

AN AMENDING PLAT FOR

# RAILYARD RIVER ESTATES

A SUBDIVISION OF 5.92 ACRES OUT OF THE HEINRICH STRACKBEIN SURVEY NO. 28, ABSTRACT NO. 690, IN THE CITY OF LLANO, LLANO COUNTY, TEXAS, FORMERLY RAILYARD RIVER ESTATES RECORDED IN DOCUMENT NO. 22 07327, OFFICIAL RECORDS OF LLANO COUNTY, TEXAS.

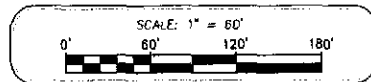
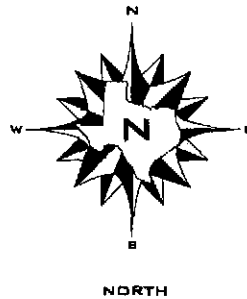
**WALDEN DRILLING, INC** OWNER  
CONTACT: BRIAN WALDEN (888) 811-6708  
P.O. BOX 878  
LLANO, TX 78643

**VBI CONSULTING ENGINEERS** ENGINEER  
**MDS LAND SURVEYING** SURVEYOR  
ENGINEERING CONTACT: KEVIN W. SPRAGGINS (830) 997-4744  
507 E. HIGHWAY ST., SUITE D Texas Registration # F-165  
FREDERICKSBURG, TX 78624

SURVEYOR CONTACT: JEFF BOERNER (830) 816-1818  
874 HARPER ROAD # 104 Texas Registration # 10019600  
KERRVILLE, TEXAS 78028

FILE NO: 21060  
SHEET: FP1 (1 OF 2)

DATE: 03/07/ 2023

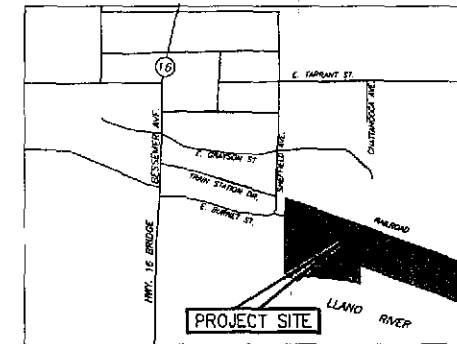


**LEGEND**

- LOT LINE
- PROPERTY BOUNDARY
- - - ADJACENT PROPERTY BOUNDARY
- - - EXISTING EASEMENT
- - - 100-YR FLOODPLAIN LINE
- - - BSL - BUILDING SETBACK LINE

**MONUMENT SYMBOLS**

- FOUND MAG NAIL
- FOUND PUNCH HOLE
- FOUND 1" IRON ROD
- CALCULATED POINT
- ⊙ SET 1" IRON ROD WITH "MDS" CAP
- ⊙ FOUND COTTON SPINDLE



FIELD NOTES FOR A 5.92 ACRE TRACT

BEING 5.92 ACRE TRACT OUT OF THE HEINRICH STRACKBEIN SURVEY NO. 28, ABSTRACT NO. 690, LLANO COUNTY, TEXAS AND BEING THAT CERTAIN CALLED 5.92 ACRE TRACT RECORDED IN DOCUMENT NO. 20-02891, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, SAID 5.92 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT):

BEGINNING at a 1/2" iron rod found in the southwest line of the Capital Metropolitan Transportation Authority tract (100' right-of-way) recorded in Volume 1078, Page 543, Official Public Records of Llano County of the northwest corner of the herein described tract, said point being the northeast corner of a City of Llano parcel described as Tract 8A, recorded in Volume 1245, Page 641, Official Public Records of Llano County, Texas;

THENCE: S 71°54'12" E, with the southwest line of the Capital Metropolitan Transportation Authority tract, and the northeast line of the herein described tract, for a distance of 1002.98' (S 71°52'22" E, 1002.98') to a 1/2" iron rod found for northeast corner of the Llano Livestock Auction tract, recorded in Volume 1529, Page 3803, Official Public Records of Llano County, Texas;

