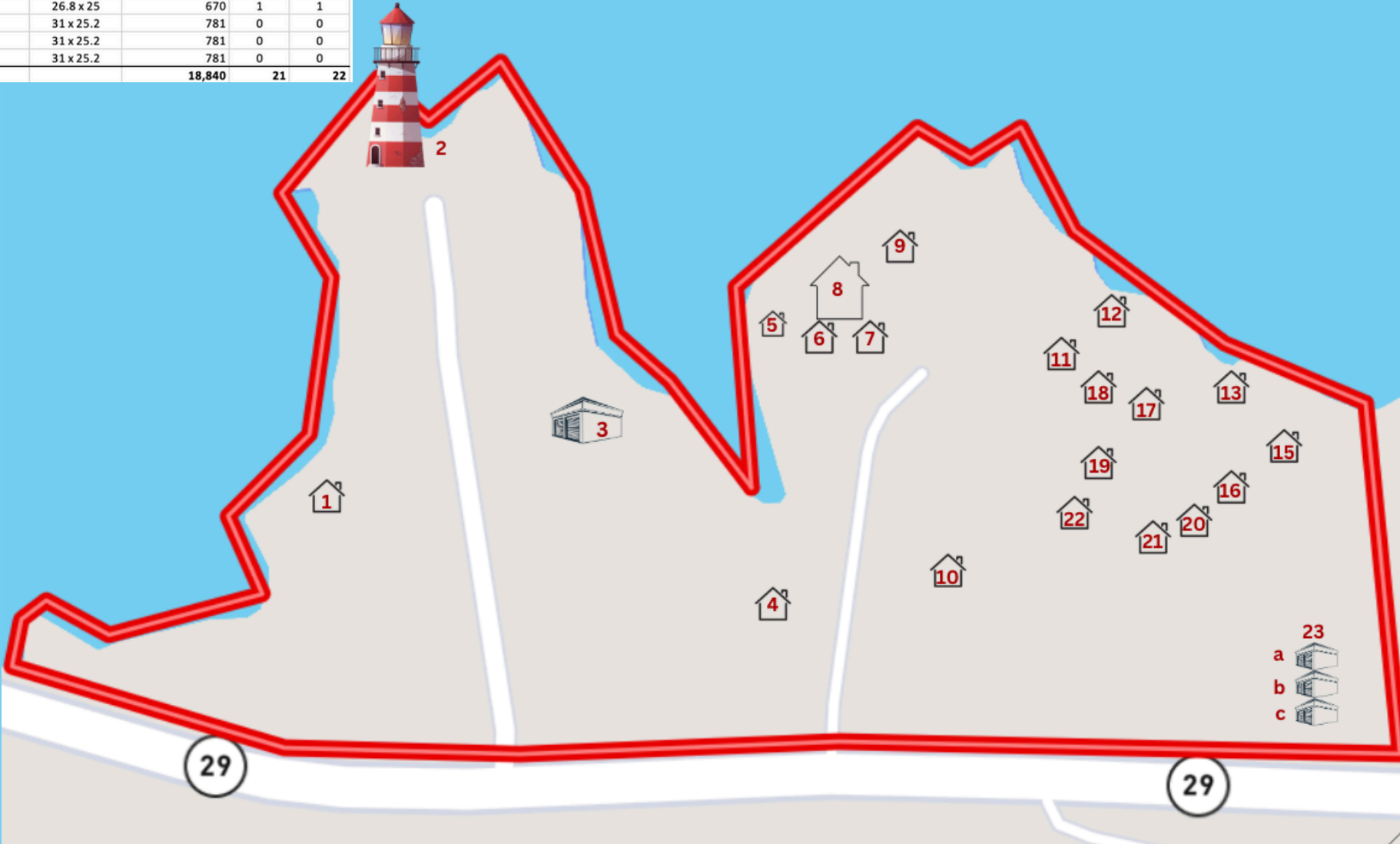


Building #	Type	Dimensions	Approximate SF	Beds	Baths
1	Cottage	49'3" x 20'7"	1,020	1	1
2	Lighthouse	17.1 x 17	290	0	0
3	Metal storage	60.2 x 20.4	1,228	0	0
4	Cottage	36.3 x 18.3	664	1	1
5	Bathroom	17.1 x 13	222	0	2
6	Conference Sun Room	33.7 x 13.7	461	0	0
7	Meeting Room	28.8 x 22.9	659	0	0
8	Training Building	73.4 x 26.9	1,974	1	1
9	Wood	41.8 x 22.2	927	1	1
10	Stone	43 x 28.8	1,238	3	1
11	Wood/Stone	67 x 14.4	964	2	2
12	Wood/Stone	24.8 x 20.8	516	1	1
13	Wood/Stone	24.7 x 20.7	511	1	1
14	n/a - neighboring property				
15	Stone	33.2 x 19	630	2	2
16	Wood/Stone	25.6 x 19.7	504	1	1
17	Stone	29.3 x 23.2	680	2	2
18	Wood/Stone	24.9 x 19.9	495	1	1
19	Cottage	24.8 x 20.8	515	1	1
20	Wood/Stone	51.9 x 35.5	1,827	2	2
21	Bath + Laundry	25.6 x 19.6	502	0	1
22	Wood/Stone	26.8 x 25	670	1	1
23a	Laundry	31 x 25.2	781	0	0
23b	Metal storage	31 x 25.2	781	0	0
23c	Metal storage	31 x 25.2	781	0	0
<b>22</b>			<b>18,840</b>	<b>21</b>	<b>22</b>

Building #	Type	Dimensions	Approximate SF	Beds	Baths
1	Cottage	49'3" x 20'7"	1,020	1	1
2	Lighthouse	17.1 x 17	290	0	0
3	Metal storage	60.2 x 20.4	1,228	0	0
4	Cottage	36.3 x 18.3	664	1	1
5	Bathroom	17.1 x 13	222	0	2
6	Conference Sun Room	33.7 x 13.7	461	0	0
7	Meeting Room	28.8 x 22.9	659	0	0
8	Training Building	73.4 x 26.9	1,974	1	1
9	Wood	41.8 x 22.2	927	1	1
10	Stone	43 x 28.8	1,238	3	1
11	Wood/Stone	67 x 14.4	964	2	2
12	Wood/Stone	24.8 x 20.8	516	1	1
13	Wood/Stone	24.7 x 20.7	511	1	1
14	n/a - neighboring property				
15	Stone	33.2 x 19	630	2	2
16	Wood/Stone	25.6 x 19.7	504	1	1
17	Stone	29.3 x 23.2	680	2	2
18	Wood/Stone	24.9 x 19.9	495	1	1
19	Cottage	24.8 x 20.8	515	1	1
20	Wood/Stone	51.9 x 35.5	1,827	2	2
21	Bath + Laundry	25.6 x 19.6	502	0	1
22	Wood/Stone	26.8 x 25	670	1	1
23a	Laundry	31 x 25.2	781	0	0
23b	Metal storage	31 x 25.2	781	0	0
23c	Metal storage	31 x 25.2	781	0	0
22			18,840	21	22

# The Lighthouse on Lake Buchanan Property Map





[A]  
A PORTION OF TRACT 1  
CITIZENS, INC.  
CALLED "TRACT 1"  
LOTS 9-17 (INCLUSIVE)  
VOL. 1408, PG. 822  
O.P.R.L.C.T.

[B]  
A PORTION OF TRACT 1  
CITIZENS, INC.  
ALL OF LOTS 6, 7, AND 8  
AND PART OF LOT 5  
CALLED "TRACT 2"  
VOL. 1408 PG. 822  
O.P.R.L.C.T.

[C]  
TRACT 3  
CITIZENS, INC.  
CALLED 0.82 ACRE  
VOL. 1521, PG. 3096  
O.P.R.L.C.T.  
(RED SLANT HATCH)

LEGAL DESCRIPTION:

TRACT 1:  
BEING ALL OF LOT NOS. TWO (2), THREE (3) FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), M. A. MURCHISON, A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 82, PAGE 64, DEED RECORDS OF LLANO COUNTY, TEXAS.

TRACT 2:  
BEING APPROXIMATELY 4.007 ACRES OF LAND OUT OF THE FRIEDRICH MONKEN SURVEY NO. 10, ABSTRACT NO. 509, IN LLANO COUNTY, TEXAS, AND BEING ALL OF LOT NO. 18 OF THE M.A. MURCHISON SUBDIVISION RECORDED IN VOLUME 82, PAGE 66 OF THE DEED RECORDS OF LLANO COUNTY, TEXAS.

TRACT 3:  
BEING A 0.82 ACRE TRACT OF LAND, MORE OR LESS, IN LLANO COUNTY, TEXAS, CONSISTING OF 0.87 ACRE, MORE OR LESS, OUT OF THE J.L. HENNE SURVEY NO. 11, ABSTRACT NO. 326, AND 0.15 ACRE, MORE OR LESS, OUT OF THE F. MONKEN SURVEY NO. 10, ABSTRACT NO. 509.

TRACT 4:  
BEING A SURFACE AND SUBSURFACE EASEMENT FOR THE CONSTRUCTION OF A SEPTIC WATER AND SEWAGE DISPOSAL LINE AND THE MAINTENANCE THEREOF ACROSS THE EAST TEN (10) FEET OFF THE EAST SIDE OF LOT FOUR (4), M. A. MURCHISON SUBDIVISION, LLANO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 82, PAGE 64, DEED RECORDS OF LLANO COUNTY, TEXAS.

FRIEDRICH MONKEN  
SURVEY NO. 10  
ABSTRACT NO. 509

LIGHTHOUSE DRIVE  
A.K.A. LAKEPOINT DRIVE  
VOL. 82, PG. 63, D.R.L.C.T.  
(20' R.O.W.)

