

NOTICE OF SALE

STATE OF TEXAS  
LLANO COUNTY

§  
§  
§

BY VIRTUE OF AN ORDER OF SALE

and issued pursuant to judgment decree(s) of the District Court of Llano County, Texas, by the Clerk of said Court on said date, in the hereinafter numbered and styled suit(s) and to me directed and delivered as Sheriff or Constable of said County, I have on July 2, 2018, seized, levied upon, and will, on the first Tuesday in August, 2018, the same being the 7th day of said month, at 100 W. Sandstone, Llano, TX, between the hours of 10 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 10:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest of the defendants in such suit(s) in and to the following described real estate levied upon as the property of said defendants, the same lying and being situated in the County of Llano and the State of Texas, to-wit:

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
1	20210 03/29/18	R000012237 JULY 02, 2018	LLANO COUNTY, ET AL VS. DAVID R. HUTCHINGS	Lot 50, Rio Llano Subdivision, Unit 1, Llano County, Texas, described in Volume 1087, Page 382, Official Public Records of Llano County, Texas	\$64,690.00	\$20,113.48
2	20210 03/29/18	R000013265 JULY 02, 2018	LLANO COUNTY, ET AL VS. DAVID R. HUTCHINGS	Lot 69, Rio Llano Subdivision, Unit 1, Llano County, Texas, described in Volume 939, Page 35, Official Public Records of Llano County, Texas	\$62,480.00	\$18,925.62
3	20301 03/29/18	R000005607 JULY 02, 2018	LLANO COUNTY, ET AL VS. DANNIE RANDALL EDWARDS, ET AL	The North one-half of Lots 5 and 6, Hill Acres Subdivision, including any improvements thereon, Llano County, Texas, described in Volume 1077, Page 744, Official Public Records of Llano County, Texas	\$103,640.00	\$28,139.36

(any volume and page references, unless otherwise indicated, being to the Deed Records, Llano County, Texas, to which instruments reference may be made for a more complete description of each respective tract.) or, upon the written request of said defendants or their attorney, a sufficient portion of the property described above shall be sold to satisfy said judgment(s), interest, penalties, and cost; and any property sold shall be subject to the right of redemption of the defendants or any person having an interest therein, to redeem the said property, or their interest therein, within the time and in the manner provided by law, and shall be subject to any other and further rights to which the defendants or anyone interested therein may be entitled, under the provisions of law. Said sale to be made by me to satisfy the judgment(s) rendered in the above styled and numbered cause(s), together with interest, penalties, and costs of suit, and the proceeds of said sales to be applied to the satisfaction thereof, and the remainder, if any, to be applied as the law directs.

Dated at Llano, Texas, July 2, 2018



Sheriff Bill Blackburn  
Llano County, Texas

By \_\_\_\_\_  
Deputy

Notes:

The Minimum Bid is the lesser of the amount awarded in the judgment plus interest and costs or the adjudged value. However, the Minimum Bid for a person owning an interest in the property or for a person who is a party to the suit (other than a taxing unit), is the aggregate amount of the judgments against the property plus all costs of suit and sale. ALL SALES SUBJECT TO CANCELLATION WITHOUT PRIOR NOTICE. THERE MAY BE ADDITIONAL TAXES DUE ON THE PROPERTY WHICH HAVE BEEN ASSESSED SINCE THE DATE OF THE JUDGMENT. For more information, contact your attorney or LINEBARGER GOGGAN BLAIR & SAMPSON, LLP., attorney for plaintiffs, at (512) 634-3818.

# RIO LLANO UNIT ONE

BEING A 517.7 ACRE SUBDIVISION COMPRISED OF  
477.5 ACRES OUT OF THE CONRAO ANRENS SURVEY NO. 22, ABST. NO. 9,  
38.4 ACRES OUT OF THE F.W. SCHUMACHER SURVEY NO. 21, ABST. NO. 687,  
8.20 ACRES OUT OF THE JOHANN J. JUNG SURVEY NO. 23, ABST. NO. 434,  
IN LLANO COUNTY, TEXAS.