THENCE: S 00°06'12" E, departing the Capital Metropolitan Transportation Authority tract, with the west line of the Llano Livestock Auction tract, for a distance of 212.85' (S 00°34'22" E, 212.85') to a found punch for corner of the northeast corner of the Llano Realty Company tract recorded in Volume 36, Page 434, Deed Records of Llano County, Texas;

THENCE: N 71°54'12" W, departing the west line of the Llano Livestock Auction tract, with the northeast line of the Llano Realty Company tract, for a distance of 580.87' (N 71°52'22" W, 580.87') to a 1/2" iron rod with the 305" cap set for interior corner at the northwest corner of the Llano Realty Company tract;

THENCE: S 00°34'22" E, with the east line of the Llano Realty Company tract, for a distance of 93.84' (S 00°34'22" E, 93.84') to a calculated point in the north bank of the Llano River according to the deed recorded in Volume 1113, Page 1, Official Public Records of Llano County, Texas;

THENCE: with the north bank of the Llano River, the following courses and distances:

- N 77°16'38" W, for a distance of 88.51' to a calculated point for angle;
- N 85°38'25" W, for a distance of 54.84' to a calculated point for angle;
- N 85°06'17" W, for a distance of 32.81' to a calculated point for angle;
- N 88°08'32" W, for a distance of 42.66' to a calculated point for angle;
- S 77°23'18" W, for a distance of 13.98' to a calculated point for angle;
- S 86°13'01" W, for a distance of 19.55' to a calculated point for angle;
- S 50°55'46" W, for a distance of 33.82' to a calculated point for angle;
- N 55°55'17" W, for a distance of 10.34' to a calculated point for angle;
- N 70°29'05" W, for a distance of 17.60' to a calculated point for angle;
- N 53°33'13" W, for a distance of 20.82' to a calculated point for angle;
- S 27°35'14" W, for a distance of 3.57' to a calculated point for angle;
- N 53°58'07" W, for a distance of 25.57' to a calculated point for angle;
- N 63°05'12" W, for a distance of 8.33' to a calculated point for southwest corner in the east line of the Sheffield Avenue (75' right-of-way) Volume R, Page 444, Deed Records of Llano County, Texas;

THENCE: N 00°34'22" W, with the east line of Sheffield Avenue, for a distance of 384.02' (N 00°34'22" W, 384.02') to the POINT OF BEGINNING, containing 5.92 acres of land, more or less.

Note: This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in January, 2023. It contains record information. A survey plot of equal date was made in conjunction with this description.

LINE	BEARING	DISTANCE
L1	N 77°16'38" W	88.51'
L2	N 85°38'25" W	54.84'
L3	N 85°06'17" W	32.81'
L4	N 88°08'32" W	42.66'
L5	S 77°23'18" W	13.98'
L6	S 86°13'01" W	19.55'
L7	S 50°55'46" W	33.82'
L8	N 55°55'17" W	10.34'
L9	N 70°29'05" W	17.60'
L10	N 53°33'13" W	20.82'
L11	S 27°35'14" W	3.57'
L12	N 53°58'07" W	25.57'
L13	N 63°05'12" W	8.33'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	146.93'	145.23'	S8° 47' 37" E	53°46'51"
C2	50.00'	85.43'	75.41'	S84° 37' 48" E	87°53'33"
C3	50.00'	124.72'	124.47'	N32° 15' 36" E	28°19'36"
C4	50.00'	185.50'	175.46'	S30° 53' 37" E	87°58'30"
C5	50.00'	1190.71'	199.78'	N14° 06' 27" E	172°01'01"

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §  
COUNTY OF Leand §

I, the undersigned, a Registered Professional Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.



*Jeff Boerner*  
Registered Professional Surveyor  
3-9-23  
Date Signed

STATE OF TEXAS §  
COUNTY OF Kerr §

BEFORE ME, the undersigned authority, on this day personally appeared the above, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 9 day of March 2023.  
*Gwen Wells*  
Notary Public, State of Texas  
Comm. Expires 03-24-2024  
Notary ID: 12885041-3

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §  
COUNTY OF Llano §

KNOW ALL MEN BY THESE PRESENTS that Robert Wyatt and Walden Drilling Incorporated, being the owners of 5.92 acres out of the Heinrich Strackbein Survey No. 28, Abst. No. 690, in the City of Llano, Llano County Texas, as conveyed to us by deed dated May 6, 2020, and recorded in tract #20-02891, Llano County Official Public Records, DO HEREBY SUBDIVIDE 5.92 acres of land out of the Heinrich Strackbein Survey No. 28, Abst. No. 690, to be known as "RAILYARD RIVER ESTATES"; in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted.