LINE #	DIRECTION	LENGTH
L1	N33°54'02"W	14.15'
L2	S87°17'58"W	64.69'
L3	N10°40'03"W	20.50'
L4	N74°11'08"E	29.58'
L5	N86°42'34"E	20.39'
L6	N67°01'36"E	66.60'
L7	N50°12'48"E	44.48'
L8	N35°06'35"E	32.28'
L9	N24°47'06"E	69.92'
L10	N70°13'59"E	52.29'

LINE #	DIRECTION	LENGTH
L11	N13°19'37"E	28.65'
L12	N15°58'00"W	30.57'
L13	N44°31'12"W	39.35'
L14	N88°40'42"W	15.18'
L15	N76°28'51"W	51.51'
L16	N57°20'04"W	13.53'
L17	N33°16'38"W	21.33'
L18	N02°10'06"E	37.40'
L19	N07°54'16"E	15.34'
L20	N17°19'07"E	12.32'

LINE #	DIRECTION	LENGTH
L21	N40°09'03"E	20.53'
L22	N02°03'18"E	31.30'
L23	N03°02'43"W	32.55'
L24	S36°20'43"W	26.30'
L25	N59°09'24"W	47.31'
L26	N37°32'45"W	33.06'
L27	S46°44'41"W	42.58'
L28	N45°58'00"W	15.57'
L29	N16°03'06"W	22.22'
L30	N02°39'25"W	29.39'

LINE #	DIRECTION	LENGTH
L31	N16°04'30"W	67.79'
L32	N11°15'21"W	21.80'
L33	N44°15'27"E	20.68'
L34	N19°51'06"E	48.39'
L35	S52°48'52"E	21.16'
L36	N38°14'32"E	49.94'
L37	N01°05'19"E	29.22'
L38	N86°36'54"E	31.00'
L39	S87°08'35"E	19.10'
L40	S45°40'11"E	33.82'

LINE #	DIRECTION	LENGTH
L41	S54°37'41"E	40.32'
L42	N42°11'07"E	56.61'
L43	S53°08'07"E	22.07'
L44	S31°22'51"E	33.62'
L45	N78°17'56"E	15.54'
L46	N55°25'53"E	14.09'
L47	N87°30'47"E	14.08'
L48	N08°48'04"W	19.26'
L49	N82°09'53"E	16.63'
L50	S37°14'52"E	22.99'

LINE #	DIRECTION	LENGTH
L51	S87°59'36"E	24.58'
L52	S72°42'27"E	28.11'
L53	N88°50'04"W	8.01'
L54	S78°51'35"W	9.38'
L55	S66°36'12"W	7.56'
L56	S60°43'55"W	8.92'
L57	S43°01'45"W	5.96'
L58	S11°04'36"W	6.46'
L59	S06°22'31"W	7.74'
L60	S08°27'40"E	7.15'

LINE #	DIRECTION	LENGTH
L61	S35°40'41"E	2.80'
L62	N55°21'13"W	40.25'
L63	N56°46'14"E	32.74'
L64	N82°01'19"W	30.27'
L65	S62°07'14"W	5.57'
L66	N57°48'10"W	65.47'
L67	N52°26'44"W	53.83'
L68	N42°33'04"W	37.11'
L69	S47°05'52"W	2.64'
L70	N43°52'53"W	9.78'

LINE #	DIRECTION	LENGTH
L71	N23°10'33"W	16.98'
L72	N15°28'46"W	53.74'
L73	N06°46'14"E	25.00'
L74	N37°16'14"E	75.00'
L75	N11°16'14"E	65.00'
L76	N28°01'58"W	49.60'
L77	N03°29'39"E	6.16'
L78	N20°19'06"E	6.63'
L79	N39°48'20"E	8.32'
L80	N54°53'17"E	9.00'

LINE #	DIRECTION	LENGTH
L81	N67°36'51"E	15.68'
L82	N73°47'50"E	6.11'
L83	N77°12'01"E	15.81'
L84	S78°45'58"E	4.88'
L85	S65°48'09"E	13.49'
L86	N80°56'29"E	4.95'
L87	N61°06'33"E	4.55'
L88	N52°32'45"E	22.03'
L89	N52°38'13"E	20.29'
L90	N18°25'34"E	10.20'

LINE #	DIRECTION	LENGTH
L91	N11°05'32"E	29.73'
L92	N15°44'13"E	13.48'
L93	N56°46'16"E	11.76'
L94	S84°48'39"E	14.03'
L95	S51°58'57"E	37.28'
L96	S62°18'11"E	14.76'
L97	S70°57'33"E	36.37'
L98	S71°01'46"E	22.81'
L99	S73°53'18"E	33.21'
L100	S86°03'53"E	17.79'

LINE #	DIRECTION	LENGTH
L101	N82°45'05"E	4.88'
L102	N75°58'15"E	19.80'
L103	N72°50'57"E	45.85'
L104	N77°25'44"E	25.81'
L105	N85°03'58"E	19.12'
L106	N88°18'54"E	45.92'
L107	S87°18'59"E	14.70'
L108	S80°39'03"E	8.50'
L109	S78°01'26"E	7.79'
L110	S75°38'27"E	34.57'

LINE #	DIRECTION	LENGTH
L111	S89°32'58"E	22.00'
L112	N70°04'05"E	10.45'
L113	N56°00'09"E	35.10'
L114	N66°05'55"E	24.96'
L115	N77°25'05"E	13.39'

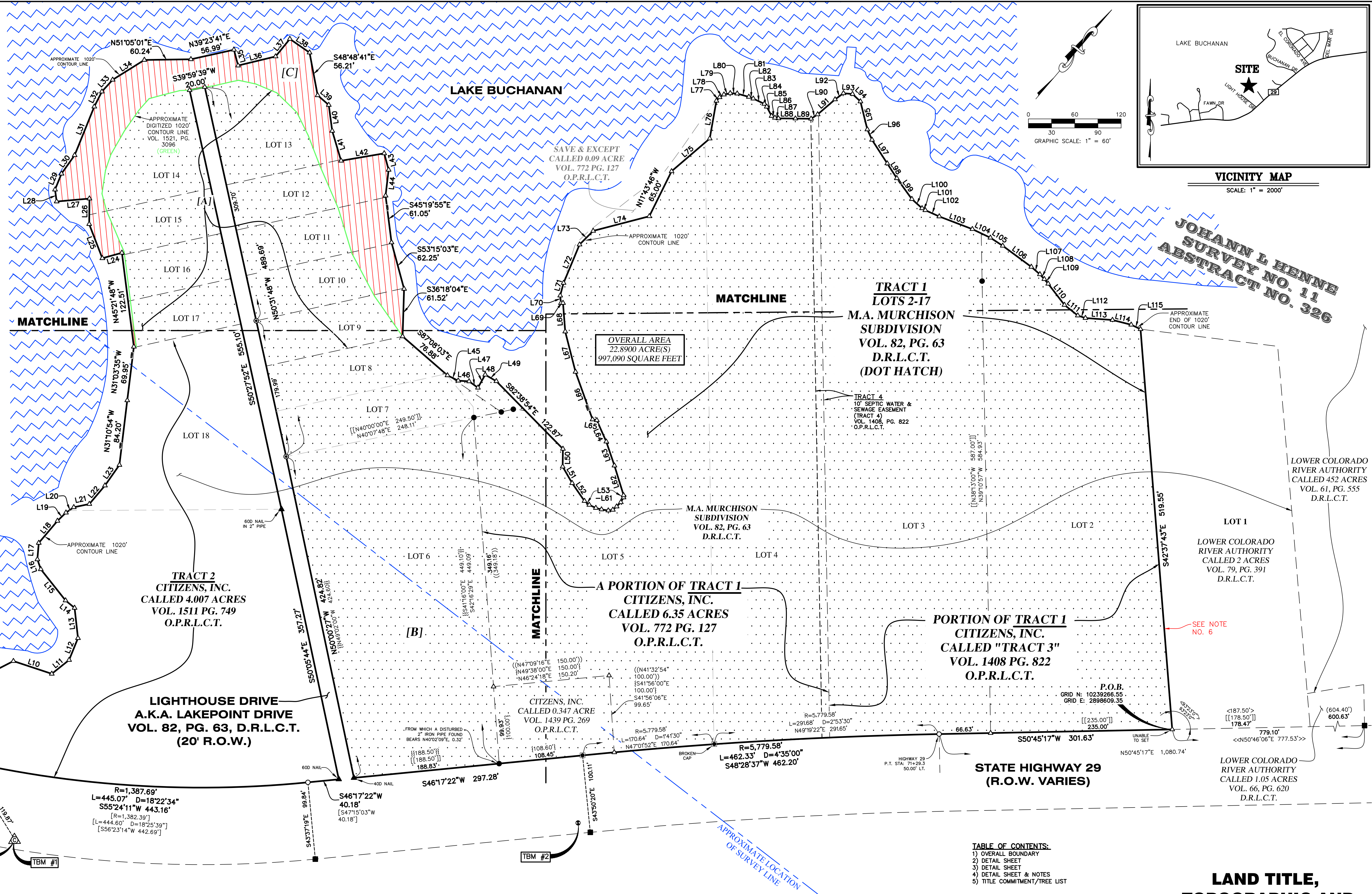
LINE #	DIRECTION	LENGTH
[L1]	N32°56'19"W	14.15'
[L2]	N88°15'41"W	64.69'
[L3]	N09°42'20"W	20.50'

LAND TITLE,  
TOPOGRAPHIC AND  
TREE SURVEY OF  
22.8900 ACRES  
City of Buchanan Dam,  
Llano County, Texas

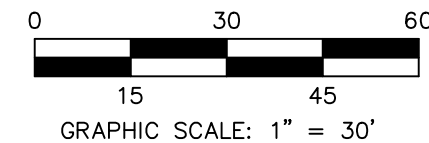
4WARD  
Land Surveying  
A Limited Liability Company

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TPELRS FIRM #10174390

Date: 5/14/2021  
Project: 01204  
Scale: 1" = 60'  
Reviewer: PRB  
Tech: TE  
Field Crew: JO/JIS  
Survey Date: APR. 2021  
Sheet: 1 OF 5  
P:\01204\dwg\01204\_TOP.dwg







**FREDERICH MONKEN  
SURVEY NO. 10  
ABSTRACT NO. 509**

**TRACT 2**  
**CITIZENS, INC.**  
**CALLED 4.007 ACRES**  
**VOL. 1511 PG. 749**  
**O.P.R.L.C.T.**

**LIGHTHOUSE DRIVE  
A.K.A. LAKEPOINT DRIVE  
VOL. 82, PG. 63, D.R.L.C.T  
(20' R.O.W.)**

## MATCHLINE

CITIZENS, INC.  
CALLED 0.347 ACRI  
VOL. 1439 PG. 269  
O.P.R.L.C.T.