BEGINNING AT A STEEL STAKE AND FENCE CORNER FOR THE NORTHEAST CORNER HERETO AT  
INTERSECTION OF THE EAST LINE OF SAID ANRENS SURVEY WITH THE SOUTH RIGHT OF WAY LINE  
OF TEXAS STATE HIGHWAY NO. 29, WHENCE THE NORTHEAST CORNER OF SAID LAND COME FROM  
HARDIN TO S 80° 00' 00" E 1/2 M. 192.2 FEET; S 80° 00' 00" E 1/2 M. 192.2 FEET;  
THENCE WITH THE FENCE AND THE EAST LINE OF SAID ANRENS SURVEY S 00° 00' 00" W 688.75  
FEET AND S 00° 26' 30" W 2918.85 FEET TO A STEEL STAKE AND FENCE CORNER;  
THENCE WITH THE FENCE THE FOLLOWING COURSES AND DISTANCES: S 20° 31' 10" W 109.3  
FEET; S 00° 28' 5" E 132.43 FEET; S 24° 18' 1" E 103.9 FEET; S 09° 34' 1" W 1006.3 FEET;  
S 10° 34' 1" E 302.5 FEET; S 03° 02' 1" W 1133.5 FEET; S 09° 27' 1" E 741.1 FEET; AND  
S 81° 40' 1" W 45.36 FEET TO A STEEL STAKE IN THE EAST LINE OF SAID ANRENS SURVEY;  
THENCE S 00° 23' 1" W WITH THE EAST LINE OF SAID ANRENS SURVEY 124.56 FEET TO A  
STEEL STAKE ON THE LEFT BANK OF THE LLANO RIVER FOR THE SOUTHEAST CORNER OF SAME  
AND THE SOUTHEAST CORNER HERETO;  
THENCE WITH THE HEADERS OF SAID RIVER BANK, UP-RIVER, THE FOLLOWING COURSES AND  
DISTANCES: S 75° 35' 1" W 138.46 FEET; S 69° 08' 1" W 202.69 FEET; S 04° 58' 1" W 132.15  
FEET; S 65° 14' 1" W 354.3 FEET; S 69° 18' 1" W 472.4 FEET; S 10° 34' 1" W 1006.3 FEET;  
S 69° 04' 1" W 181.1 FEET; S 70° 34' 1" W 322.28 FEET; S 63° 58' 1" W 212.25 FEET;  
S 71° 34' 1" W 149.42 FEET; AND S 74° 44' 1" W 178.33 FEET TO A POINT FOR THE SOUTHWEST  
CORNER HERETO AT THE SOUTHWEST CORNER OF SAID SCHUMACHER SURVEY AND SOUTHWEST  
CORNER OF SAID ANRENS SURVEY;  
THENCE N 70° 42' 1" W WITH THE EAST LINE OF JOHNSON CREEK 1653.9 FEET TO THE INTER-  
SECTION OF SAME WITH THE CENTRAL LINE OF JOHNSON CREEK;  
THENCE WITH THE WEST LINE OF SAID JOHNSON CREEK 133.57 FEET TO A POINT FOR S CORNER HERETO;  
THENCE WITH THE WEST LINE OF SAID JOHNSON CREEK 133.57 FEET; N 00° 52' 1" E 99.2 FEET;  
N 00° 27' 30" W 134.71 FEET; N 00° 58' 1" W 223.53 FEET; N 02° 52' 1" E 99.2 FEET;  
N 00° 28' 1" E 55.7 FEET; N 14° 1' 1" E 123.1 FEET; N 04° 21' 1" E 219.13 FEET;  
N 23° 24' 1" E 740.1 FEET; N 73° 31' 1" E 200.1 FEET; N 130° 11' 1" W 611.5 FEET;  
S 44° 11' 1" W 121.1 FEET; N 01° 31' 1" E 234.1 FEET; N 83° 47' 1" W 451.75 FEET;  
N 10° 10' 1" W 202.6 FEET; N 83° 54' 1" W 311.1 FEET; N 30° 18' 1" E 283.1 FEET;  
N 19° 31' 1" W 100.6 FEET; N 81° 09' 1" W 103.8 FEET; N 34° 33' 1" E 321.1 FEET;  
N 01° 58' 1" E 234.1 FEET; N 83° 14' 1" W 118.4 FEET; AND N 00° 54' 1" W 251.1 FEET TO A  
STEEL STAKE IN THE SOUTH LINE OF SAID HIGHWAY 2242.71 FEET TO A  
CONCRETE PAVEMENT INTERSECTION, STA. 16 775.71 FOR A CORNER HERETO;  
THENCE N 80° 40' 1" W WITH THE SOUTH LINE OF SAID HIGHWAY 2242.71 FEET TO A  
CONCRETE PAVEMENT INTERSECTION, STA. 16 775.71 FOR A CORNER HERETO;  
THENCE SOUTHEASTWARD WITH THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 931.41  
FEET TO THE PLACE OF BEGINNING, SAID CURVE HAVING A CENTRAL ANGLE OF 09° 24' 45",  
RADIUS OF 5489.65 FEET, AND CHORD BEARING S 83° 34' 1" E 528.34 FEET.

