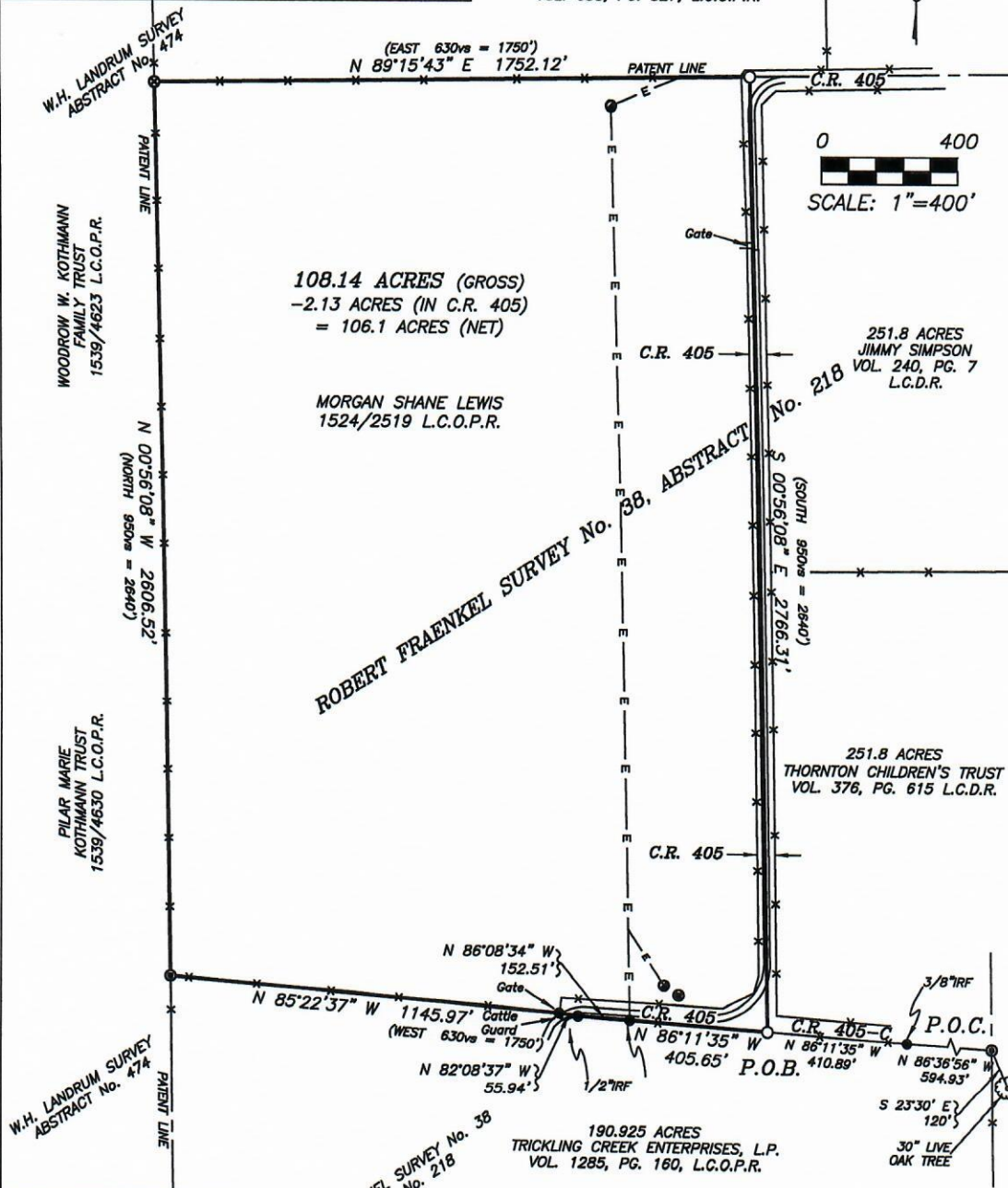


# FRED L. THOMPSON & ASSOCIATES, P.C.

111 WEST MAIN STREET, P.O. BOX 74  
LLANO, TEXAS 78643  
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679.38 ACRES  
GERALD DAN THOMPSON &  
MYRNA JO THOMPSON  
VOL. 638, PG. 327, L.C.O.P.R.