## DETAIL SHEET



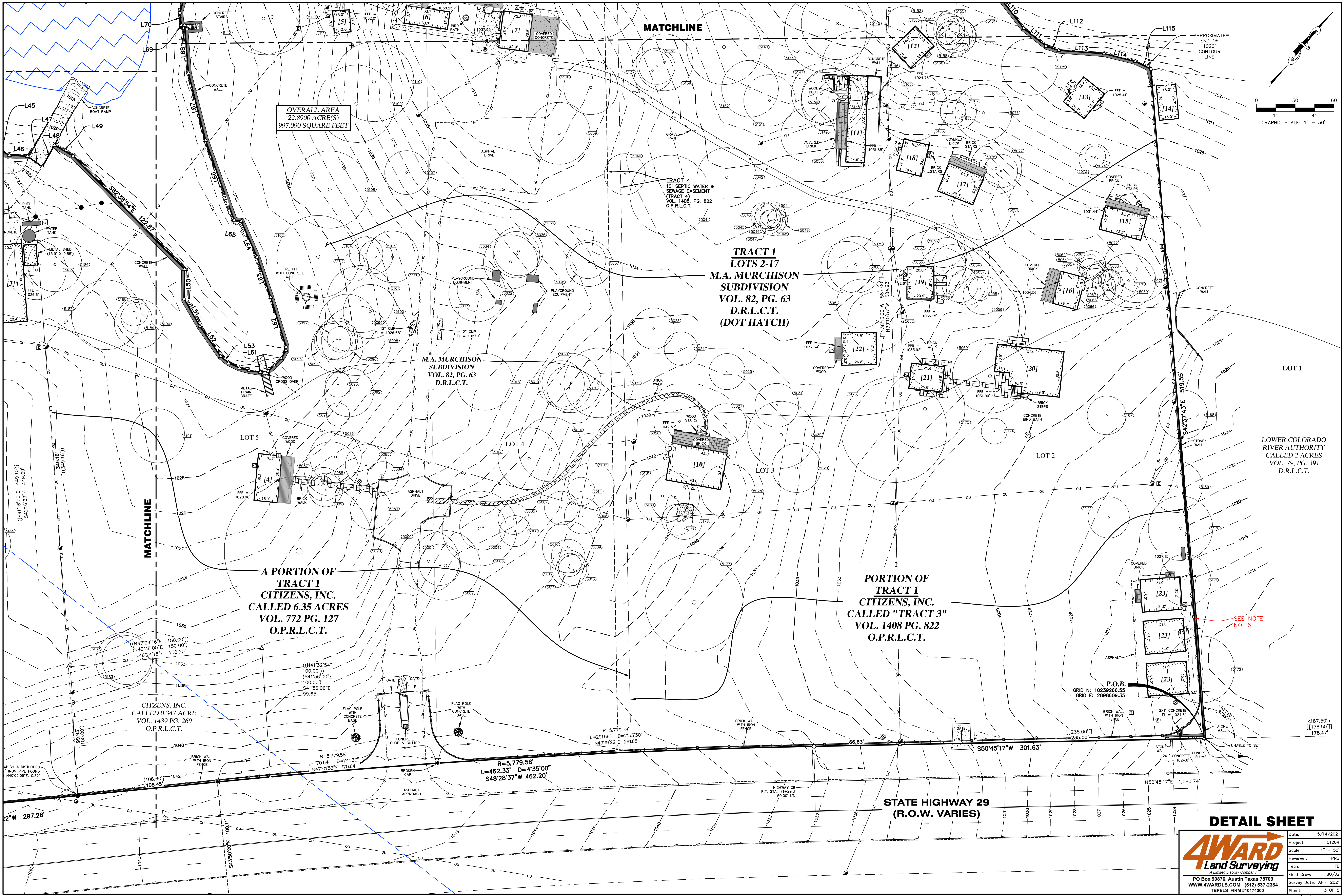
**PO Box 90876, Austin Texas 78709**  
**WWW.4WARDLS.COM (512) 537-2384**  
**TBPELS FIRM #10174300**

Date:	5/14/2021
Project:	01204
Scale:	1" = 50'
Reviewer:	PRB
Tech:	TE
Field Crew:	JO/JS
Survey Date:	APR. 2021
Sheet:	2 OF 5

**SURVEY CONTROL POINT**  
GRID N: 10,238,230.2  
GRID E: 2,897,519.65  
ELEV.= 1039.02

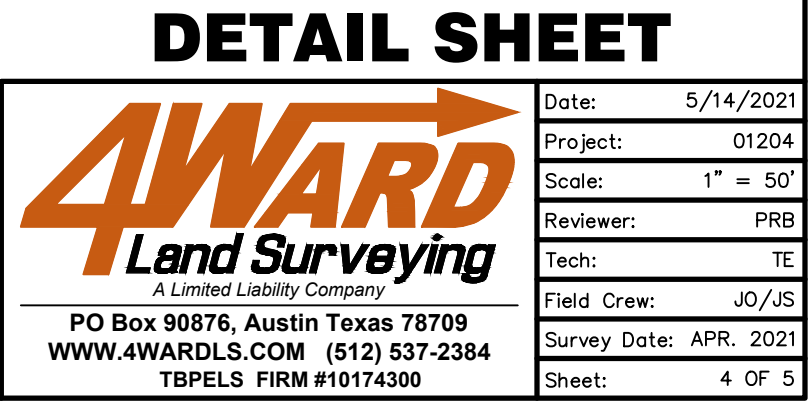
TBM #1







[1] 1 STORY STONE BUILDING	[2] MULTI STORY CONCRETE LIGHTHOUSE	[3] 1 STORY METAL BUILDING	[4] 1 STORY WOOD BUILDING	[5] 1 STORY WOOD BUILDING	[6] 1 STORY WOOD/GLASS BUILDING
[7] 1 STORY STONE GARAGE	[8] 1 STORY WOOD BUILDING	[9] 1 STORY WOOD BUILDING	[10] 1 STORY STONE BUILDING	[11] 1 STORY STONE/WOOD BUILDING	[12] 1 STORY STONE/WOOD BUILDING
[13] 1 STORY STONE/ WOOD BUILDING	[14] 1 STORY METAL BUILDING	[15] 1 STORY STONE BUILDING	[16] 1 STORY STONE/ WOOD BUILDING	[17] 1 STORY STONE BUILDING	[18] 1 STORY STONE/WOOD BUILDING
[19] 1 STORY STONE/ WOOD BUILDING	[20] 1 STORY STONE/ WOOD BUILDING	[21] 1 STORY STONE/ WOOD BUILDING	[22] 1 STORY STONE/ WOOD BUILDING	[23] 1 STORY METAL BUILDING	





