

PLAT SHOWING A SURVEY OF THREE TRACTS OF LAND & A PROPOSED 60' EASEMENT IN LLANO COUNTY, TEXAS, MADE FOR HERITAGE CREEK RANCH, LLC

- ⊙ PK nail with washer
- ⊙ cotton spindle set
- ⊙ septic tank
- ⊙ electric meter
- ⊙ water meter
- ⊙ 60d nail found
- ⊙ water well
- ⊙ point
- ⊙ 3" pipe post
- ⊙ steel fence post
- ⊙ 4" cedar post
- ⊙ 10" pine post
- ⊙ axle found
- ⊙ 1/2" steel stake found
- ⊙ 1" pipe found
- ⊙ gate
- X — fence
- — — survey line
- — — E — electric line
- — — tract line
- ⋯⋯⋯ easement line

204.58 ac.
THE LJO GRIFFIN TRUST
Instrum. #23-02763 L.C.O.P.R.

termination of esmt to
MORRIS BEACH RENTALS LLC
Instrum. # 23-07165 L.C.O.P.R.

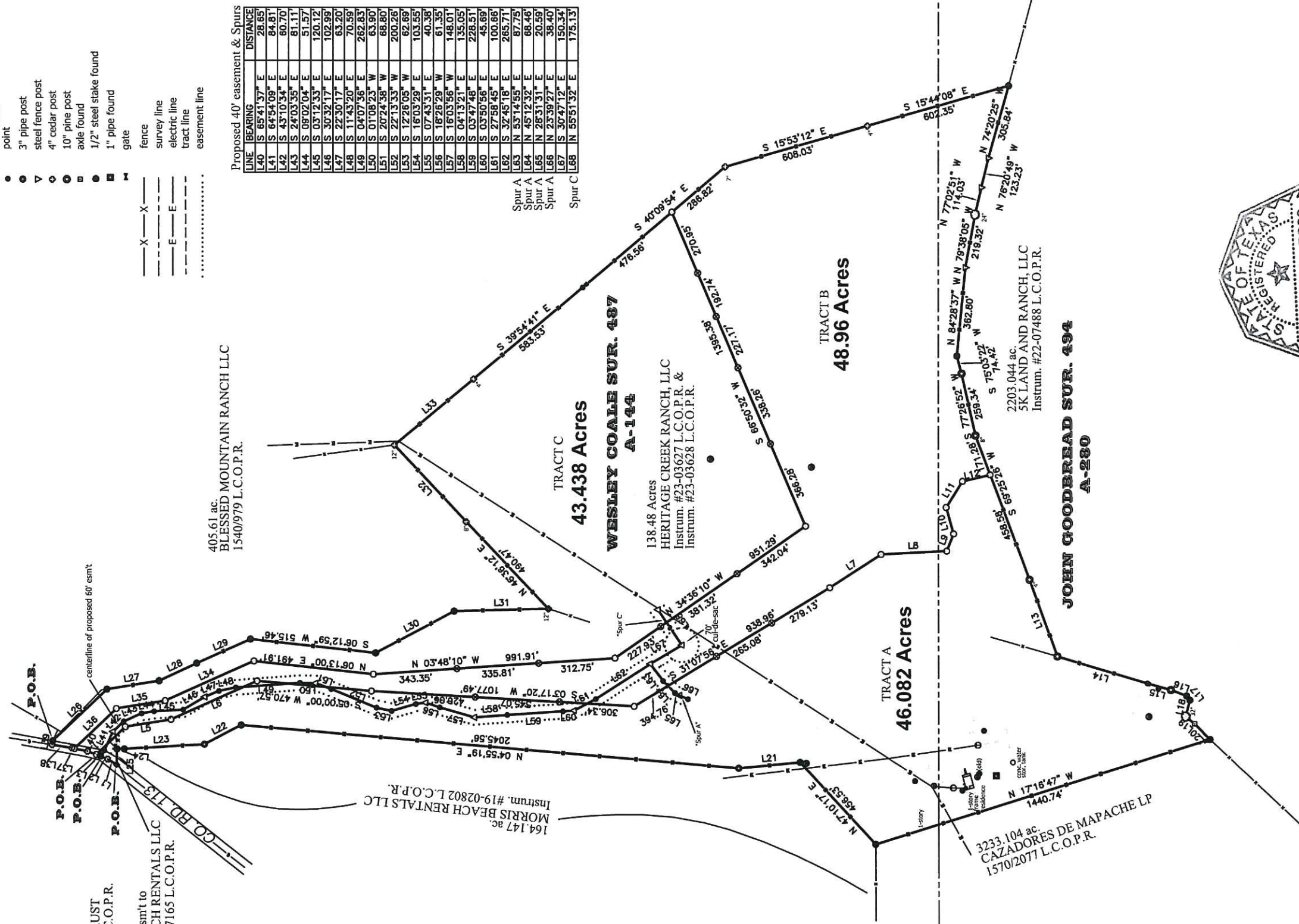
405.61 ac.
BLESSSED MOUNTAIN RANCH LLC
1540/979 L.C.O.P.R.

