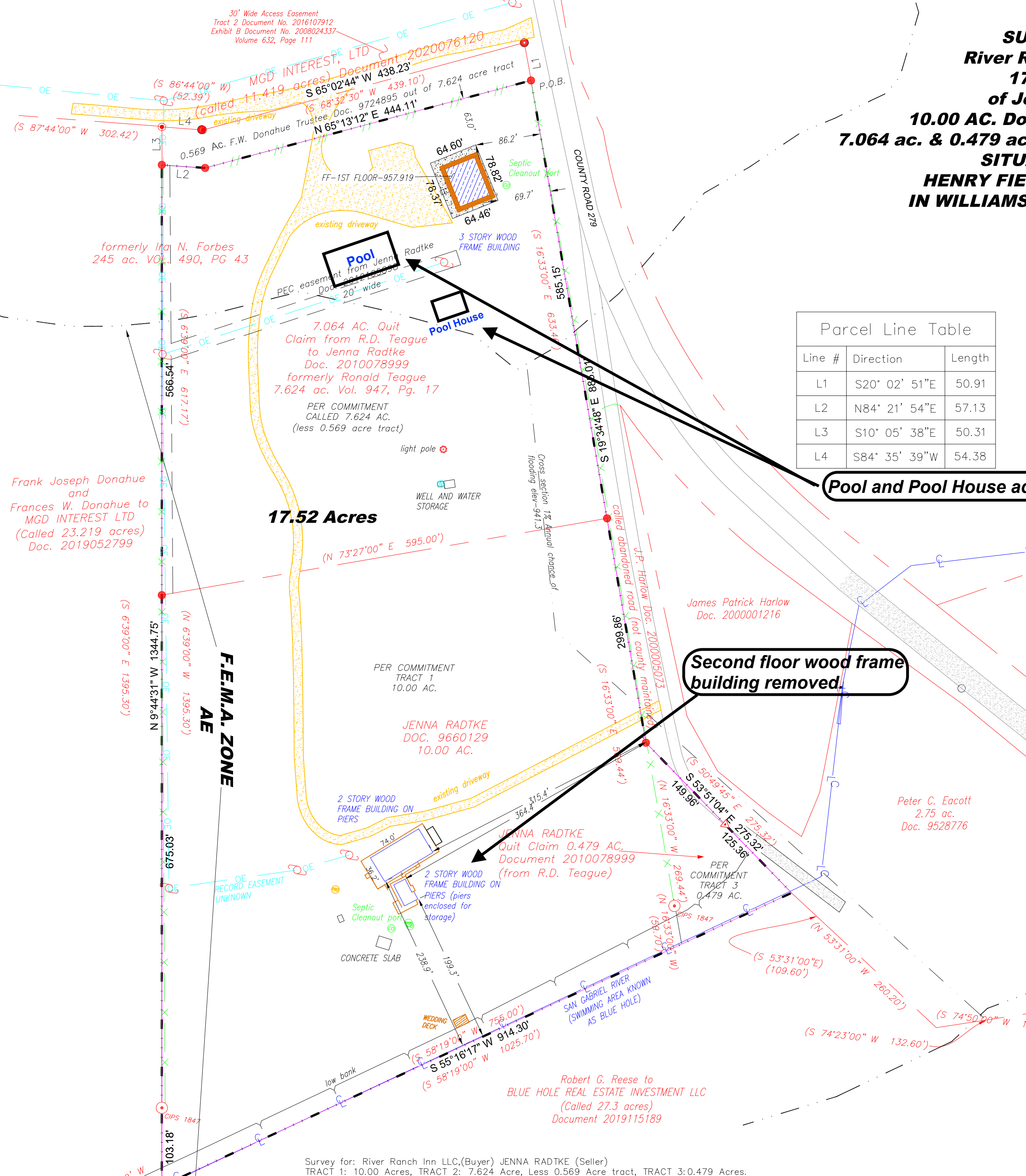


Scott L. I. Helms  
(called 13.205 acres)  
Document 2020012722

30' Wide Access Easement  
Tract 2 Document No. 2016107912  
Exhibit B Document No. 2008024337  
Volume 632, Page 111

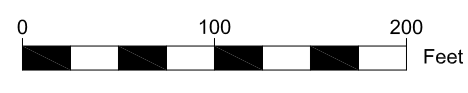
**SURVEY FOR  
River Ranch Inn, LLC.  
17.52 Acres  
of Jenna Radtke  
10.00 AC. Document No. 9660129  
7.064 ac. & 0.479 ac. Document No. 2010078999  
SITUATED IN THE  
HENRY FIELDS SURVEY A-233  
IN WILLIAMSON COUNTY, TEXAS**



Line #	Direction	Length
L1	S20° 02' 51"E	50.91
L2	N84° 21' 54"E	57.13
L3	S10° 05' 38"E	50.31
L4	S84° 35' 39"W	54.38

**Pool and Pool House added in 2023**

**Second floor wood frame building removed.**



SCALE: 1" = 100'

Note:  
The bearing basis for this survey is the State Plane Coordinate System Grid North, NAD83, Texas Central Zone, (4203), GEOID: 12A, Datum: NAVD88, CONVERGENCE: 1.24691389

**LEGEND**

- 1/2" IRON PIN FOUND (STEEL PIN)
- CAPPED IRON PIN SET MARKED "FOREST 1847"
- CAPPED IRON PIN FOUND MARKED "FOREST 1847"
- CAPPED IRON PIN FOUND MARKED "FOREST 1847"
- TELEPHONE PEDESTAL
- ELECTRIC POWER POLE
- TELEPHONE POLE
- GUY WIRE
- BENCHMARK MONUMENT (COTTON SPINDLE SET)
- WATER WELL (HAND DUG)
- OVERHEAD ELECTRIC
- TELEPHONE LINE
- EXISTING FENCE
- TRACT LINES
- BOUNDARY LINES