LEGEND	
●	IRON ROD FOUND
○	1/2" IRON ROD SET W/ RED PLASTIC CAP INSCRIBED "RPLS 1739"
⊙	IRON ROD FOUND W/ PLASTIC CAP INSCRIBED "RPLS 2012"
⊗	AXLE FOUND
⊕	WATER WELL
⊖	UTILITY POLE
—x—	WIRE FENCE
—	UTILITY LINE
( )	RECORD INFORMATION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

ROBERT FRAENKEL SURVEY No. 38  
ABSTRACT No. 218

SUBJECT TO:  
AGREEMENT: 40/557 L.C.D.R.  
R.O.W. EASEMENT TO C.T.E.C.: 804/49 L.C.O.P.R.  
LLANO COUNTY ROAD DOC.: 1372/333 L.C.O.P.R.

NO PORTION OF THIS TRACT LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS  
DEPICTED ON FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY-PANEL  
No. 48289C0150C, EFFECTIVE DATE MAY 2, 2012.

BUYER: DAVID A. KLOSTER  
SELLER: MORGAN SHANE LEWIS  
MORTGAGEE: TEXAS FARM CREDIT SERVICES, FLCA  
O.L.T. GR# 2014.144

PHYSICAL ADDRESS: C.R. 405, Llano, Texas, 78643.  
LEGAL: 108.14 ACRES OUT OF THE ROBERT FRAENKEL SURVEY No. 38, ABSTRACT  
No. 218, LLANO COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED TO MORGAN  
SHANE LEWIS BY INSTRUMENT OF RECORD IN VOLUME 1524, PAGE 2519, LLANO  
COUNTY OFFICIAL PUBLIC RECORDS (L.C.O.P.R.), SAID 108.14 ACRE BEING MORE  
PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO, AND MADE A  
PART HEREOF.  
FIELD DATE: 07/17/2014 CREW: WT  
DRAFTED: 07/18/2014 DRAFTER: JAA & LMC  
JOB#: 10080501/14071101

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I, F. L. THOMPSON, REGISTERED PROFESSIONAL LAND  
SURVEYOR # 1739 DO HEREBY CERTIFY THAT THIS  
PLAT WAS PREPARED FROM AN ON THE GROUND  
SURVEY PERFORMED UNDER MY SUPERVISION ON  
THE 17TH DAY OF JULY, 2014. WITNESS MY HAND  
AND SEAL THIS THE 18TH DAY OF JULY, 2014.  
F. L. Thompson  
F.L. THOMPSON R.P.L.S. #1739

**FRED L. THOMPSON & ASSOCIATES, P. C.**

**P. O. BOX 74 LLANO, TEXAS 78643-0074**

325-247-4510 (O) 325-247-1043 (F)

**FIELD NOTES DESCRIBING 108.14 ACRES OF LAND IN LLANO COUNTY, TEXAS.**

BEING 108.14 ACRES OF LAND SITUATED IN LLANO COUNTY, TEXAS, OUT OF ROBERT FRAENKEL SURVEY No. 38, ABSTRACT No. 218, AND BEING THAT SAME TRACT CONVEYED TO MORGAN SHANE LEWIS BY INSTRUMENT OF RECORD IN VOLUME 1524, PG. 2519, LLANO COUNTY OFFICIAL PUBLIC RECORDS (L.C.O.P.R.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 " iron rod found with plastic cap inscribed "RPLS 2012" at a fence corner post in the occupied south line of County Road 405-C, in the occupied east line of the Robert Fraenkel Survey, being the west line of the Fisher & Miller Survey No. 148, Abstract No. 248, in the south line of a called 251.8 acre tract of land conveyed to Thornton Children's Trust by instrument of record in Volume 376, Page 615, L.C.D.R., for the northeast corner of a called 190.925 acre tract of land conveyed to Trickling Creek Enterprises, L.P. by instrument of record in Volume 1285, Page 160, Llano County Official Public Records (L.C.O.P.R.), being called "an agreed to division Cor. Of the Fraenkel Sur." by instrument of record in Volume 56, Page 262, L.C.D.R., from which a 30" live oak tree bears S 23°30' E, 120';