LINE	BEARING	DISTANCE
L1	N 31°28'17" E	42.96
L2	N 22°57'17" E	34.78
L3	N 19°42'34" E	15.44
L4	S 43°27'55" E	184.97
L5	S 09°09'18" E	190.43
L6	S 23°59'01" E	386.63
L7	S 32°44'55" E	281.56
L8	S 02°51'42" E	270.79
L9	S 66°18'04" E	75.92
L10	N 74°20'58" E	112.16
L11	S 57°54'01" E	125.86
L12	S 13°21'25" E	116.45
L13	S 69°56'41" W	334.12
L14	S 16°33'29" W	387.25
L15	S 15°28'51" W	98.94
L16	S 20°55'32" W	68.78
L17	S 52°32'46" W	21.56
L18	N 75°55'58" W	69.47
L19	S 39°01'06" W	46.45
L20	S 45°16'55" W	90.49
L21	N 05°26'40" W	253.56
L22	N 27°24'39" W	170.35
L23	N 03°21'05" W	350.85
L24	N 07°09'32" E	9.25
L25	N 87°54'56" W	64.17
L26	S 43°27'55" E	306.83
L27	S 09°09'18" E	216.19
L28	S 24°58'58" E	170.45
L29	S 23°59'01" E	241.36
L30	S 27°59'21" E	384.47
L31	S 01°26'50" E	386.75
L32	N 46°48'39" E	428.52
L33	S 39°41'31" E	422.58
L34	N 23°59'01" W	398.45
L35	N 09°09'18" W	203.80
L36	N 43°27'55" W	237.90
L37	N 11°53'36" E	10.19
L38	N 09°09'50" E	83.00
L39	S 80°08'55" E	16.53

Proposed 40' easement & Spurs

LINE	BEARING	DISTANCE
L40	S 65°41'37" E	28.65
L41	S 64°54'09" E	84.81
L42	S 43°10'34" E	60.70
L43	S 24°03'35" E	81.11
L44	S 09°02'04" E	51.57
L45	S 03°12'33" E	120.12
L46	S 30°32'17" E	102.99
L47	S 22°30'17" E	63.20
L48	S 11°43'20" E	70.59
L49	S 04°07'36" E	262.83
L50	S 01°08'23" W	63.90
L51	S 20°24'38" W	68.80
L52	S 22°13'33" W	200.28
L53	S 12°26'05" W	62.69
L54	S 16°03'29" E	103.55
L55	S 07°43'31" E	40.38
L56	S 18°26'29" W	61.35
L57	S 16°03'56" W	148.01
L58	S 04°13'21" E	135.05
L59	S 03°47'48" E	228.51
L60	S 03°50'56" E	45.69
L61	S 27°58'45" E	100.86
L62	S 32°45'18" E	265.71
L63	N 53°14'55" E	87.75
L64	N 45°12'32" E	66.46
L65	N 28°31'31" E	20.59
L66	N 23°39'27" E	38.40
L67	N 30°47'12" E	150.34
L68	N 95°51'32" E	175.13

Spur A
Spur A
Spur A
Spur C



The plat hereon represents an on the ground survey made under my direction in May, 2024.

Kenneth H. Ross
Kenneth H. Ross R.P.L.S. No. 2012
06-06-2024

ROSS LAND SURVEYING
395 WOOTAN LANE
LLANO, TEXAS 78643
Firm Number 10072900
325-247-3952
AD70524

NOTES:
1. Bearings hereon are based on NAD83, Texas Coordinate System, Central Zone (+203).

