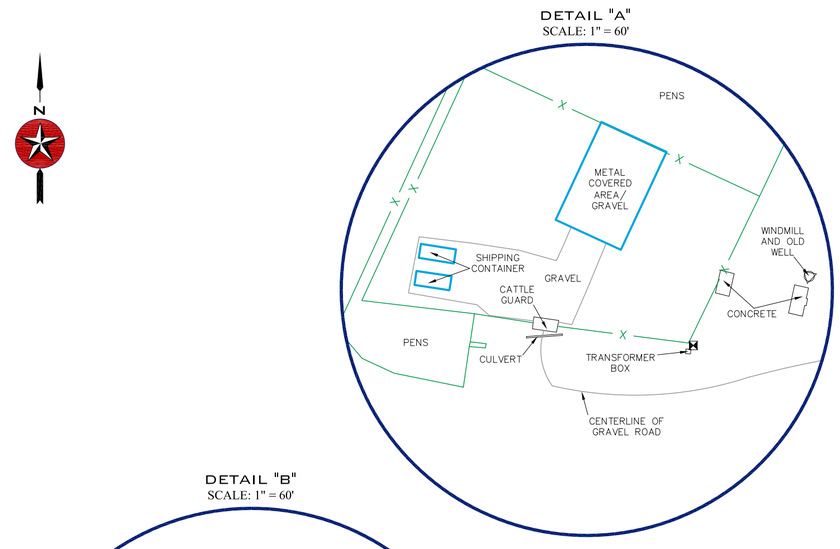

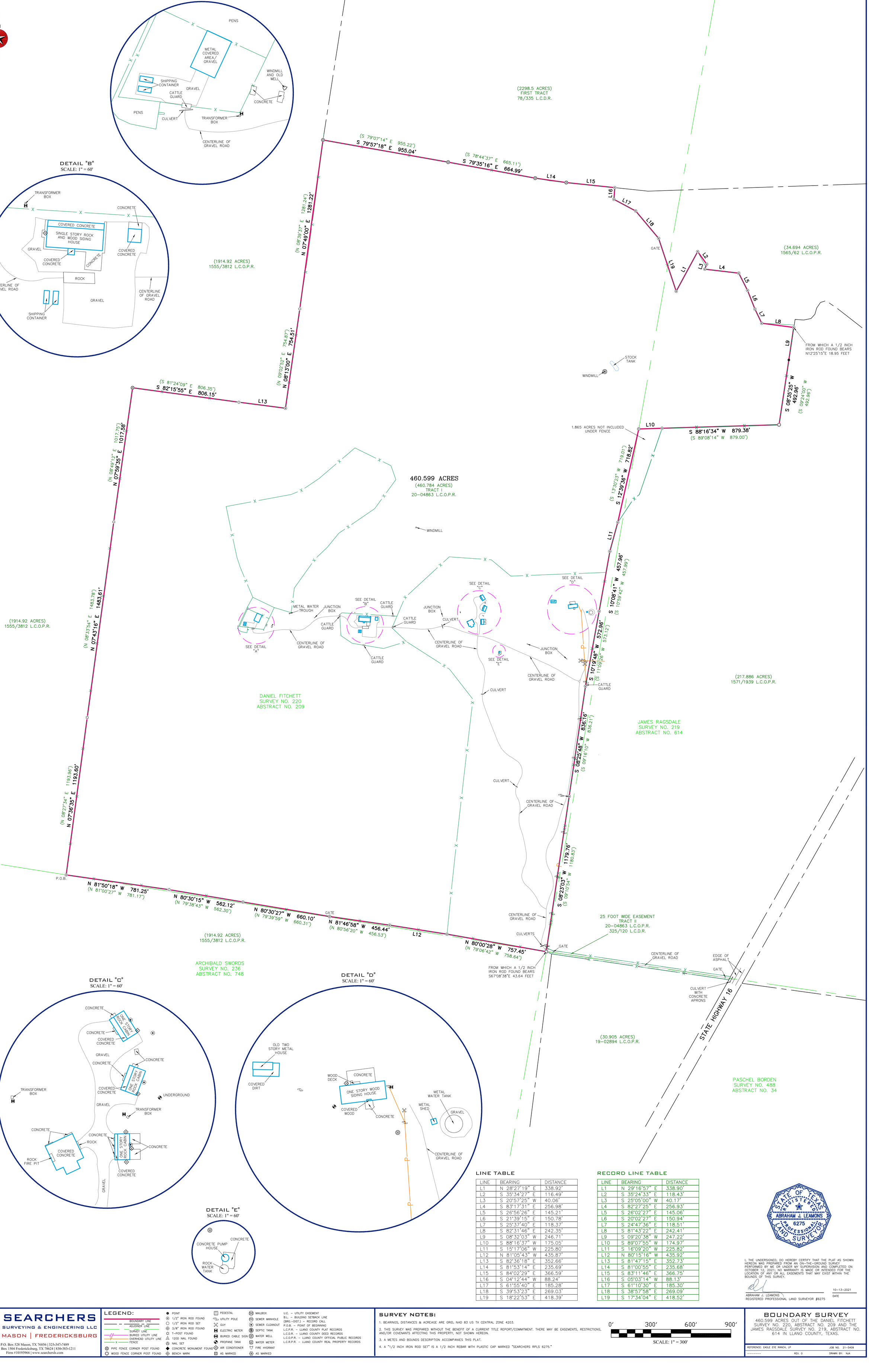

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 28°27'19" E	338.92'
L2	S 35°34'27" E	116.49'
L3	S 20°57'25" W	40.06'
L4	S 83°17'31" E	256.98'
L5	S 26°56'26" E	145.21'
L6	S 21°39'15" E	150.78'
L7	S 25°37'40" E	118.37'
L8	S 82°31'46" E	242.35'
L9	S 08°32'03" W	246.71'
L10	S 88°16'37" W	175.05'
L11	S 15°17'06" W	225.80'
L12	N 81°05'43" W	435.87'
L13	S 82°36'18" E	352.66'
L14	S 81°53'14" E	235.69'
L15	S 84°02'29" E	366.59'
L16	S 04°12'44" W	88.24'
L17	S 61°55'40" E	185.28'
L18	S 39°53'23" E	269.03'
L19	S 18°22'53" E	418.39'

RECORD LINE TABLE

LINE	BEARING	DISTANCE
L1	N 29°16'57" E	338.90'
L2	S 35°24'33" E	118.43'
L3	S 25°05'00" W	40.17'
L4	S 82°27'25" E	256.93'
L5	S 26°02'27" E	145.06'
L6	S 20°02'27" E	150.94'
L7	S 24°47'36" E	118.51'
L8	S 81°43'22" E	242.41'
L9	S 09°20'38" W	247.22'
L10	S 89°07'55" W	174.97'
L11	S 16°09'20" W	225.82'
L12	N 80°15'16" W	435.92'
L13	S 81°47'15" E	352.73'
L14	S 81°00'55" E	235.68'
L15	S 83°11'46" E	366.75'
L16	S 05°03'14" W	88.13'
L17	S 61°10'30" E	185.30'
L18	S 38°57'58" E	269.09'
L19	S 17°34'04" E	418.52'

STATE OF TEXAS REGISTERED ABRAHAM J. LEAMONS 6275 PROFESSIONAL LAND SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON OCTOBER 12, 2021; NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