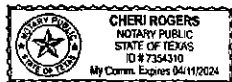
*Robert Wyatt*  
Robert Wyatt, Owner  
4/19/23  
Date Signed

*Brian Walden*  
Brian Walden, President  
4/19/23  
Date Signed

STATE OF TEXAS §  
COUNTY OF Llano §

BEFORE ME, the undersigned authority, on this day personally appeared the above, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 19th day of April 2023.  
*Cheri Rogers*  
Notary Public



CERTIFICATE OF RECORDATION

FILED FOR RECORD AT 2:56 O'CLOCK P.M., THIS THE 19 DAY OF April 2023, A.D. DOCUMENT NO. 23-02137 IN THE PLAT RECORDS OF LLANO COUNTY, TEXAS.

COUNTY CLERK'S OR DEPUTIES SIGNATURE: *Maria Adelina My Brown*

23 02137

STATE OF TEXAS  
COUNTY OF LLANO

*Kelli Judd*  
Mayor of the City of Llano, Llano County, Texas, do hereby certify that the map and plat hereon with certificate of dedication, having been duly presented to the City Council of the City of Llano, Texas Data at a regular meeting on the 21 day of March 2023, and by said Council duly considered and found to comply with the laws and statutes of the State of Texas and Ordinances of the City of Llano, were on this date approved and ordered to be filed in the Minutes of said meeting in Book       , Pg.       , and in the Plat Records of the office of the County Clerk of Llano County, Texas.

WITNESS MY HAND THIS THE 21 DAY OF March 2023

*Kelli Judd*  
Kelli Judd, Mayor, City of Llano, Texas  
Attest: *Devin Rogers*  
Devin Rogers, Secretary

APPROVED BY THE CITY OF LLANO PLANNING & ZONING COMMISSION ON THE 11 DAY OF March 2023

*Devin Rogers*  
Dwain Rogers, Planning and Zoning Chairman

- NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ONE 4203, MADS3 (2016 ADJUSTMENT)
  2. THE CITY OF LLANO IS THE CURRENT ELECTRIC PROVIDER FOR THE PROPERTY SHOWN HEREON.
  3. WATER SUPPLY FOR THE TRACTS SHOWN HEREON IS PROVIDED BY THE CITY OF LLANO.
  4. THE PROPERTY SHOWN HEREON PARTLY LIES WITHIN ZONE "A" DETERMINED TO BE INSIDE THE 100 YEAR FLOOD PLAN AS SHOWN ON THE LLANO COUNTY FLOOD INSURANCE RATE MAP NO. 40889C/D/D/C, EFFECTIVE DATE 5/2/2012.
  5. ALL PROPERTY HEREON IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S RIVER AND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT L.C.R.A. WATERSHED MANAGEMENT AT 1-800-776-5372, EXTENSION 2244 FOR MORE INFORMATION.
  6. WASTEWATER SERVICES FOR THE TRACTS SHOWN HEREON IS PROVIDED BY THE CITY OF LLANO.
  7. WALDEN WAY WILL BE A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY.
  8. THIS PROPERTY IS ZONED SF-2 BY THE CITY OF LLANO PLANNING COMMISSION.
  9. TRACT A IS DESIGNATED AS AN ELECTRICAL EASEMENT.
  10. TRACT B WILL BE CONVEYED ALONG WITH LOT 12 AS A SEPARATE TRACT, AS TRACT B IS UNBUILDABLE.

AN  
AMENDING PLAT  
FOR

RAILYARD  
RIVER ESTATES

A SUBDIVISION OF 5.92 ACRES OUT OF THE HEINRICH STRACKBEIN, SURVEY NO. 28, ABSTRACT NO. 690, IN THE CITY OF LLANO, LLANO COUNTY TEXAS

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