All document references are in Williamson County, Texas  
O.P.R.W.C.T. Official Public Records of Williamson County, Texas  
P.R.W.C.T. Plat Records of Williamson County, Texas  
D.R.W.C.T. Deed Records of Williamson County, Texas

Survey for: River Ranch Inn LLC,(Buyer) JENNA RADTKE (Seller)  
TRACT 1: 10.00 Acres, TRACT 2: 7.624 Acre, Less 0.569 Acre tract, TRACT 3: 0.479 Acres.  
THIS SURVEY: 17.52 AC. in the Henry Fields Survey A-233.  
This survey has been completed without the benefit of an abstracted title. Restrictive covenants and record easements have been listed hereon as identified for this survey by Commitment OF 2675107-AU26, effective date Sept.13, 2021, provided by First American Title Guaranty Company as shown hereon (may apply if extending to site). Existing fences are shown that are on or near the property lines as noted. Record matters known to the surveyor and adjacent ownership as researched in tax records are detailed hereon;

- A) Liens, leases, mineral rights and other matters that have not been requested have not been reviewed as a part of this survey, unless requested.
- B-1) Applicable restrictive covenants identified by the title commitment are listed as follows; Record easements identified by the title commitment are listed as follows;
  - Ba) Any Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c) Volume 631, Page 833 and Volume 642, Page 364.
  - e) Easement for Right of Way of electric transmission and distributing line to Texas Power & Light Co. in Volume 235, Page 105. Is not locatable as described.
  - f) Easement for to J F Allen for Maintaining Telephone line in Volume 321, Page 267. Not locatable as described.
  - g) Roadway easement from Ronald D. Teague to Anne Cash Edwards, et. al. as set out in Volume 2608, Page 629 & Doc. 9660129 - general type access easement crossing 7.624 ac.(Commitment Tract 2) to benefit 10 ac. (Commitment Tract 1) as set out in Volume 2608, Page. 629 - impacts Tracts 1 and 2 of commitment as a benefit or burden and crosses portion of 7.624 ac. of Ronald Teague as set out in the deed from Ronald Teague to Anne Cash Edwards, et. al., see general type easement as set out in Volume 2608, Page 629 (potentially crosses 0.569 ac. remnant parcel of Ronald Teague which is now an access strip of F.W. Donahue Doc. 9724895, boundary of easement was not described). access and water right easement (general type, no width or precise location) from Ronald Teague to Anne Cash Edwards, et. al., Vol. 2608, Pg. 629 - that document also sets out a foot path and water right easement along the east side of the property to access grantor's adjacent tract called 0.0479 ac. (all subject properties are now consolidated into one)
  - h) Electric line easement to Pedernales Electric Coop. Inc. Doc. 2012105898 (Tract 2) - easement crosses 7.064 ac. (20' wide centered on power line and guys and adjacent access, relocation rights etc.) As shown on map.

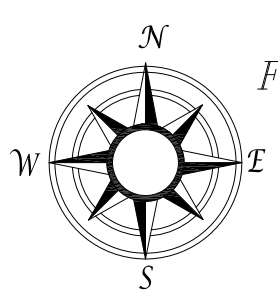
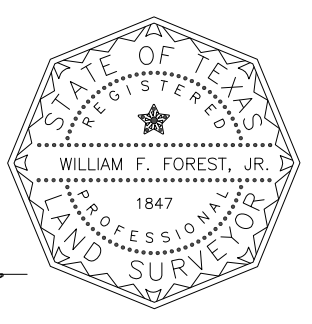
The property described hereon is partially within a special flood hazard area (Zone AE) as identified by the Federal Emergency Management Agency, flood hazard boundary map revised as per Map Number 48491C0250E, effective date 09/26/2008. A Flood Hazard study to identify additional areas of flood hazard is not included in this survey.

NOTE:  
PROPERTY BOUNDARIES ADJACENT TO WATERWAYS, LAKES & RIVERS ARE SUBJECT TO CHANGES DUE TO NATURAL CAUSES. LANDS CONTAINED WITHIN THE BEDS OF NAVIGABLE OR PERENNIAL RIVERS OR STREAMS MAY BE SUBJECT TO CERTAIN RIGHTS OF THE STATE OF TEXAS. SEE TITLE 86 ARTICLE 5414A VERNONS TX. CIVIL STATUTES (1929 SMALL BILL AMENDED 1955) AND COURT DECISIONS.

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I, THE UNDERSIGNED HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, UNDER MY SUPERVISION. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IDENTIFIES ANY EVIDENCE OF BOUNDARY LINE CONFLICTS, SHORTAGES IN AREA, PROTRUSIONS, INTRUSIONS, AND OVERLAPPING OF SIGNIFICANT IMPROVEMENTS. THIS PROPERTY ABUTS A COMMUNITY USE ROADWAY, EXCEPT AS SHOWN HEREON.

Survey Date September 17, 2018  
Commitment, easement and adjoiner information updated 10-18-21  
No return trip was made at this time.  
No new description at this time.



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www.forestsurveying.com  
TBPLS FIRM NO.10002000

Drawing Date: Oct. 18, 2021
Field Book/Page: 140 / 39
LO: COUNTY ROAD 279
Project & Dwg: JENNA RADTKE
Sheet One of One