LEGEND: ® = 1/2" IRON ROD SET ® = IRON PIPE FOUND LOT NO. 163 BUYER: • = IRON ROD FOUND SUBJECT TO: 1"=30FT BRANDON VOLLMAR & O = FENCE COR. POST LOT NO. 166 ZONING REGULATIONS, AMANDA VOLLMAR RULES & ORDINANCES SELLER: ■ = CONC. ROW MON. OF THE CITY OF LLANO, DIANE OLIVER SCOTT = DOWN GUY LLANO COUNTY, TEXAS. SHAWN BECKER & ADDRESS: ·E— = OH ELECTRICAL PAMELA BECKER 201 EAST COLLEGE ST. -x- = WIRE FENCE N. 50' OF THE W. 80' MORTGAGEE: OF LOT 166 BASIS OF BEARING COUNTRYWIDE BANK 608/266 L.C.O.P.R. IS WGS84. HLT GF#2006010288L-LL BEARINGS ARE TRUE; OLD TOWN SOUTH DISTANCES ARE SURFACE. APPARENT PLAT OF SURVEY ENCROACHMENT. OF OLD FENCE OF 0.179 OF AN ACRE MORE OR LESS OUT OF LOT NO. N89°48'42''E 80.00ft ONE HUNDRED SIXTY-SIX (166), BLOCK NO. FORTY-ONE FND 3/8 FND 3/8" SPIKE (41), OLD TOWN SOUTH ADDITION TO THE CITY OF LLANO, **SPIKE** 8' B/L LLANO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT LOT NO. 166 BLOCK NO. 41 C.D.R. THEREOF RECORDED IN VOLUME "J", PAGE 616, LLANO DIANE OLIVER SCOTT COUNTY DEED RECORDS, ALL OF THAT CERTAIN TRACT OF PART OF LOT 166 STREET '/616 L. LAND DESCRIBED AS PART OF LOT 166 IN A DEED TO 327/360 L.C.D.R. DIANE OLIVER SCOTT RECORDED IN VOLUME 327, PAGE 360. LLANO COUNTY DEED RECORDS. FRED L. THOMPSON 10, & SARAH THOMPSON 0.23 AC 320/319 L.C.D.R. STORY FRAME RES. P&B \` COMP. ROOF I, F. L. THOMPSON, A REGISTERED PROFESSIONAL LAND SURVEYOR. DO HEREBY CERTIFY THAT THE PLAT HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION ON THE 28TH DAY OF FEBRUARY, 2006. IMPROVEMENTS "J"/616 L.C.D.R. ARE AS SHOWN, SET BACK FROM PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR 0.179 AC± PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN, AND THE PROPERTY HAS ACCESS TO A DEDICATED PUBLIC ROADWAY. 8' B/L WITNESS MY HAND AND SEAL THIS THE 9TH DAY OF MARCH, 2006. FND 3/8" P.O.B. FND THOMPSON I 3/8" SPIKE SPIKE S89°48'42"W 80.00ft _WATER THOMPSON, REG. PROF. LAND SURV. NO. 1739 亩' METER P. O. BOX 74, LLANO, TEXAS 78643 325-247-4510 E. COLLEGE STREET COPYRIGHT 2008 60' ROW "J"/616 L.C.D.R. FRED L. THOMPSON & ASSOCIATES, P.C. SET 3/8" SPIKE @ THE SHT. NO. **PROJECT** SHT. NAME REVISIONS C/L INT. OF OATMAN ST. DRAWN BY: RDJ & COLLEGE ST. FROM WHICH FLOOD INFORMATION: TITLE SURVEY OF A 3/8" SPIKE FND @ THE THIS PROPERTY DOES NOT ALE WITHIN DATE: 03/09/2006 0.179 ACL OUT OF LOT 166. C/L INT. OF OATMAN ST. THE 100 YEAR FLOOD HAZARD ZONE BLOCK 41, OLD TOWN SOUTH, & GREEN ST. LIES AS REFERENCED BY THE F.I.R.M. LLANO COUNTY, TEXAS. DWG. NO.: 06022101.DWG NOO'11'18"W 351.03ft MAP PANEL No. 480451 0005 B EFFECTIVE DATE 05/04/1982 APPROVED BY: FLT