TREE LIST											
NUMBER	DESCRIPTION										
5000	24" LIVE OAK	5046	11" LIVE OAK	5094	20" LIVE OAK	5142	20" SYCAMORE	5190	19" LIVE OAK	5238	12" LIVE OAK
5001	16" LIVE OAK	5047	8" LIVE OAK	5095	14" LIVE OAK	5143	27" SYCAMORE	5191	21" CEDAR ELM	5239	16" LIVE OAK
5002	27" LIVE OAK 19-15	5048	10" LIVE OAK	5096	16" LIVE OAK	5144	32" LIVE OAK	5192	51" ASH	5240	8" CEDAR ELM
5003	29" LIVE OAK 20-17	5049	8" LIVE OAK	5097	10" CEDAR ELM	5145	28" LIVE OAK	5193	21" CEDAR 12-9-8	5241	13" LIVE OAK
5004	18" LIVE OAK	5050	21" LIVE OAK	5098	27" LIVE OAK	5146	27" LIVE OAK 20-14	5194	20" LIVE OAK	5242	20" LIVE OAK
5005	12" LIVE OAK	5051	23" LIVE OAK 13-11-8	5099	22" LIVE OAK	5147	23" LIVE OAK	5195	14" LIVE OAK	5243	15" LIVE OAK 10-10
5006	12" LIVE OAK	5052	17" LIVE OAK	5100	21" LIVE OAK	5148	22" LIVE OAK	5196	15" LIVE OAK	5244	29" LIVE OAK
5007	13" LIVE OAK	5053	15" LIVE OAK	5101	26" LIVE OAK	5149	25" LIVE OAK	5197	14" LIVE OAK 10-8	5245	12" CEDAR ELM
5008	14" LIVE OAK	5054	16" LIVE OAK	5102	32" LIVE OAK	5150	18" LIVE OAK	5198	10" LIVE OAK	5246	17" COTTONWOOD
5009	20" LIVE OAK 14-11	5055	18" LIVE OAK	5103	11" CEDAR ELM	5151	20" LIVE OAK	5199	20" LIVE OAK	5247	21" LIVE OAK 8-7-7-5-4
5010	13" LIVE OAK 9-7	5056	14" LIVE OAK	5104	13" CEDAR ELM	5152	22" MESQUITE 16-12	5200	18" LIVE OAK	5248	19" CEDAR ELM 10-9-7
5011	9" LIVE OAK	5057	14" LIVE OAK	5105	13" CEDAR ELM	5153	14" PECAN	5201	15" CEDAR ELM 11-7	5249	15" HACKBERRY
5012	14" LIVE OAK 10-7	5058	9" LIVE OAK	5106	20" CEDAR ELM 14-11	5154	13" LIVE OAK	5202	14" LIVE OAK	5250	30" LIVE OAK
5013	12" LIVE OAK 8-7	5059	15" LIVE OAK	5107	17" CEDAR ELM	5155	11" LIVE OAK	5203	13" LIVE OAK	5251	36" LIVE OAK 28-16
5014	11" LIVE OAK	5060	29" LIVE OAK	5108	30" LIVE OAK	5156	10" LIVE OAK	5204	17" LIVE OAK	5252	11" LIVE OAK
5015	18" LIVE OAK	5061	11" LIVE OAK	5109	30" LIVE OAK	5157	11" LIVE OAK	5205	18" LIVE OAK	5253	12" CEDAR ELM
5016	25" LIVE OAK	5062	8" LIVE OAK	5110	31" LIVE OAK	5158	13" LIVE OAK	5206	14" LIVE OAK	5254	12" LIVE OAK
5017	24" LIVE OAK	5063	9" LIVE OAK	5111	10" CEDAR ELM	5159	14" LIVE OAK	5207	13" CEDAR ELM	5255	17" LIVE OAK
5018	22" LIVE OAK	5064	9" LIVE OAK	5112	28" LIVE OAK	5160	14" LIVE OAK	5208	17" LIVE OAK	5256	21" LIVE OAK
5019	18" LIVE OAK	5065	9" LIVE OAK	5113	29" LIVE OAK	5161	12" LIVE OAK	5209	13" LIVE OAK 9-7	5257	16" LIVE OAK
5020	17" LIVE OAK	5066	15" LIVE OAK 11-8	5114	26" LIVE OAK	5162	14" LIVE OAK	5210	14" LIVE OAK	5258	20" LIVE OAK
5021	23" LIVE OAK	5067	12" LIVE OAK 9-6	5115	21" LIVE OAK	5163	10" LIVE OAK	5211	16" CEDAR ELM 11-10	5259	21" LIVE OAK 14-14
5022	27" LIVE OAK	5068	8" LIVE OAK	5116	18" LIVE OAK	5164	8" PECAN	5212	16" LIVE OAK	5260	14" LIVE OAK
5023	16" LIVE OAK	5069	8" LIVE OAK	5117	17" LIVE OAK	5165	27" LIVE OAK 21-11	5213	12" CEDAR ELM	5261	10" LIVE OAK
5024	13" LIVE OAK	5070	10" LIVE OAK	5118	17" LIVE OAK	5166	11" LIVE OAK	5214	15" LIVE OAK	5262	15" CEDAR ELM
5025	14" LIVE OAK	5071	21" LIVE OAK 13-10-6	5119	25" SYCAMORE	5167	15" PECAN	5215	8" LIVE OAK	5263	9" LIVE OAK
5026	12" LIVE OAK	5072	26" LIVE OAK 16-11-9	5120	28" LIVE OAK	5168	19" PECAN	5216	13" LIVE OAK 9-7	5264	15" LIVE OAK
5027	16" LIVE OAK	5073	12" PECAN	5121	26" LIVE OAK	5169	20" ASH	5217	11" LIVE OAK	5265	19" LIVE OAK
5028	21" LIVE OAK	5074	8" PECAN	5122	19" LIVE OAK	5170	25" ASH 17-15	5218	9" LIVE OAK	5266	18" LIVE OAK
5029	19" LIVE OAK	5075	22" PECAN	5123	33" LIVE OAK	5171	20" ASH	5219	11" LIVE OAK	5267	8" CEDAR ELM
5030	26" LIVE OAK 18-17	5076	22" LIVE OAK	5124	24" LIVE OAK 17-14	5172	26" MULBERRY 18-15	5220	20" LIVE OAK 12-10-5	5268	12" LIVE OAK
5031	17" LIVE OAK	5077	20" LIVE OAK 14-12	5125	17" LIVE OAK	5173	16" ASH	5221	14" LIVE OAK 10-7	5269	15" LIVE OAK
5032	22" LIVE OAK	5078	13" LIVE OAK	5126	17" LIVE OAK	5174	10" PECAN	5222	9" LIVE OAK	5270	15" LIVE OAK
5033	17" LIVE OAK	5079	22" LIVE OAK	5127	11" LIVE OAK	5175	31" LIVE OAK	5223	17" LIVE OAK	5271	15" LIVE OAK 15-12
5034	21" LIVE OAK	5080	20" LIVE OAK	5128	14" LIVE OAK	5176	41" MESQUITE 20-16-14-12	5224	16" LIVE OAK	5272	19" POST OAK
5035	18" LIVE OAK	5081	19" LIVE OAK	5129	33" LIVE OAK 22-21	5177	38" CEDAR ELM 11-10-9-9-9-8-6	5225	23" LIVE OAK	5273	21" ONESE TALLOW 13-9-6
5036	19" LIVE OAK	5082	23" LIVE OAK	5130	21" LIVE OAK	5178	14" LIVE OAK	5226	20" MESQUITE 11-9-7	5500	12" CEDAR ELM 9-6
5037	18" LIVE OAK 13-10	5083	16" CEDAR ELM	5131	26" LIVE OAK	5179	12" LIVE OAK	5227	12" CEDAR ELM	5501	18" CEDAR ELM
5038	14" LIVE OAK	5084	12" CEDAR ELM LGHT/UBE	5132	26" LIVE OAK	5180	19" LIVE OAK	5228	11" CEDAR ELM 8-6	5502	13" CEDAR ELM
5039	24" LIVE OAK	5085	16" CEDAR ELM	5133	9" CEDAR ELM	5181	21" LIVE OAK	5229	21" LIVE OAK	5503	22" CEDAR ELM 15-14
5040	16" LIVE OAK	5086	20" CEDAR ELM 14-12	5134	33" CEDAR ELM	5182	22" CEDAR ELM	5230	19" LIVE OAK	5504	25" PECAN 18-14
5041	31" LIVE OAK 16-16-13	5087	21" CEDAR ELM 16-10	5135	22" LIVE OAK	5183	19" CEDAR ELM 13-11	5231	13" LIVE OAK	5505	8" VITEK MULTI
5042	23" LIVE OAK	5088	13" CEDAR ELM	5136	21" LIVE OAK	5184	17" ONESE TALLOW	5232	8" CEDAR ELM	5506	19" LIVE OAK
5043	10" LIVE OAK	5089	13" CEDAR ELM	5137	16" LIVE OAK	5185	23" POST OAK	5233	15" LIVE OAK	5507	13" CEDAR ELM
5044	10" LIVE OAK	5090	58" CEDAR ELM 30-29-27	5138	14" LIVE OAK	5186	21" POST OAK	5234	10" CEDAR ELM	5508	12" LIVE OAK
5045	10" LIVE OAK	5091	9" CEDAR ELM	5139	22" LIVE OAK	5187	27" POST OAK	5235	8" LIVE OAK	5509	15" LIVE OAK
		5092	19" CEDAR ELM 14-10	5140	29" LIVE OAK	5188	11" CEDAR ELM	5236	11" LIVE OAK	5510	13" LIVE OAK
		5093	10" CEDAR ELM	5141	32" MESQUITE 16-15	5189	12" LIVE OAK	5237	19" LIVE OAK	5511	10" LIVE OAK

LEGAL DESCRIPTION:

TRACT 1:  
BEING ALL OF LOT NOS. TWO (2), THREE (3) FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), M. A. MURCHISON, A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 82, PAGE 64, DEED RECORDS OF LLANO COUNTY, TEXAS.

TRACT 2:  
BEING APPROXIMATELY 4.007 ACRES OF LAND OUT OF THE FRIEDRICH MONKEN SURVEY NO. 10, ABSTRACT NO. 509, IN LLANO COUNTY, TEXAS, AND BEING ALL OF LOT NO. 18 OF THE M.A. MURCHISON SUBDIVISION RECORDED IN VOLUME 82, PAGE 66 OF THE DEED RECORDS OF LLANO COUNTY, TEXAS.

TRACT 3:  
BEING A 0.82 ACRE TRACT OF LAND, MORE OR LESS, IN LLANO COUNTY, TEXAS, CONSISTING OF 0.67 ACRE, MORE OR LESS, OUT OF THE J.L. HENNE SURVEY NO. 11, ABSTRACT NO. 326, AND 0.15 ACRE, MORE OR LESS, OUT OF THE F. MONKEN SURVEY NO. 10, ABSTRACT NO. 509.

TRACT 4:  
BEING A SURFACE AND SUBSURFACE EASEMENT FOR THE CONSTRUCTION OF A SEPTIC WATER AND SEWAGE DISPOSAL LINE AND THE MAINTENANCE THEREOF ACROSS THE EAST TEN (10) FEET OFF THE EAST SIDE OF LOT FOUR (4), M. A. MURCHISON SUBDIVISION, LLANO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 82, PAGE 64, DEED RECORDS OF LLANO COUNTY, TEXAS.