STATE OF TEXAS  
COUNTY OF TRAVIS  
I, JAMES H. THOMPSON, REGISTRAR PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THE  
MAP AND FIELD NOTES HEREON REFERRED TO IN THE FOREGOING INSTRUMENT,  
DOES HEREBY IN ALL THINGS ACCEPT AND ADOPT THE MAP AND FIELD NOTES HERETO AS THE  
OFFICIAL MAP AND FIELD NOTES OF SAID LAND, UNIT ONE, AND DOES HEREBY HERETO  
THE ROADS, STREETS AND PASSAGEWAYS HERETO TO THE COUNTY OF LLANO AND TO THE USE  
OF THE PUBLIC HERETO.  
WITNESS MY HAND AND SEAL THIS 11th DAY OF AUGUST, 1977.  
JAMES H. THOMPSON REGISTRAR PUBLIC SURVEYOR  
WILL THOMPSON, JR. SECRETARY

STATE OF TEXAS  
COUNTY OF TRAVIS  
I, JAMES H. THOMPSON, REGISTRAR PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THE  
PLAY AND FIELD NOTES HEREON REFERRED TO IN THE FOREGOING INSTRUMENT,  
DOES HEREBY IN ALL THINGS ACCEPT AND ADOPT THE PLAY AND FIELD NOTES HERETO AS THE  
OFFICIAL PLAY AND FIELD NOTES OF SAID LAND, UNIT ONE, AND DOES HEREBY HERETO  
THE ROADS, STREETS AND PASSAGEWAYS HERETO TO THE COUNTY OF LLANO AND TO THE USE  
OF THE PUBLIC HERETO.  
WITNESS MY HAND AND SEAL THIS 11th DAY OF AUGUST, 1977.  
JAMES H. THOMPSON REGISTRAR PUBLIC SURVEYOR  
WILL THOMPSON, JR. SECRETARY

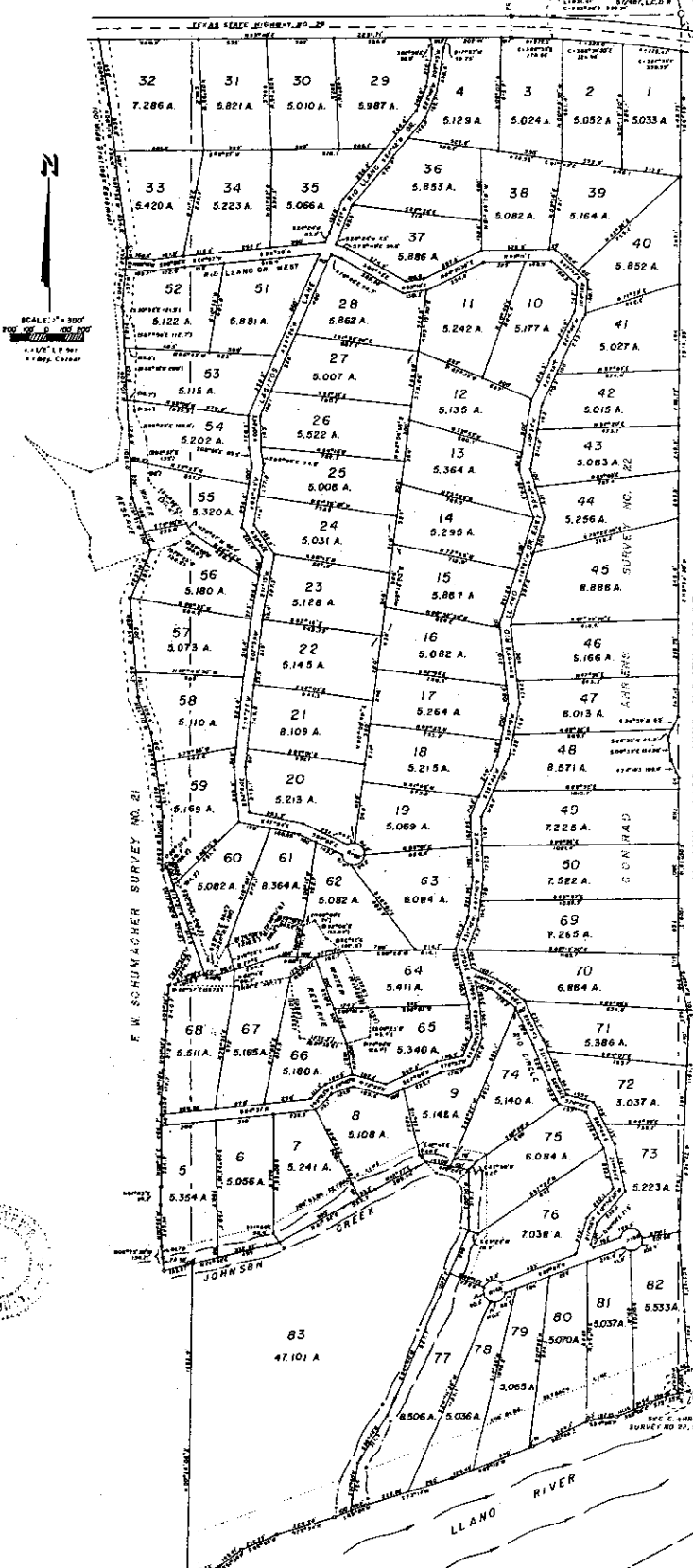
STATE OF TEXAS  
COUNTY OF TRAVIS  
I, JAMES H. THOMPSON, REGISTRAR PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THE  
PLAY AND FIELD NOTES HEREON REFERRED TO IN THE FOREGOING INSTRUMENT,  
DOES HEREBY IN ALL THINGS ACCEPT AND ADOPT THE PLAY AND FIELD NOTES HERETO AS THE  
OFFICIAL PLAY AND FIELD NOTES OF SAID LAND, UNIT ONE, AND DOES HEREBY HERETO  
THE ROADS, STREETS AND PASSAGEWAYS HERETO TO THE COUNTY OF LLANO AND TO THE USE  
OF THE PUBLIC HERETO.  
WITNESS MY HAND AND SEAL THIS 11th DAY OF AUGUST, 1977.  
JAMES H. THOMPSON REGISTRAR PUBLIC SURVEYOR  
WILL THOMPSON, JR. SECRETARY

