

LAND TITLE SURVEY

BEING A 195.96 ACRE TRACT OF LAND COMPRISED OF 65.65 ACRES IN THE ISAAC LINDSEY SURVEY NO. 67, ABSTRACT NO. 865 AND 130.31 ACRES IN THE W. C. HAYS SURVEY, ABSTRACT NO. 310 (WILLIAMSON COUNTY), ABSTRACT NO. 2708 (TRAVIS COUNTY), LOCATED WITHIN BOTH WILLIAMSON COUNTY (82.23 ACRES) AND TRAVIS COUNTY (113.73 ACRES) TEXAS, SAID 195.96 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF.

TRACT NINE CALLED 100 ACRES TERRELL TIMMERMAN FARM, LLC DOC # 2017102881 O.P.R.T.C.T. VOL. 789, PG. 658 D.R.W.C.T.

TRACT SEVEN CALLED 85 ACRES TERRELL TIMMERMAN FARM, LLC DOC # 2017102881 O.P.R.T.C.T. VOL. 1647, PG. 285 D.R.W.C.T.

NOW OR FORMERLY A REMAINDER OF THE W. C. HAYS SURVEY, ABSTRACT NO. 2708 (TRAVIS COUNTY), ABSTRACT NO. 310 (WILLIAMSON COUNTY)

CALLED 198-1/2 ACRES LUCY ELENA PFLUGER MARY MARGARET PFLUGER VOL. 7945, PG. 760 D.R.T.C.T.

THE BASIS OF BEARINGS FOR THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE, LAMBERT GRID, CENTRAL ZONE. ESTABLISHED WITH THE GEOMET-A, RTK NETWORK.



Table with 4 columns: LINE, BEARING, DISTANCE, and CENTER OF CREEK. It lists 27 lines with their respective bearings and distances.

LEGEND

- Legend items: 1/2" IRON ROD FOUND, 600 NAIL FOUND, 3/8" IRON ROD SET, CALCULATED POINT, WATER VALVE, WATER METER, WATER MANHOLE, CABLE PEGGED, WIRE FENCE, OVERHEAD UTILITY, POWER POLE, GUY WIRE, RECORD INFORMATION.

SCALE: 1" = 400'

NOTE: A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN THE 100-YEAR FLOOD PLANE, AS SHOWN ON THE WILLIAMSON COUNTY FLOOD INSURANCE RATE MAP NO. 48481007004F, DATED DECEMBER 12, 2009.

- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING: 1. ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE TO TEXAS POWER & LIGHT... 2. 15 FT. RIGHT OF WAY EASEMENT TO MANVILLE WATER SUPPLY CORP... 3. 15 FT. EASEMENT AND RIGHT OF WAY TO TEXAS UTILITIES ELECTRIC COMPANY... 4. ALL CURRENT TRAVIS AND WILLIAMSON COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS.

EXCLUSIVELY TO PARTIES INVOLVED IN THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND HERITAGE TITLE COMPANY OF AUSTIN, INC., COMMITMENT OF NO. 202201276, EFFECTIVE MARCH 8, 2022. I, TODD HOLLAND, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING MARCH, 2022, UNDER MY DIRECTION AND SUPERVISION...

REVIEWED By mjezisek at 11:20 am, Apr 14, 2022

APPROVED By Lisa Harris at 2:44 pm, Apr 14, 2022



HOLLAND SURVEYING logo and contact information: PROFESSIONAL SURVEYING AND MAPPING SERVICES, P.O. BOX 1647, MARBLE FALLS, TEXAS 78654, 830-798-8850