THENCE, with a fence, being the occupied south line of C.R. 405-C and the Thornton Children's Trust tract and the north line of said Trickling Creek Tract, the following two (2) courses and distances:

- 1.) N 86°36'56" W, a distance of 594.93 feet to a 3/8" iron rod found, and
- 2.) N 86°11'35" W, a distance of 410.89 feet to a 1/2 " iron rod set for southwest corner of said Thornton Children's Trust tract, the southeast corner and **POINT OF BEGINNING** hereof;

THENCE, continuing with the fence and occupied north line of said Trickling Creek tract, the following four (4) courses and distances:

- 1.) N 86°11'35" W, with the occupied south line of C.R. 405, a distance of 405.65 feet to a 3/8" iron rod found,
- 2.) N 86°08'34" W, with the occupied south line of C.R. 405, a distance of 152.51 feet to a 1/2" iron rod found,
- 3.) N 82°08'37" W, crossing C.R. 405, a distance of 55.94 feet to a 1/2" iron rod found, and
- 4.) N 85°22'37" W, a distance of 1145.97 feet to a 1/2" iron rod found with plastic cap inscribed "RPLS 2012" at a fence corner post in the occupied east line of the W. H. Landrum Survey, Abstract No. 474, same being the east line of a tract of land conveyed to Woodrow W. Kothmann Family Trust by instrument of record in Volume 1539, Page 4623, L.C.O.P.R., and to Pilar Marie Kothmann Trust by instrument of record in Volume 1539, Page 4630, L.C.O.P.R., being the west line of the Robert Fraenkel Survey, for the northwest corner of said Trickling Creek tract and the southwest corner hereof;

THENCE, N 00°56'08" W, with the occupied east line of the W. H. Landrum Survey, being the east line of said Kothmann tract and the west line of the Robert Frankel Survey, a distance of 2606.52 feet to an axle found near a fence corner post for the southwest corner of a called 679.38 acre tract of land conveyed to Gerald Dan Thompson & Myrna Jo Thompson by instrument of record in Volume 638, Page 327, L.C.O.P.R., and the northwest corner hereof;



**FRED L. THOMPSON & ASSOCIATES, P. C.**

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**FIELD NOTES DESCRIBING 108.14 ACRES OF LAND IN LLANO COUNTY, TEXAS.**

THENCE, N 89°15'43" E, with a fence and south line of said Thompson tract, passing at 1727.12 feet a fence corner post in the occupied west line of C.R. 405, and continuing into said road for a total distance of 1752.12 feet to a 1/2" iron rod set for the northwest corner of a called 251.8 acre tract conveyed to Jimmy Simpson by instrument of record in Volume 240, Page 7, L.C.D.R., and the northeast corner hereof;

THENCE, S 00°56'08" E, along C.R. 405, and the west line of said Simpson tract, passing its southwest corner, and continuing with the west line of said Thornton Children's Trust tract, a distance of 2766.31 feet to the **POINT OF BEGINNING** hereof, and containing a calculated area of 108.14 acres of land, more or less, 2.13 acre of which lies within County Road 405.

This description is to be used in conjunction with the accompanying survey plat attached hereto and made a part hereof. Bearing Basis for this description is Texas State Plane Central Zone. All 1/2" iron rods set have a red plastic cap inscribed "RPLS 1739".

I, F. L. Thompson, a Registered Professional Land Surveyor, do hereby certify that the field notes hereon with accompanying plat are a true and correct representation and delineation of an on the ground survey made under my direction and supervision on the 17<sup>th</sup> day of July, 2014. Witness my hand and seal this the 18<sup>th</sup> day of July, 2014.



*F. L. Thompson*

F. L. Thompson, Reg. Prof. Land Surv. No. 1739

P. O. Box 74, Llano, TX 78643