STATE OF TEXAS  
COUNTY OF LLANO  
I, WOOD JOHNSON, COUNTY JUDGE OF SAID COUNTY, DO HEREBY CERTIFY THAT THE  
MAP AND PLAY AND FIELD NOTES HERETO OF "RIO LLANO, UNIT ONE", AND ATTACHED HERETO  
DATE OF DEDICATION, HAVING BEEN HEREBY PRESENTED TO THE COMMISSIONERS COURT OF SAID  
COUNTY AND FOUND TO COMPLY WITH THE LAWS AND STATUTES OF THE STATE OF TEXAS, WERE  
APPROVED FOR FILING IN THE PLAY RECORDS OF SAID COUNTY, SAID ORDER BEING DULY  
RECORDED IN BOOK 10, P. 345, MINUTES OF SAID COUNTY, THIS 11th DAY OF AUGUST, 1977.  
WOOD JOHNSON COUNTY JUDGE  
LLANO COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF LLANO  
I, E. H. LAWRENCE, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE  
PLAY AND FIELD NOTES HERETO OF "RIO LLANO, UNIT ONE" WERE SUBMITTED TO ME FOR  
APPROVAL BY THE COMMISSIONERS COURT OF SAID COUNTY AND AM APPROVED BY ME.  
WITNESS MY HAND AND SEAL THIS 11th DAY OF AUGUST, 1977.  
E. H. LAWRENCE COUNTY CLERK  
LLANO COUNTY, TEXAS

FILED FOR RECORD ON THE 15 DAY OF SEP 1977 AT 10:00 A.M. AND RECORDED  
IN BOOK 10 PAGE 345 OF THE PLAY RECORDS OF SAID COUNTY ON THE 15 DAY OF SEP  
1977 AT 10:00 A.M.  
LEW REYNOLDS COUNTY CLERK  
LLANO COUNTY, TEXAS

NOTES:  
(1) AN EASEMENT OF FIVE (5) FEET IN WIDTH ON EACH SIDE OF EACH INTERIOR LOT  
FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES, AND AN EASEMENT FOR ELECTRIC AND/OR  
TELEPHONE POLE CUT ANCHORS IS DESCRIBED WHERE NECESSARY.  
(2) TEXAS STATE HEALTH DEPARTMENT AND TEXAS WATER QUALITY BOARD REGULATIONS  
PERTAINING TO SEWAGE, GARBAGE AND WASTE DISPOSAL SHALL BE STRICTLY OBSERVED BY  
ALL PROPERTY OWNERS IN THIS SUBDIVISION.  
(3) PERTAINING TO THE TWO PLATED AREAS DENOTED AS "WATER RESERVE", ALL  
PROPERTY OWNERS HAVING PORTIONS THEREOF SHALL HAVE RIGHT OF ACCESS AND USE OF  
SAID AREAS THROUGH ACCESS FOR NECESSARY MAINTENANCE OF  
DAMS, CHANNELS AND APPLIANCES THEREON.  
(4) ANY CONSTRUCTION OF THE CHANNEL OF JOHNSON CREEK MUST BE APPROVED BY  
THE DEVELOPERS HERETO.



JOHANN JACOB JUNG SURVEY NO. 23

2.