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY  
G.F. NO.: 2021020826L-OC  
EFFECTIVE DATE: MARCH 8, 2021  
ISSUED: MARCH 15, 2021

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [ ]

1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:  
VOL. 1521 PG. 3096 AND VOL. 1580 PG. 4337 [SUBJECT TO]

10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

TRACT 1:

A. UTILITY EASEMENT TO EMERY, PECK AND ROCKWOOD DEVELOPMENT COMPANY, RECORDED IN VOLUME 62, PAGE 414, DEED RECORDS OF LLANO COUNTY, TEXAS. [SUBJECT TO, BLANKET EASEMENT]

B. EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. DATED MARCH 25, 1939, RECORDED IN VOLUME 69, PAGE 270, DEED RECORDS OF LLANO COUNTY, TEXAS. [SUBJECT TO, BLANKET EASEMENT]

C. RIGHT OF WAY EASEMENT DATED AUGUST 3, 1990, EXECUTED BY GRANITE HILLS INVESTMENT TRUST TO LAKE BUCHANAN WATER SUPPLY CORP. RECORDED IN VOLUME 379, PAGE 871, DEED RECORDS OF LLANO COUNTY, TEXAS. [SUBJECT TO LOT 3, BLANKET EASEMENT]

D. RIGHT OF WAY EASEMENT DATED AUGUST 3, 1990, EXECUTED BY GRANITE HILLS INVESTMENT TRUST TO LAKE BUCHANAN WATER SUPPLY CORP. RECORDED IN VOLUME 379, PAGE 872, DEED RECORDS OF LLANO COUNTY, TEXAS. [SUBJECT TO LOTS 6-8 AND PART OF LOT 5, BLANKET EASEMENT]

E. RIGHT OF WAY EASEMENT DATED AUGUST 3, 1990, EXECUTED BY GRANITE HILLS INVESTMENT TRUST TO LAKE BUCHANAN WATER SUPPLY CORP. RECORDED IN VOLUME 379, PAGE 873, DEED RECORDS OF LLANO COUNTY, TEXAS. [SUBJECT TO LOT 2, BLANKET EASEMENT]

F. RIGHT OF WAY EASEMENT DATED MAY 3, 1996, EXECUTED BY FREDIE LYNN CHARLTON TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 803, PAGE 49, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. [SUBJECT TO LOTS 14-17, BLANKET EASEMENT] (10' WIDE CENTERED ON FACILITIES AS INSTALLED)

G. RIGHT OF WAY EASEMENT DATED APRIL 24, 1996, EXECUTED BY LYNN CHARLTON TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 803, PAGE 52, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. [SUBJECT TO LOTS 2 & 3, BLANKET EASEMENT] (20' WIDE CENTERED ON FACILITIES AS INSTALLED)

H. RIGHT OF WAY EASEMENT DATED MARCH 6, 1998, EXECUTED BY FREDIE L. CHARLTON TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 969, PAGE 165, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. [SUBJECT TO LOTS 2 & 3, BLANKET EASEMENT] (20' WIDE CENTERED)

TRACT 2:

I. RIGHT OF WAY EASEMENT DATED AUGUST 3, 1990, EXECUTED BY RAYMOND BARKER TO LAKE BUCHANAN WATER SUPPLY CORPORATION, RECORDED IN VOLUME 379, PAGE 870, DEED RECORDS OF LLANO COUNTY, TEXAS. [SUBJECT TO TRACT 2, BLANKET EASEMENT]

J. RIGHT OF WAY EASEMENT TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. DATED SEPTEMBER 3, 1997, RECORDED IN VOLUME 868, PAGE 141, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, LLANO COUNTY, TEXAS. [DOES NOT AFFECT, LOCATED WEST OF SITE]

K. RIGHT OF WAY EASEMENT DATED JULY 26, 2005, EXECUTED BY HOWARD L. CAVE TO CENTRAL TEXAS ELECTRIC COOPERATIVE, RECORDED IN VOLUME 1319, PAGE 128, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. [SUBJECT TO TRACT 2, BLANKET EASEMENT] (20' WIDE CENTERED ON FACILITIES AS INSTALLED)

TRACT 3:

L. BOUNDARY AGREEMENT DATED JUNE 27, 1966, EXECUTED BY LOWER COLORADO RIVER AUTHORITY AND ALLEINE WARE GASTON, RECORDED IN VOLUME 151, PAGE 42, DEED RECORDS OF LLANO COUNTY, TEXAS. [DOES NOT AFFECT, LOCATED WEST OF SITE]

M. WATER LINE RIGHT-OF-WAY EASEMENT DATED MARCH 25, 1992, EXECUTED BY LOWER COLORADO RIVER AUTHORITY TO LAKE BUCHANAN WATER SUPPLY CORP., RECORDED IN VOLUME 428, PAGE 42, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, AND ASSIGNED TO LOWER COLORADO RIVER AUTHORITY, A TEXAS CONSERVATION AND RECLAMATION DISTRICT, IN SPECIAL WARRANTY CONVEYANCE, BILL OF SALE AND ASSIGNMENT DATED AUGUST 12, 1999, RECORDED IN VOLUME 1016, PAGE 18, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. [DOES NOT AFFECT, LOCATED EAST OF SITE ON L.C.R.A. PROPERTIES]

N. ACCESS EASEMENT DATED MARCH 25, 1992, EXECUTED BY LOWER COLORADO RIVER AUTHORITY TO LAKE BUCHANAN WATER SUPPLY CORP., RECORDED IN VOLUME 428, PAGE 53, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, AND ASSIGNED TO LOWER COLORADO RIVER AUTHORITY, A TEXAS CONSERVATION AND RECLAMATION DISTRICT, IN SPECIAL WARRANTY CONVEYANCE, BILL OF SALE AND ASSIGNMENT DATED AUGUST 12, 1999, RECORDED IN VOLUME 1016, PAGE 18, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. [DOES NOT AFFECT, LOCATED EAST OF SITE ON L.C.R.A. PROPERTIES]

O. ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY DATED MARCH 25, 1992, EXECUTED BY LOWER COLORADO RIVER AUTHORITY TO LAKE BUCHANAN WATER SUPPLY CORP., RECORDED IN VOLUME 428, PAGE 64, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, AND ASSIGNED TO LOWER COLORADO RIVER AUTHORITY, A TEXAS CONSERVATION AND RECLAMATION DISTRICT, IN SPECIAL WARRANTY CONVEYANCE, BILL OF SALE AND ASSIGNMENT DATED AUGUST 12, 1999, RECORDED IN VOLUME 1016, PAGE 18, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. [DOES NOT AFFECT, LOCATED EAST OF SITE ON L.C.R.A. PROPERTIES]

P. ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY DATED AUGUST 13, 2004, EXECUTED BY LOWER COLORADO RIVER AUTHORITY TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1273, PAGE 889, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. [DOES NOT AFFECT, LOCATED EAST OF SITE ON LORA PROPERTIES]

R. TWENTY FOOT (20') WIDE EASEMENT STRIP ABUTTING THE HIGH WATER LINE OF LAKE BUCHANAN FOR THE PURPOSE OF PASSAGE AND USE BY THE PUBLIC FOR PUBLIC SPORTS AND AMUSEMENTS SET OUT IN SPECIAL WARRANTY DEED DATED MARCH 5, 2010, EXECUTED BY LOWER COLORADO RIVER AUTHORITY TO CITIZENS, INC., RECORDED IN VOLUME 1521, PAGE 3096, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. [SUBJECT TO TRACT 3]

S. INUNDATION EASEMENT SET OUT IN SPECIAL WARRANTY DEED DATED MARCH 5, 2010, EXECUTED BY LOWER COLORADO RIVER AUTHORITY TO CITIZENS, INC., RECORDED IN VOLUME 1521, PAGE 3096, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. [SUBJECT TO TRACT 3]

TRACT 4:

T. RIGHT OF WAY EASEMENT DATED MAY 3, 1996, EXECUTED BY FREDIE LYNN CHARLTON TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 803, PAGE 49, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. [DOES NOT AFFECT TRACT 4, SEE EXCEPTION 10F]

U. RIGHT OF WAY EASEMENT DATED APRIL 24, 1996, EXECUTED BY LYNN CHARLTON TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 803, PAGE 52, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. [SUBJECT TO TRACT 4, BLANKET EASEMENT] (20' WIDE CENTERED ON FACILITIES AS INSTALLED)

V. RIGHT OF WAY EASEMENT DATED MARCH 6, 1998, EXECUTED BY FREDIE L. CHARLTON TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 969, PAGE 165, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. [SUBJECT TO TRACT 4, BLANKET EASEMENT] (20' WIDE CENTERED ON FACILITIES AS INSTALLED)

ALL TRACTS:

W. EASEMENTS SET OUT IN DEED FROM A. G. MURCHISON TO EMERY, PECK AND ROCKWOOD DEVELOPMENT COMPANY DATED JULY 9, 1930, RECORDED IN VOLUME 61, PAGE 555, DEED RECORDS OF LLANO COUNTY, TEXAS. [SUBJECT TO, BLANKET EASEMENT]

X. UTILITY EASEMENT TO EMERY, PECK AND ROCKWOOD DEVELOPMENT COMPANY, RECORDED IN VOLUME 62, PAGE 414, DEED RECORDS OF LLANO COUNTY, TEXAS. [SUBJECT TO, BLANKET EASEMENT]

Y. EASEMENT TO THE STATE OF TEXAS RECORDED IN VOLUME 66, PAGE 631, DEED RECORDS OF LLANO COUNTY, TEXAS. [DOES NOT AFFECT, LOCATED WITHIN STATE HIGHWAY NO. 29 R.O.W.]

Z. EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. DATED MARCH 25, 1939, RECORDED IN VOLUME 69, PAGE 270, DEED RECORDS OF LLANO COUNTY, TEXAS. [SUBJECT TO, BLANKET EASEMENT]

AA. RIGHT OF WAY EASEMENT TO THE UNITED TELEPHONE COMPANY RECORDED IN VOLUME 70, PAGE 164, DEED RECORDS OF LLANO COUNTY, TEXAS. [SUBJECT TO, BLANKET EASEMENT]

BB. SOUTHWESTERN BELL EASEMENT REFERRED TO IN DEED RECORDED IN VOLUME 79, PAGE 391, DEED RECORDS OF LLANO COUNTY, TEXAS. [DOES NOT AFFECT, SITUATED SOUTH OF S.H. 29 R.O.W.]

