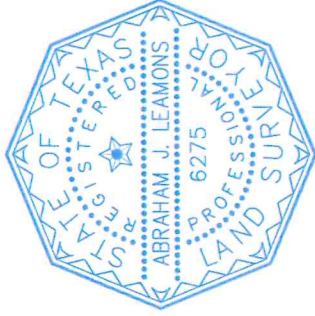
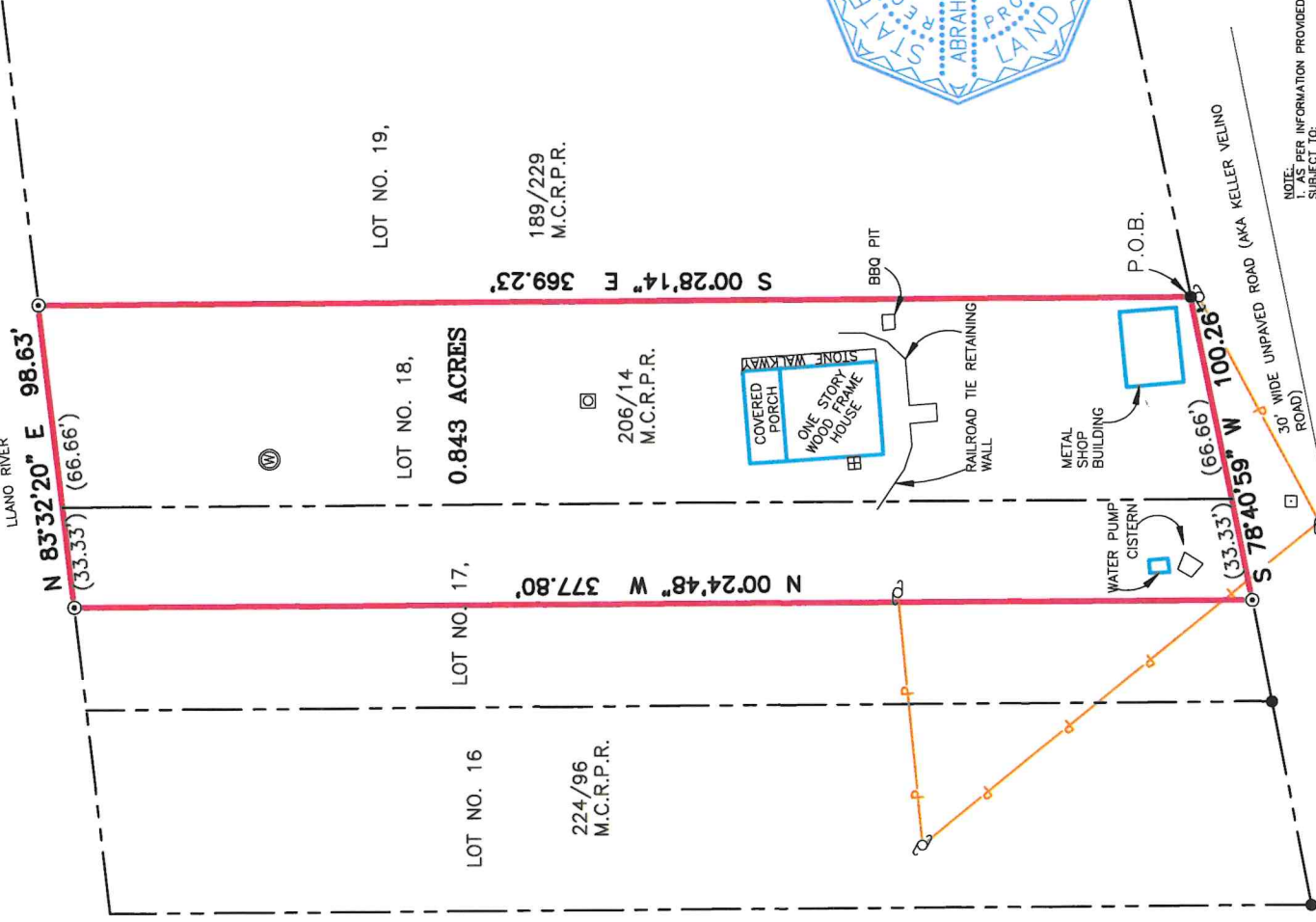




SURVEY PLAT

LLANO RIVER



NOTE:
THIS PLAT WAS PER INFORMATION PROVIDED IN CF# 1012-2-26 THIS PROPERTY IS
SUBJECT TO:

RESTRICTIVE COVENANTS:
EASEMENTS:

LEGAL DESCRIPTION: Being 0.843 acres of land, out of the W.G. Walker Survey No. 11, Abstract No. 933, being all of Lot No. 18 and the East ½ of Lot No. 17 of Keller's Velino Lodge, a subdivision as shown on a plat recorded in Volume 3, Page 203 of the Deed Records of Mason County, Texas; also being all of that certain tract described by a deed recorded in Volume 206, Page 14 of the Real Property Records of Mason County Texas; Said 0.843 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services, Inc in June, 2012:

BEGINNING at a concrete monument being in the north line of Keller Velino Road, for the southwest corner of Lot No. 19, of said Keller's Velino Lodge Subdivision the southwest corner of Volume 189, Page 229 of said Real Property Record, the southeast corner of said Lot No. 18 and the southeast corner of said Volume 206, Page 14 and the southeast corner hereof;

THENCE South 78°40'59" West a distance of 100.26 feet along the north line of said Keller Velino Road and the south line of said Lots 17 and 18, to a ½ inch iron rod found for the southeast corner of a tract of land described in Volume 224, Page 96, of said Real Property Records and the southwest corner hereof;

THENCE North 00°24'48" West a distance of 377.80 feet along the east line of said Volume 224, Page 96 and the west line of said Volume 206, Page 14, to a ¾ inch iron rod found in the record south bank of the Llano River for the northeast corner of said Volume 224, Page 96, the northwest corner of said tract of land described in Volume 206, Page 14 and the northwest corner hereof;

THENCE North 83°32'20" East a distance of 98.63 feet along the record south bank of said Llano River and the north line of said Lots 17 and 18, to a ½ inch iron rod found, for the northwest corner of said Lot No. 19, and the northwest corner of said Volume 189, Page 229, the northeast corner of said Lot No. 18 and the northeast corner of said Volume 206, Page 14 and the northeast corner hereof;

THENCE South 00°28'14" East a distance of 369.23 feet along the west line of Lot No. 19, the west line of said Volume 189, Page 229 and the east line of Lot No. 18, the east line of said Volume 206, Page 14 to the POINT OF BEGINNING having an area of 0.843 acres more or less as shown hereon;

- LEGEND:**
- BOUNDARY LINE
 - ADJOINER LINE
 - SURVEY LINE
 - BURIED UTILITY LINE
 - OVERHEAD UTILITY LINE
 - FENCE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.B.L. SETBACK BUILDING LINE
 - (BRC.-DIST.) RECORD CALL

- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 1200 NAIL FOUND
- IRON PIPE FOUND
- NAIL SET
- 3/8" IRON ROD FOUND
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- A/C UNIT
- GAS METER
- WATER WELL/WATER
- SEPTIC TANK
- TELEPHONE PEDESTAL
- UTILITY POLE/RISER
- MANHOLE
- FIRE HYDRANT

M.C.P.R. MASON COUNTY PLAT RECORDS
M.C.D.R. MASON COUNTY DEED RECORDS
M.C.R.P.R. MASON COUNTY REAL PROPERTY RECORDS

CTLS
Cross Texas Land Services, Inc
111 Austin Street
Mason, Texas 76856
(877) 347-6883
www.crosstexaslandservices.com

1612 W. Oaklawn, Suite A
Pleasanton, Texas, 78064
(830) 569-8366

I, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY, AND THAT THERE ARE NO UNDISCOVERED ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS VISIBLE ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Richard D. Prekup
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE 06-21-12

- NOTE:
1. BEARINGS, DISTANCES & ACRES ARE GRID, NAD 83 SYSTEM. CENTRAL ZONE AND ARE DISTANCE FROM NORMAL GPS TECHNIQUES.
 2. UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND MANHOLES ARE NOT SHOWN HEREON. ANY THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.
 3. IRON ROD SET ARE 1/2" INCH IRON REBAR WITH PLASTIC CAPS MARKED "CLS"

REFERENCE: RICHARD D. PREKUP AND WIFE MARSHA PREKUP
ADDRESS: 282 KELLER VELINO ROAD
LEGAL DESCRIPTION-ALL OF LOT NO. 18 AND (EAST 1/2 LOT NO.17) OF KELLER'S VELINO LODGE SUBDIVISION, IN MASON COUNTY, TEXAS
AS SHOWN ON A PLAT RECORDED IN VOLUME 3, PAGE 203 OF THE DEED RECORDS OF MASON COUNTY, TEXAS
JOB NO. 12-21602-282 REV. 0
DRAWN BY: J.L.C. FIELD BOOK: 189/24