# RIO LLANO UNIT ONE

BEING A 517.7 ACRE SUBDIVISION COMPRISED OF  
477.3 ACRES OUT OF THE CONRAD AHRENS SURVEY NO. 22, ABST. NO. 9,  
30.4 ACRES OUT OF THE F. W. SCHUMACHER SURVEY NO. 21, ABST. NO. 687,  
& 2.0 ACRES OUT OF THE JOHANN J. JUNG SURVEY NO. 23, ABST. NO. 434,  
IN LLANO COUNTY, TEXAS.

BEGINNING AT A STEEL STAKE AND FENCE CORNER FOR THE NORTHEAST CORNER HEREOF AT INTERSECTION OF THE EAST LINE OF SAID AHRENS SURVEY WITH THE SOUTH RIGHT OF WAY LINE OF TEXAS STATE HIGHWAY NO. 19, THENCE THE NORTHEAST CORNER OF THOSE LANDS CONVEYED FROM HAROLD TO BREVEL, 876407, L.C.R., BEARS NO. 071 E 198.2

THENCE WITH THE FENCE AND THE EAST LINE OF SAID AHRENS SURVEY 1 00° 09' N 688.73 FEET AND S 00° 16' 30" W 2914.81 FEET TO A STEEL STAKE AND FENCE CORNER;

THENCE WITH THE FENCE THE FOLLOWING COURSES AND DISTANCES: S 74° 19' W 109.3 FEET, S 50° 35' E 132.85 FEET, S 24° 18' E 105.9 FEET, S 00° 38' W 1006.3 FEET, S 10° 34' E 302.5 FEET, S 03° 02' W 1153.3 FEET, S 09° 27' E 741.1 FEET AND S 60° 40' W 65.36 FEET TO A STEEL STAKE IN THE EAST LINE OF SAID AHRENS SURVEY;

THENCE S 60° 11' W WITH THE EAST LINE OF SAID AHRENS SURVEY 124.84 FEET TO A STEEL STAKE ON THE LEFT BANK OF THE LLANO RIVER FOR THE SOUTHWEST CORNER OF SAME AND THE SOUTHWEST CORNER HEREOF;

THENCE WITH THE MEANDERS OF SAID RIVER SAME, THENCE, THE FOLLOWING COURSES AND DISTANCES: S 15° 30' E 126.44 FEET, S 49° 04' E 202.45 FEET, S 64° 58' W 133.15 FEET, S 65° 46' W 254.1 FEET, S 69° 18' W 478.43 FEET, S 75° 14' W 489.92 FEET, S 60° 04' W 109.2 FEET, S 73° 34' W 318.25 FEET, S 65° 58' W 212.23 FEET, S 51° 34' W 145.41 FEET, AND S 74° 44' W 172.33 FEET TO A POLE FOR THE SOUTHWEST CORNER HEREOF AT THE SOUTHEAST CORNER OF SAID SCHUMACHER SURVEY AND SOUTHWEST CORNER OF SAID AHRENS SURVEY;

THENCE W 04° 05' E WITH THE SAID SURVEY LINE 1883.9 FEET TO THE INTERSECTION OF SAME WITH THE CENTERLINE OF JOHNSON CREEK;

THENCE WITH THE WEST LINE HEREOF THE FOLLOWING COURSES AND DISTANCES:  
 N 04° 23' 30" W 136.71 FEET, N 00° 58' W 223.55 FEET, N 01° 53' E 99.3 FEET;  
 N 00° 16' E 454.7 FEET, W 02° 14' E 173.1 FEET, W 07° 42' E 218.1 FEET;  
 N 03° 36' E 240.7 FEET, W 73° 33' E 200.1 FEET, E 18° 31' W 61.7 FEET;  
 S 46° 35' W 38.2 FEET, W 01° 15' E 244.1 FEET, E 07° 47' W 451.7 FEET;  
 S 21° 10' W 200.4 FEET, N 85° 34' W 551.1 FEET, E 29° 16' E 283.1 FEET;  
 N 38° 31' W 300.4 FEET, N 81° 09' W 1028 FEET, N 04° 53' E 311.9 FEET;  
 N 00° 54' W 434.2 FEET, N 33° 44' E 336.4 FEET, AND N 00° 24' W 251 FEET TO A STEEL STAKE IN THE SOUTH LINE OF SAID HIGHWAY FOR THE NORTHEAST CORNER HEREOF;

THENCE E 89° 40' W WITH THE SOUTH LINE OF SAID HIGHWAY 2261.71 FEET TO A CONCRETE MONUMENT OPERATED BY STA. NO. 172 E 71.1 FOR A CORNER HEREOF;

THENCE SOUTHWESTWARDS WITH THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 931.61 FEET TO THE BEACH OF JOHNSON CREEK, SAID CURVE HAVING A CENTRAL ANGLE OF 09° 24' 43", RADIUS OF 3669.65 FEET, AND CHORD BEARING S 83° 38' E 930.36 FEET.