CC. EASEMENTS SET OUT ON THE PLAT OF M. A. MURCHISON SUBDIVISION, RECORDED IN VOLUME 82, PAGE 64, DEED RECORDS OF LLANO COUNTY, TEXAS. [SUBJECT TO]

SURVEYOR'S CERTIFICATE:

CERTIFIED TO: AERIE VENTURES, CITIZENS, INC, FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN, AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF: THERE ARE NO APPARENT ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, DISCREPANCIES, DEED LINE CONFLICTS, OBSERVABLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

JASON WARD, R.P.L.S. DATE  
TEXAS REGISTRATION NO. 5811



LEGAL/TITLE COMMITMENT

4WARD  
A Limited Liability Company  
PO Box 90876, Austin Texas 78709  
WWW.4WARDLLS.COM (512) 537-2384  
TPELRS FIRM #10174300

Date: 5/14/2021  
Project: 01204  
Scale: N/A  
Reviewer: PRB  
Tech: TE  
Field Crew: JO/JS  
Survey Date: APR. 2021  
Sheet: 5 OF 5



[A]  
A PORTION OF TRACT 1  
CITIZENS, INC.  
CALLED "TRACT 1"  
LOTS 9-17 (INCLUSIVE)  
VOL. 1408, PG. 822  
O.P.R.L.C.T.

[B]  
A PORTION OF TRACT 1  
CITIZENS, INC.  
ALL OF LOTS 6, 7, AND 8  
AND PART OF LOT 5  
CALLED "TRACT 2"  
VOL. 1408 PG. 822  
O.P.R.L.C.T.

[C]  
TRACT 3  
CITIZENS, INC.  
CALLED 0.82 ACRE  
VOL. 1521, PG. 3096  
O.P.R.L.C.T.  
(RED SLANT HATCH)

LEGAL DESCRIPTION:

TRACT 1:  
BEING ALL OF LOT NOS. TWO (2), THREE (3) FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), M. A. MURCHISON, A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 82, PAGE 64, DEED RECORDS OF LLANO COUNTY, TEXAS.

TRACT 2:  
BEING APPROXIMATELY 4.007 ACRES OF LAND OUT OF THE FRIEDRICH MONKEN SURVEY NO. 10, ABSTRACT NO. 509, IN LLANO COUNTY, TEXAS, AND BEING ALL OF LOT NO. 18 OF THE M.A. MURCHISON SUBDIVISION RECORDED IN VOLUME 82, PAGE 66 OF THE DEED RECORDS OF LLANO COUNTY, TEXAS.

TRACT 3:  
BEING A 0.82 ACRE TRACT OF LAND, MORE OR LESS, IN LLANO COUNTY, TEXAS, CONSISTING OF 0.87 ACRE, MORE OR LESS, OUT OF THE J.L. HENNE SURVEY NO. 11, ABSTRACT NO. 326, AND 0.15 ACRE, MORE OR LESS, OUT OF THE F. MONKEN SURVEY NO. 10, ABSTRACT NO. 509.

TRACT 4:  
BEING A SURFACE AND SUBSURFACE EASEMENT FOR THE CONSTRUCTION OF A SEPTIC WATER AND SEWAGE DISPOSAL LINE AND THE MAINTENANCE THEREOF ACROSS THE EAST TEN (10) FEET OFF THE EAST SIDE OF LOT FOUR (4), M. A. MURCHISON SUBDIVISION, LLANO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 82, PAGE 64, DEED RECORDS OF LLANO COUNTY, TEXAS.

FREDERICH MONKEN  
SURVEY NO. 10  
ABSTRACT NO. 509

APPROXIMATE  
BEGINNING OF 1020'  
CONTOUR LINE [L1]

FROM WHICH A DISTURBED  
3/8" IRON ROD FOUND  
BEARS N22°11'21"W, 2.19'

SURVEY CONTROL POINT  
GRID N: 10,238,230.21  
GRID E: 2,897,519.65  
ELEV.= 1039.02'

TBM #1

LINE #	DIRECTION	LENGTH
L1	N33°54'02"W	14.15'
L2	S87°17'58"W	64.69'
L3	N10°40'03"W	20.50'
L4	N74°11'08"E	29.58'
L5	N86°42'34"E	20.39'
L6	N67°01'36"E	66.60'
L7	N50°12'48"E	44.48'
L8	N35°06'35"E	32.28'
L9	N24°47'06"E	69.92'
L10	N70°13'59"E	52.29'

LINE #	DIRECTION	LENGTH
L11	N13°19'37"E	28.65'
L12	N15°58'00"W	30.57'
L13	N44°31'12"W	39.35'
L14	N88°40'42"W	15.18'
L15	N76°28'51"W	51.51'
L16	N57°20'04"W	13.53'
L17	N33°16'38"W	21.33'
L18	N02°10'06"E	37.40'
L19	N07°54'16"E	15.34'
L20	N17°19'07"E	12.32'

LINE #	DIRECTION	LENGTH
L21	N40°09'03"E	20.53'
L22	N02°03'18"E	31.30'
L23	N03°02'43"W	32.55'
L24	S36°20'43"W	26.30'
L25	N59°09'24"W	47.31'
L26	N37°32'45"W	33.06'
L27	S46°44'41"W	42.58'
L28	N45°58'00"W	15.57'
L29	N16°03'06"W	22.22'
L30	N02°39'25"W	29.39'

LINE #	DIRECTION	LENGTH
L31	N16°04'30"W	67.79'
L32	N11°15'21"W	21.80'
L33	N04°15'27"E	20.68'
L34	N19°51'06"E	48.39'
L35	S52°48'52"E	21.16'
L36	N38°14'32"E	49.94'
L37	N01°05'19"E	29.22'
L38	N86°36'54"E	31.00'
L39	S87°08'35"E	19.10'
L40	S45°40'11"E	33.82'

LINE #	DIRECTION	LENGTH
L41	S54°37'41"E	40.32'
L42	N42°11'07"E	56.61'
L43	S53°08'07"E	22.07'
L44	S31°22'51"E	33.62'
L45	N78°17'56"E	15.54'
L46	N55°25'53"E	14.09'
L47	N87°30'47"E	14.08'
L48	N08°48'04"W	19.26'
L49	N82°09'53"E	16.63'
L50	S37°14'52"E	22.99'

LINE #	DIRECTION	LENGTH
L51	S87°59'36"E	24.58'
L52	S72°42'27"E	28.11'
L53	N88°50'04"W	8.01'
L54	S78°51'35"W	9.38'
L55	S66°36'12"W	7.56'
L56	S60°43'55"W	8.92'
L57	S43°01'45"W	5.96'
L58	S11°04'36"W	6.46'
L59	S06°22'31"W	7.74'
L60	S08°27'40"E	7.15'

LINE #	DIRECTION	LENGTH
L61	S35°40'41"E	2.80'
L62	N55°21'13"W	40.25'
L63	N56°46'14"E	32.74'
L64	N82°01'19"W	30.27'
L65	S62°07'14"W	5.57'
L66	N57°48'10"W	65.47'
L67	N52°26'44"W	53.83'
L68	N42°33'04"W	37.11'
L69	S47°05'52"W	2.64'
L70	N43°52'53"W	9.78'

LINE #	DIRECTION	LENGTH
L71	N23°10'33"W	16.98'
L72	N15°28'46"W	53.74'
L73	N06°46'14"E	25.00'
L74	N37°16'14"E	75.00'
L75	N11°16'14"E	65.00'
L76	N28°01'58"W	49.60'
L77	N03°29'39"E	6.16'
L78	N20°19'06"E	6.63'
L79	N39°48'20"E	8.32'
L80	N54°53'17"E	9.00'

LINE #	DIRECTION	LENGTH
L81	N67°36'51"E	15.68'
L82	N73°47'50"E	6.11'
L83	N77°12'01"E	15.81'
L84	S78°45'58"E	4.88'
L85	S65°48'09"E	13.49'
L86	N80°56'29"E	4.95'
L87	N61°06'33"E	4.55'
L88	N52°32'45"E	22.03'
L89	N52°38'13"E	20.29'
L90	N18°25'34"E	10.20'

LINE #	DIRECTION	LENGTH
L91	N11°05'32"E	29.73'
L92	N15°44'13"E	13.48'
L93	N56°46'16"E	11.76'
L94	S84°48'39"E	14.03'
L95	S51°58'57"E	37.28'
L96	S62°18'11"E	14.76'
L97	S70°57'33"E	36.37'
L98	S71°01'46"E	22.81'
L99	S73°53'18"E	33.21'
L100	S86°03'53"E	17.79'

LINE #	DIRECTION	LENGTH
L101	N82°45'05"E	4.88'
L102	N75°58'15"E	19.80'
L103	N72°50'57"E	45.85'
L104	N77°25'44"E	25.81'
L105	N85°03'58"E	19.12'
L106	N88°18'54"E	45.92'
L107	S87°18'59"E	14.70'
L108	S80°39'03"E	8.50'
L109	S78°01'26"E	7.79'
L110	S75°38'27"E	34.57'

LINE #	DIRECTION	LENGTH
L111	S89°32'58"E	22.00'
L112	N70°04'05"E	10.45'
L113	N56°00'09"E	35.10'
L114	N66°05'55"E	24.96'
L115	N77°25'05"E	13.39'

LINE #	DIRECTION	LENGTH
[L1]	N32°56'19"W	14.15'
[L2]	N88°15'41"W	64.69'
[L3]	N09°42'20"W	20.50'

LAND TITLE,  
TOPOGRAPHIC AND  
TREE SURVEY OF  
22.8900 ACRES  
City of Buchanan Dam,  
Llano County, Texas

4WARD  
Land Surveying  
A Limited Liability Company

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TPELS FIRM #10174300

Date: 5/14/2021  
Project: 01204  
Scale: 1" = 60'  
Reviewer: PRB  
Tech: TE  
Field Crew: JO/JS  
Survey Date: APR. 2021  
Sheet: 1 OF 5  
P:\01204\04\01204\_T010.dwg

