



PLAT OF SURVEY
OF 12.70 ACRES OUT OF THE J. POITEVENT SURVEY NO. 1,
ABST. NO. 607 IN LLANO COUNTY, TEXAS.

IRON ROD SET
 ROD FOUND
 COR. POST
 POLE
 ROW MON.
 GUY
 ECTYRICAL
 FENCE

NUMBER	DIRECTION	DISTANCE
L1	N19°04'02"E	100.37ft
L2	N47°58'30"E	406.76ft
L3	N76°46'49"E	443.25ft
L4	N88°06'05"E	184.31ft
L5	N82°07'27"E	79.96ft
L6	N86°05'34"E	149.46ft
L7	S88°54'04"E	110.07ft
L8	N82°49'50"E	33.45ft
L9	N76°38'34"E	52.89ft
L10	N63°38'45"E	7.90ft

NOTE:
 COTTON SPINDLES ARE SET AT ALL
 ANGLE PNTS IN APPROX. C/L OF ROAD.

PNT FOR SWC ON THE N. SIDE OF A
 CATTLE GUARD FROM WHICH A COTTON
 SPINDLE SET ON THE N. SIDE OF SAME
 LIES S19°04'02"W 7.71ft

SIS OF BEARING
 FND 1/2" I.R.
 OF DUCKWORTH
 35/54 L.C.O.P.R.

PROFESSIONAL LAND SURVEYOR, DO
 HEREBY REPRESENTS THE RESULTS
 OF HIS SURVEY UNDER MY SUPERVISION AND
 NO IMPROVEMENTS ARE SHOWN.
 JOBS OR PRODUCTIONS APPARENT
 WITNESS MY HAND AND SEAL
 OCTOBER, 2011.

2 SURV. NO. 1739
 AS 78643

1
 CIGATES, P.C.

DRAWN BY: LMC
 DATE: 10/11/2011
 DWG. NO.: 11091902.DWG
 APPROVED BY: FLT

REVISIONS

PROJECT
 BOUNDARY SURVEY OF 12.70 AC.
 OUT OF THE J. POITEVENT
 SURVEY NO. 1, ABST. NO. 607,
 LLANO COUNTY, TEXAS.

SHT. NAME
 FLOOD INFORMATION:
 THIS PROPERTY DOES NOT LIE WITHIN
 THE 100 YEAR FLOOD HAZARD ZONE
 AS REFERENCED BY THE F.I.R.M.
 MAP PANEL No. 481234 0050 B
 EFFECTIVE DATE 09/18/1991

SHT. NO.
 1/2

J. POITEVENT

SURVEY NO. 1

12.70± ACRES

BLUE SPRINGS RANCH LIMITED PARTNERSHIP
 TRACT II, 359.78 AC.
 639/144 L.C.O.P.R.

ABST. NO. 607

POINT OF BEGINNING
 BASIS OF BEARING
 FND FP, SWC OF COPA
 1375/892 L.C.O.P.R.

JERRY RUSH
 68.39 AC.
 1527/2288 L.C.O.P.R.

LAWRENCE SAILOR
 SURVEY NO. 223
 ABST. NO. 707

PAMELA A. DUCKWORTH
 and RONALD EDWARD DUCKWORTH
 17.792 AC.
 1355/54 L.C.O.P.R.

LAWRENCE SAILOR

SURVEY NO. 222

ABST. NO. 707

BLUE SPRINGS RANCH LIMITED PARTNERSHIP
 TRACT II, 359.78 AC.
 639/144 L.C.O.P.R.

PNT IN CATTLE GUARD FOR
 THE NEC HEREOF, COTTON
 SPINDLE SET LIES
 S60°57'13"W 7.90ft

L10

LLANO COUNTY ROAD 414

L7

L8

L9

L6

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