STATE OF TEXAS  
COUNTY OF TRAVIS

I, WILL THREAN, JR., PRESIDENT

THAT AUSTIN CATERING SERVICE, INC., A TEXAS CORPORATION, BEING THE OWNER OF THE LARGES SHOW HEREON AS "RIO LLANO, UNIT ONE" AND BEING THE FIELD NOTES, ACTING HERE THROUGH ITS PRESIDENT, ATTESTED BY ITS SECRETARY, DOES HEREBY IN ALL THINGS ACCEPT AND ADOPT THE MAP AND PLAT SHOWN HEREON AS THE OFFICIAL MAP AND PLAT OF THIS LLANO, UNIT ONE, AND DOES HEREOF AND HEREBY DEEDICATE THE BEANS, STEEPS AND PASSWAYS THEREON TO THE COUNTY OF LLANO AND TO THE USE OF THE PUBLIC FOREVER.

WITNESS MY HAND AND SEAL THIS 11th DAY OF August, 1977.

Ray Johnson  
RAY JOHNSON, SECRETARY

STATE OF TEXAS  
COUNTY OF TRAVIS

I, WILL THREAN, JR., PRESIDENT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF August, 1977.

Will Threan, Jr.  
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF LLANO

I, F. L. THOMPSON, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THE MAP AND PLAT FIELD NOTES HEREON REPRESENT THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON 10th AND August, 1977, AND THAT ALL COURSES ARE AS SHOWN HEREON AND MARKED WITH 1/2" INCH STEEL STAKES.

WITNESS MY HAND AND SEAL THIS 9th DAY OF August, 1977.

F. L. Thompson  
F. L. THOMPSON, REG. PUB. SURV. NO. 1737  
LLANO, TEXAS

STATE OF TEXAS  
COUNTY OF LLANO

I, WOLFE JOHNSON, COUNTY JUDGE OF SAID COUNTY, DO HEREBY CERTIFY THAT THE MAP AND PLAT AND FIELD NOTES HEREON OF "RIO LLANO, UNIT ONE" AND ATTACHED CERTIFICATE OF DEDICATION, HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS' COURT OF SAID COUNTY AND FOUND TO COMPLY WITH THE LAWS AND STATUTES OF THE STATE OF TEXAS, WERE APPROVED FOR FILING IN THE PLAT RECORDS OF SAID COUNTY, SAID ORDER BEING DULY RECORDED IN BOOK 20, PAGE 22, MINUTES OF SAID COURT.

WITNESS MY HAND AND THE SEAL OF SAID COUNTY THIS 11th DAY OF August, 1977.

Wolfe Johnson  
WOLFE JOHNSON, COUNTY JUDGE  
LLANO COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF LLANO

I, E. N. LANNING, COUNTY SURVEYOR OF SAID COUNTY, DO HEREBY CERTIFY THAT THE MAP AND FIELD NOTES HEREON OF "RIO LLANO, UNIT ONE" WERE SUBMITTED TO ME FOR APPROVAL BY THE COMMISSIONERS' COURT OF SAID COUNTY AND ARE APPROVED BY ME.

WITNESS MY HAND AND SEAL THIS 15th DAY OF August, 1977.

E. N. Lanning  
E. N. LANNING, COUNTY SURVEYOR

FILED FOR RECORD ON 15th DAY OF SEP, 1977 AT 10:00 O'CLOCK A.M. AND RECORDED IN BOOK 20, PAGE 22 OF THE PLAT RECORDS OF SAID COUNTY ON 15th DAY OF SEP, 1977 AT 10:00 O'CLOCK A.M.