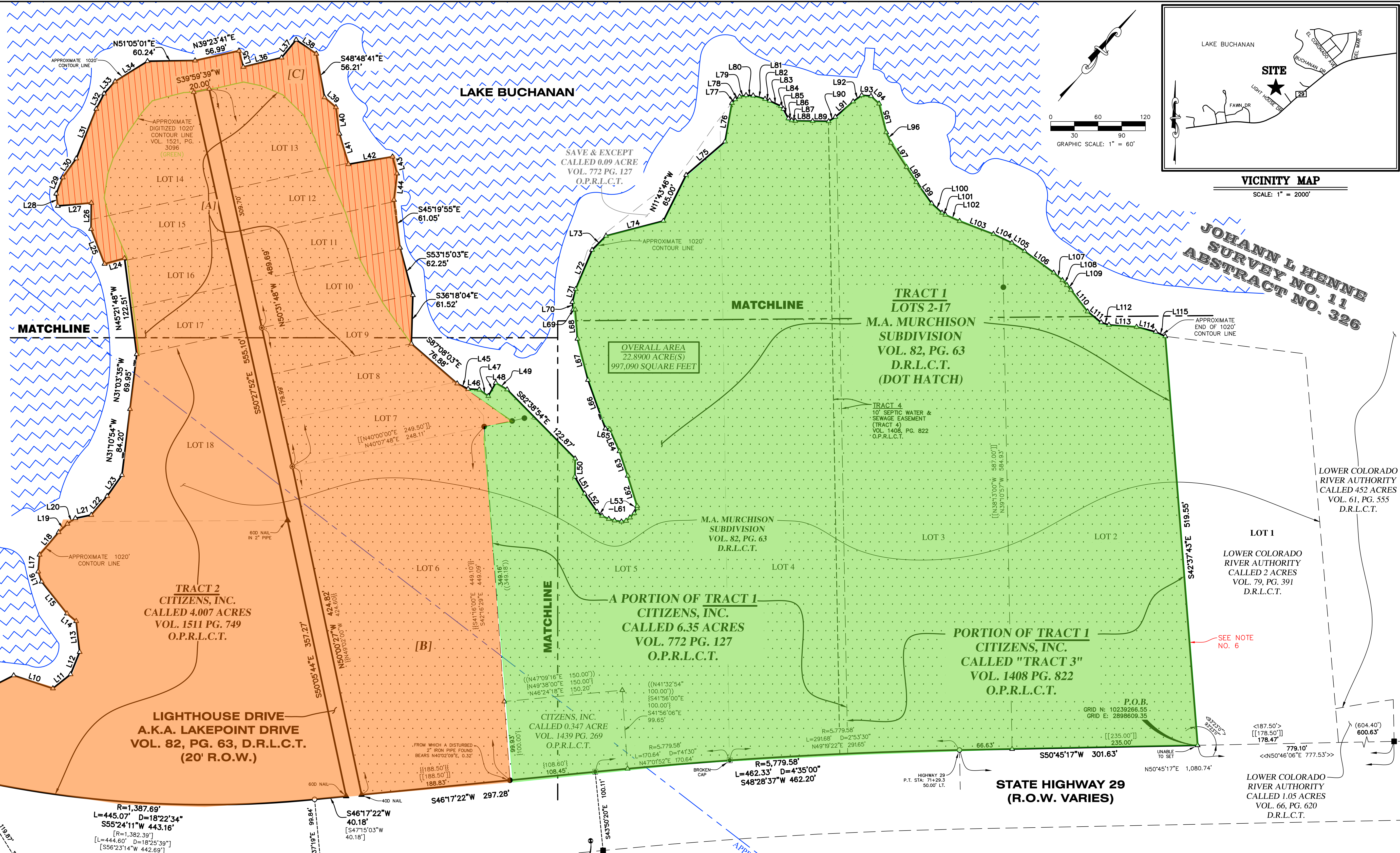
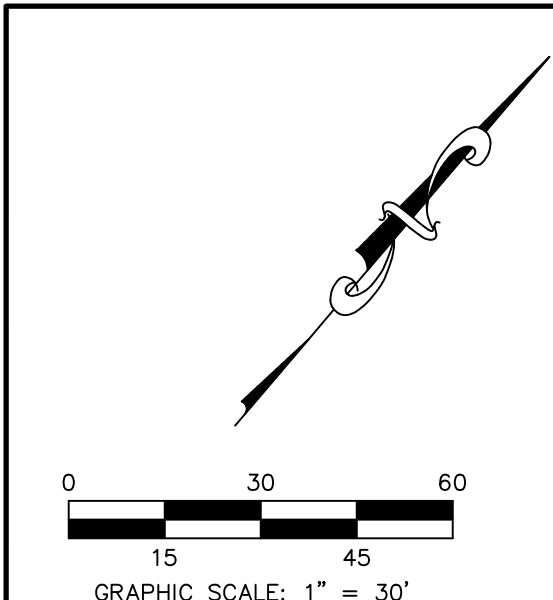
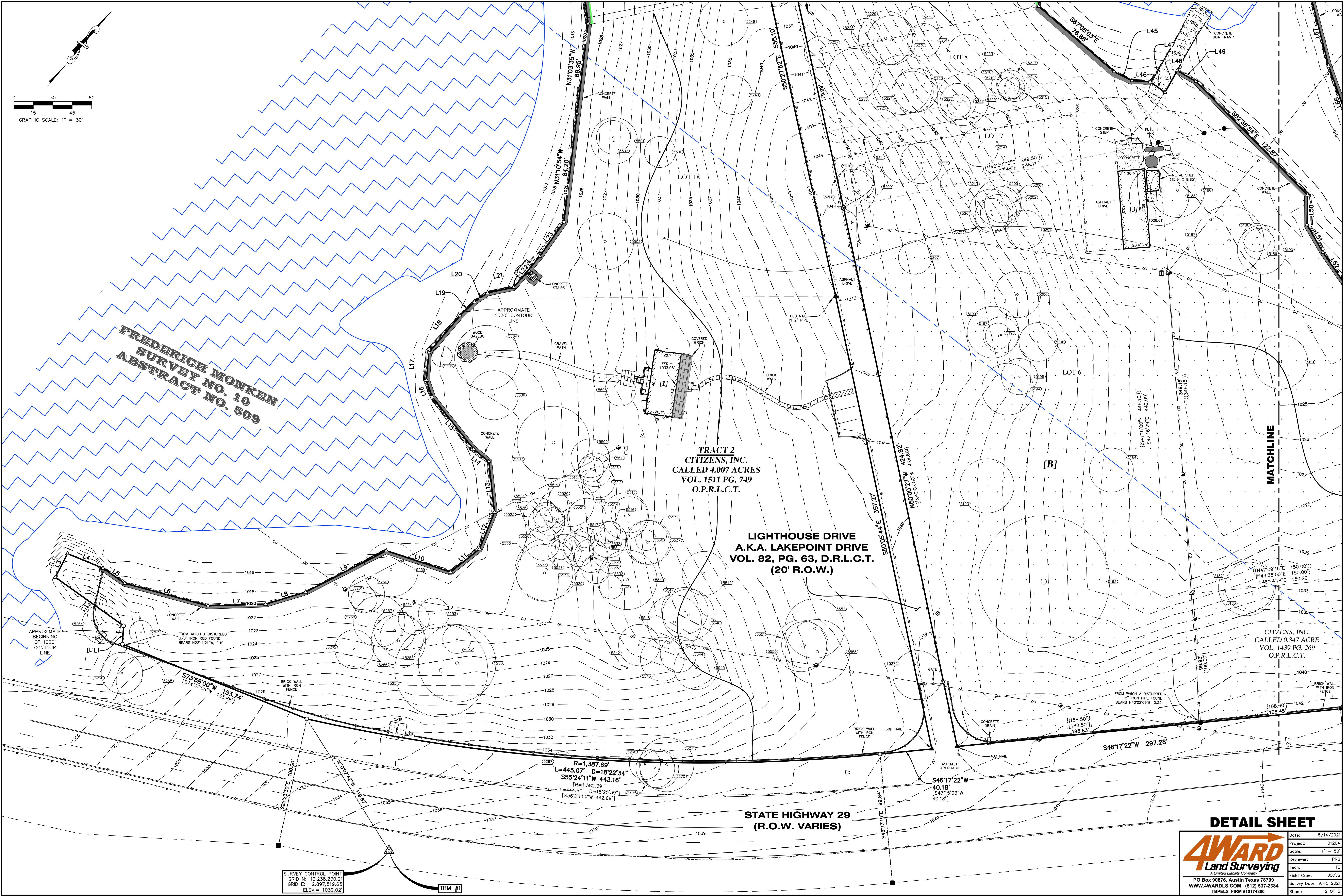


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- 1) OVERALL BOUNDARY
- 2) DETAIL SHEET
- 3) DETAIL SHEET
- 4) DETAIL SHEET & NOTES
- 5) TITLE COMMITMENT/TREE LIST





**FREDERICH MONKEN  
SURVEY NO. 10  
ABSTRACT NO. 509**

**TRACT 2  
CITIZENS, INC.  
CALLED 4.007 ACRES  
VOL. 1511 PG. 749  
O.P.R.L.C.T.**

**LIGHTHOUSE DRIVE  
A.K.A. LAKEPOINT DRIVE  
VOL. 82, PG. 63, D.R.L.C.T.  
(20' R.O.W.)**

**CITIZENS, INC.  
CALLED 0.347 ACRE  
VOL. 1439 PG. 269  
O.P.R.L.C.T.**

**SURVEY CONTROL POINT**  
GRID N: 10,238,230.21  
GRID E: 2,897,519.65  
ELEV: 1039.02'

**TBM #1**

**4WARD**  
Land Surveying

A Limited Liability Company

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TPELRS #10174390

DATE: 5/14/2021

PROJECT: 01204

SCALE: 1" = 50'

REVIEWER: PRB

TECH: TE

FIELD CREW: JO/JS

SURVEY DATE: APR. 2021

SHEET: 2 OF 5

**DETAIL SHEET**

**P:01204.dwg**







**BEARING BASIS:**  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00015766484.

**SURVEY CONTROL:**  
CONTROL FOR THIS SURVEY IS BASED ON A MAG NAIL WITH "4WARD CONTROL" WASHER SET, GRID COORDINATES (STATE PLANE, TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD83) SHOWN HEREON WERE COMPUTED FROM NOS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED APRIL 19, 2021.