10-13-2021
DATE

SEARCHERS
SURVEYING & ENGINEERING LLC
MASON | FREDERICKSBURG
P.O. Box 528 Mason, TX 76856 | 325-347-7489
P.O. Box 1504 Fredericksburg, TX 78624 | 830-383-1211
Firm #10193966 | www.searchersls.com

LEGEND:

BOUNDARY LINE
ADJOINER LINE
SURVEY LINE
BURIED UTILITY LINE
OVERHEAD UTILITY LINE
FENCE
PIPE FENCE CORNER POST FOUND
WOOD FENCE CORNER POST FOUND
POINT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
3/8" IRON ROD FOUND
T-POST FOUND
1200 NAIL FOUND
NAIL SET
CONCRETE MONUMENT FOUND
BENCH MARK
PEDESTAL
UTILITY POLE
GUY
ELECTRIC METER
BURIED CABLE SIGN
PROPANE TANK
AIR CONDITIONER
AS MARKED
MAILBOX
SEWER MANHOLE
SEWER CLEANOUT
SEPTIC TANK
WATER WELL
WATER METER
FIRE HYDRANT
AS MARKED

U.E. – UTILITY EASEMENT
B.L. – BUILDING SETBACK LINE
(BRG.-DIST.) – RECORD CALL
P.O.B. – POINT OF BEGINNING
L.C.P.R. – LLANO COUNTY PLAT RECORDS
L.C.D.R. – LLANO COUNTY DEED RECORDS
L.C.O.P.R. – LLANO COUNTY OFFICIAL PUBLIC RECORDS
L.C.R.P.R. – LLANO COUNTY REAL PROPERTY RECORDS

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275."

0' 300' 600' 900'
SCALE: 1" = 300'

BOUNDARY SURVEY

460.599 ACRES OUT OF THE DANIEL FITCHETT SURVEY NO. 220, ABSTRACT NO. 209 AND THE JAMES RAGSDALE SURVEY NO. 219, ABSTRACT NO. 614 IN LLANO COUNTY, TEXAS.

REFERENCE: EAGLE EYE RANCH, LP
JOB NO. 21-5409
REV. 0
DRAWN BY: NJA