Ray Johnson  
RAY JOHNSON, COUNTY CLERK,  
LLANO COUNTY, TEXAS

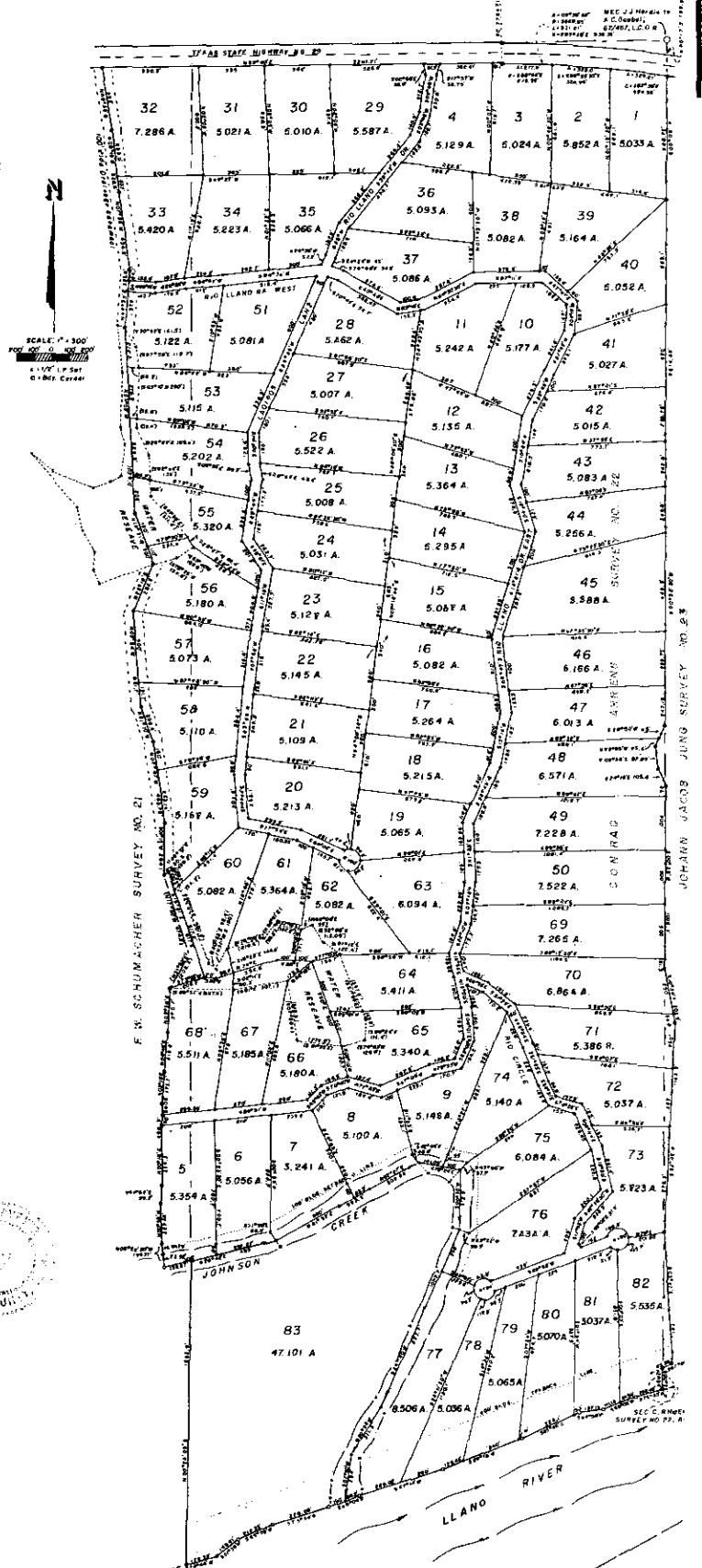
NOTE:

(1) AN EASEMENT OF FIVE (5) FEET IN WIDTH OF EACH SIDE OF EACH INTERIOR LOT LINE AND TEN (10) FEET IN WIDTH OF EACH FRONT AND REAR LOT LINE IS HEREBY RESERVED FOR CONSTRUCTION AND MAINTENANCE OF UTILITY LINES, AND AN EASEMENT FOR ELECTRIC AND/OR TELEPHONE POLE CITY ANCHORS IS RESERVED WHERE NECESSARY.