**UTILITY NOTE:**  
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

- GENERAL NOTES:**
- 1) PROPERTY ADDRESS: 18617 TX-29, BUCHANAN DAM, 78609
  - 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.
  - 3) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
  - 4) ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI-TRUNK TREES.
  - 5) THERE WERE NO UTILITY MAPS AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY.
  - 6) THERE IS A DISCREPANCY BETWEEN THE NORTH LINE OF THE SUBJECT TRACT (LOT 2) AND THE SOUTH LINE OF THE LCRA TRACT RECORDED IN VOL. 79, PAGE 391 (O.R.L.C.T.). SURVEYOR RECOMMENDS GETTING A BOUNDARY LINE AGREEMENT WITH THE LCRA TO MORE ACCURATELY DEFINE THE LOCATION OF THE COMMON LINE BETWEEN THE 2 TRACTS.
  - 7) ZONE "AE" PER F.I.R.M. MAP NO. 48299C0375D, APPEARS TO FOLLOW THE APPROXIMATE 1020' CONTOUR LINE AND THE EDGE OF WATER SHOWN HEREON WAS DELINEATED WITH USE OF DRONE DATA AND IS SUBJECT TO CHANGE. THE 1020' CONTOUR LINE IS INDICATED ON THE SURVEY.
  - 8) CONTOUR LINES SHOWN HEREON DERIVED FROM LIDAR DRONE DATA COLLECTED ON 04/20/21.

**FLOODPLAIN NOTE:**  
THIS PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED), AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48299C0375D, LLANO COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED JANUARY 29, 2021.

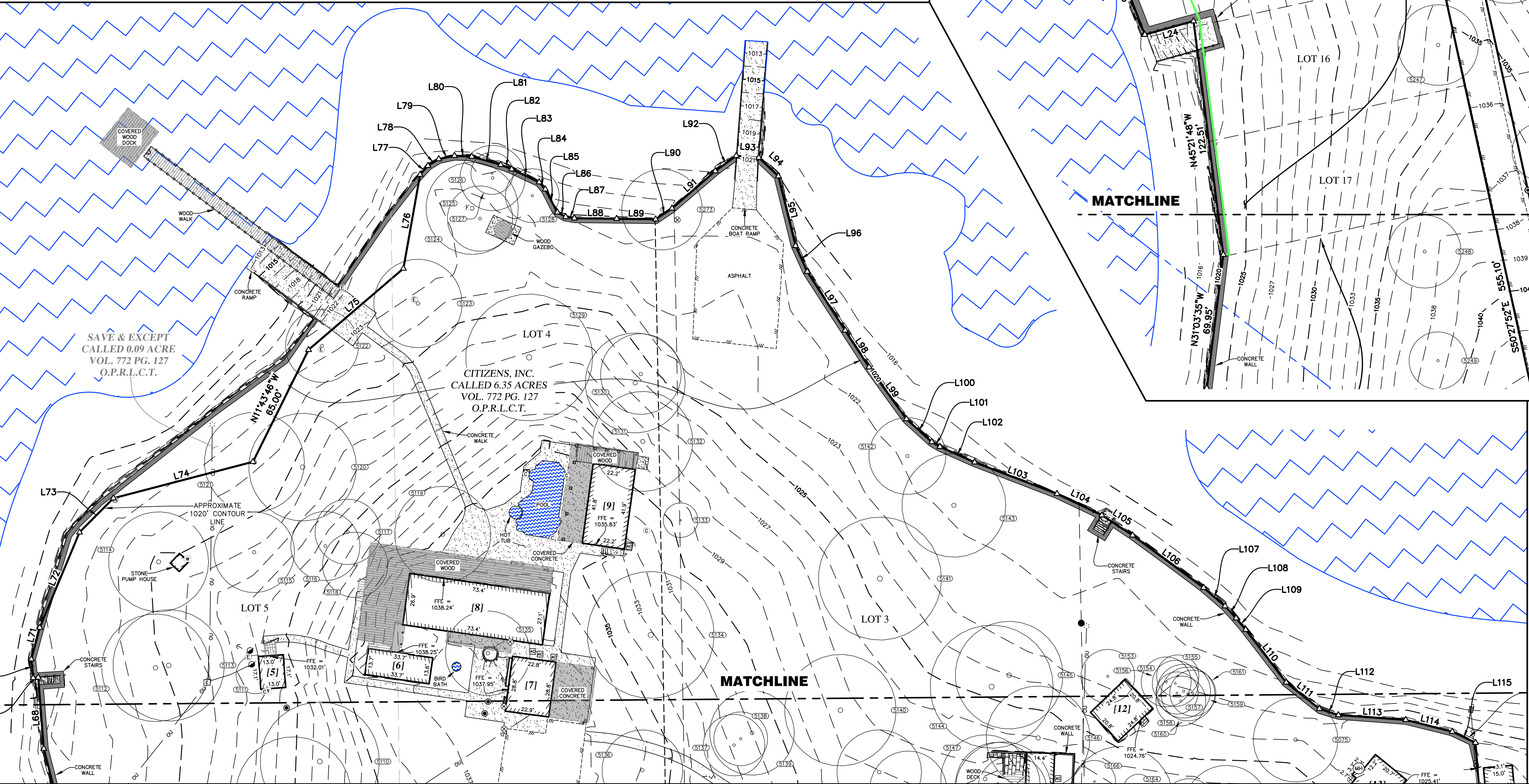
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**BENCHMARK NOTE:**  
TBM #1 (SURVEY CONTROL POINT) - MAG WITH "4WARD" WASHER SET IN ROCK ON THE SOUTHEAST SIDE OF STATE HIGHWAY 29, ± 85' NORTHEAST FROM A CONCRETE MONUMENT AND ± 119' SOUTHEAST FROM AN IRON ROD WITH "4WARD" CAP SET FOR THE PT OF A CURVE TO THE RIGHT ON A CALLED 4.007 ACRES. ELEVATION = 1039.02'.

TBM #2 - IRON ROD WITH "4WARD" CAP SET ON THE SOUTHEAST SIDE OF STATE HIGHWAY 29, ± 17' SOUTHWEST FROM A CONCRETE MONUMENT AND ± 127' SOUTHEAST FROM AN IRON ROD AT THE SOUTH CORNER OF A CALLED 0.347 ACRE TRACT. ELEVATION = 1043.12'.

LEGEND					
PROPERTY LINE	ELECTRIC TRANSFORMER	CMP	CORRUGATED METAL PIPE		
EXISTING PROPERTY LINES	FIRE HYDRANT	FL ELEV	FLOW LINE ELEVATION		
1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET	LIGHT POLE	P.O.B.	POINT OF BEGINNING		
CALCULATED POINT	MAILBOX	VOL./PG.	VOLUME, PAGE		
TWO (2) TYPE 1 CONCRETE MONUMENT FOUND	TELECOMMUNICATIONS PEDESTAL	DOC. NO.	DOCUMENT NUMBER		
1/2" IRON ROD FOUND (UNLESS NOTED)	IRRIGATION CONTROL VALVE	R.O.W.	RIGHT-OF-WAY		
NAIL FOUND AS NOTED	DRAIN INLET	O.P.R.L.C.T.	OFFICIAL PUBLIC RECORDS, LLANO COUNTY, TEXAS		
1/2" IRON PIPE FOUND (UNLESS NOTED)	POWER/UTILITY POLE	D.R.L.C.T.	DEED RECORDS, LLANO COUNTY, TEXAS		
IRON ROD WITH RED "NL" CAP FOUND UNLESS NOTED	GUY ANCHOR	[.....]	RECORD INFORMATION PER DEED VOL. 1511 PG. 749		
	BENCH	[.....]	RECORD INFORMATION PER PLAT VOL. 82 PG. 63		
EDGE OF ASPHALT		[.....]	RECORD INFORMATION PER DEED VOL. 1439 PG. 269		
GUARD RAIL		[.....]	RECORD INFORMATION PER DEED VOL. 1408 PG. 269		
HAND RAIL		[.....]	RECORD INFORMATION PER DEED VOL. 66 PG. 620		
CHAIN LINK FENCE		[.....]	RECORD INFORMATION PER DEED VOL. 772 PG. 127		
WROUGHT IRON FENCE		[.....]	RECORD INFORMATION PER EASEMENT VOL. 428 PG. 42		
OVERHEAD UTILITY					
CONCRETE					
BUILDING					
FFE					
FINISHED FLOOR ELEVATION					

- |                                  |                                     |                                  |                                  |                                  |                                  |
|----------------------------------|-------------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|
| [1] 1 STORY STONE BUILDING       | [2] MULTI STORY CONCRETE LIGHTHOUSE | [3] 1 STORY METAL BUILDING       | [4] 1 STORY WOOD BUILDING        | [5] 1 STORY WOOD BUILDING        | [6] 1 STORY WOOD/GLASS BUILDING  |
| [7] 1 STORY STONE GARAGE         | [8] 1 STORY WOOD BUILDING           | [9] 1 STORY WOOD BUILDING        | [10] 1 STORY STONE BUILDING      | [11] 1 STORY STONE/WOOD BUILDING | [12] 1 STORY STONE/WOOD BUILDING |
| [13] 1 STORY STONE/WOOD BUILDING | [14] 1 STORY METAL BUILDING         | [15] 1 STORY STONE BUILDING      | [16] 1 STORY STONE/WOOD BUILDING | [17] 1 STORY STONE BUILDING      | [18] 1 STORY STONE/WOOD BUILDING |
| [19] 1 STORY STONE/WOOD BUILDING | [20] 1 STORY STONE/WOOD BUILDING    | [21] 1 STORY STONE/WOOD BUILDING | [22] 1 STORY STONE/WOOD BUILDING | [23] 1 STORY METAL BUILDING      |                                  |



**DETAIL SHEET**

**4WARD**  
Land Surveying  
A Limited Liability Company

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date: 5/14/2021  
Project: 01204  
Scale: 1" = 50'  
Reviewer: PRB  
Tech: TE  
Field Crew: JO/JS  
Survey Date: APR. 2021  
Sheet: 4 OF 5

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