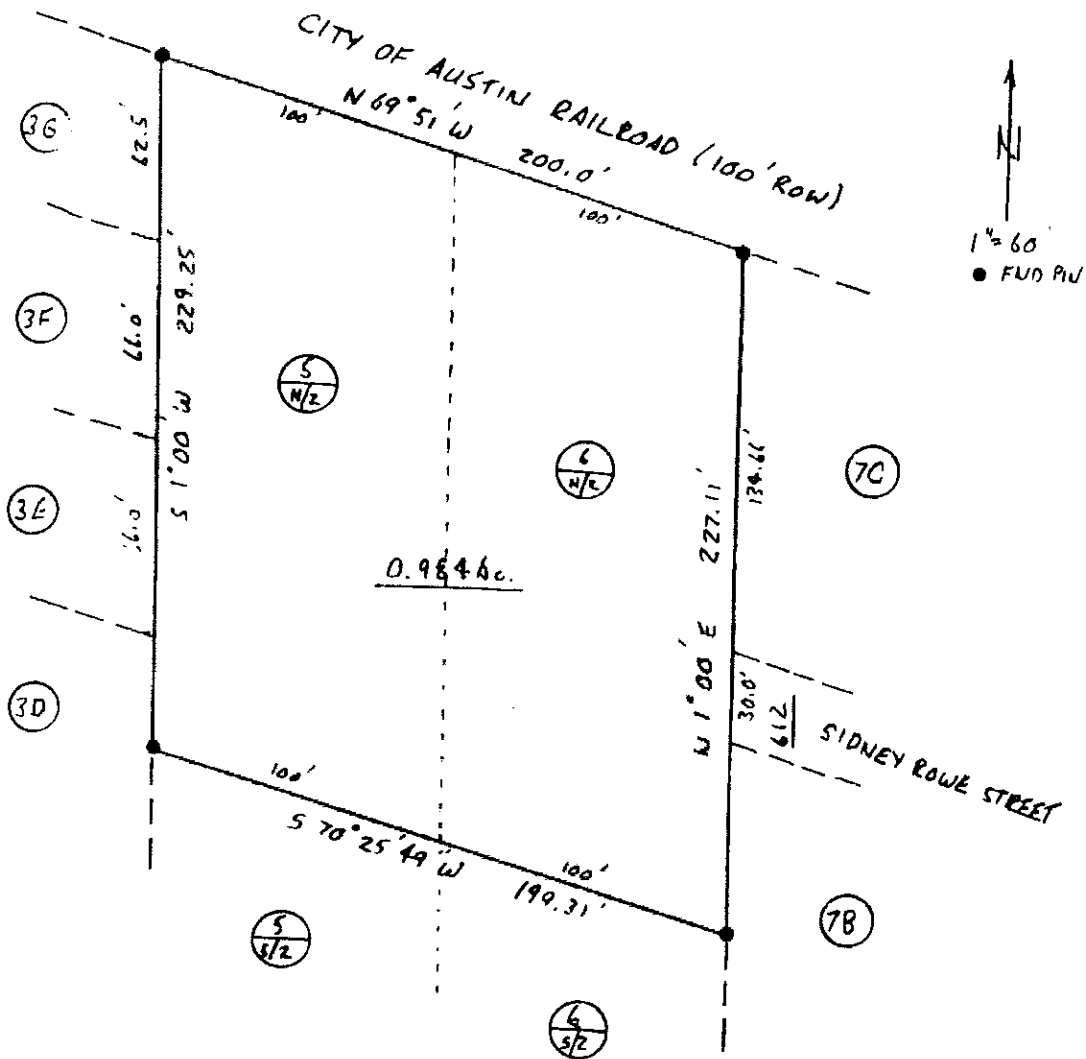
(2) TEXAS STATE HEALTH DEPARTMENT AND TEXAS WATER QUALITY BOARD REGULATIONS PERTAINING TO SEWAGE, GARBAGE AND WASTE DISPOSAL SHALL BE STRICTLY OBSERVED AT ALL PROPERTY OWNERS IN THIS SUBDIVISION.

(3) PORTIONS OF THE TWO PLATED AREAS DEEMED AS "WATER RESERVE", ALL PROPERTY OWNERS HAVING PORTIONS THEREOF SHALL HAVE RIGHT OF ACCESS AND USE OF UNIMPAVED AREAS THEREIN AND SHALL PROVIDE ACCESS FOR NECESSARY MAINTENANCE OF DAMS, DAMBERS AND APPURTENANCES THEREON.

(4) ANY CONSTRUCTION IN THE CHANNEL OF JOHNSON CREEK MUST BE APPROVED BY THE DEVELOPERS HEREOF.



3.



Being a 0.984 acre tract out of the I. P. Pullum Survey No. 428, A-580, in Llano County, Texas and being known as the north 1/2 of Lots 5 & 6. Hill Acres Subdivision of Kingsland, Texas recorded in the Llano County Deed Records Vol. 89 Page 618, and being further described as follows:

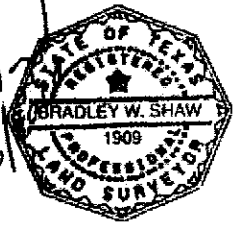
Beginning at the northwest corner of said Lot 5 of Hill Acres Subdivision, Thence S 1°00' W 229.25' with the common westerly boundary line of Lot 5 to a pin, Thence S 70°25'49" W 199.31' to a pin found in a chain link fence line being on the easterly boundary line of said Lot 6, Thence N 1°00' E 227.11' to a pin found for the northeast corner of said Lot 6, Thence N 89°51' W 200.0' with the north line of Lot 5 & 6, same being a common boundary line with the City of Austin Railroad, to the place of beginning.

OWNER D R EDWARDS

MORTGAGE: N/A

ADP 4/18/91

NOTE This property IS NOT located in the 100 year flood plain of said County set at N/A MSL by FEMA COMMUNITY PANEL MAP 461234-210 B Dated 9/16/91 ZONE X



I hereby certify that the plat and description hereon represents the results of an on the ground survey made under my direction and supervision and that there are no encroachments, conflicts, or shortages, except as shown and said property has access to and from a dedicated roadway. B W SHAW, RPS 1909, HIGHLAND LAKES ENGINEERING, BOX 1531, KINGSLAND, TEXAS 78639