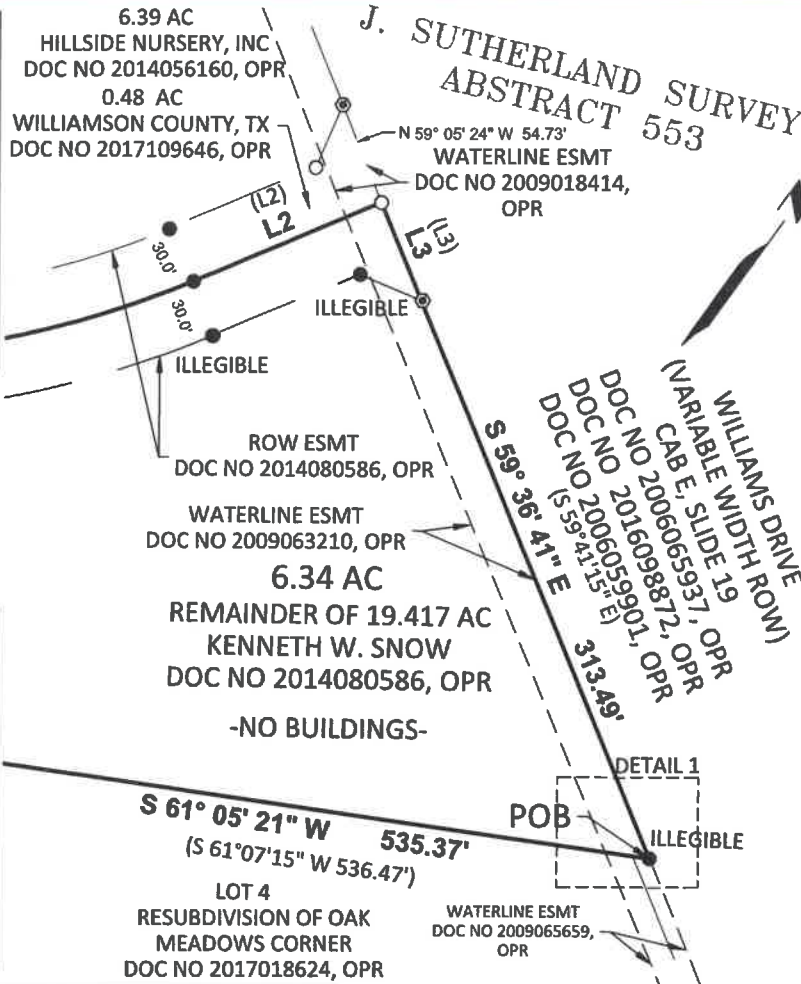


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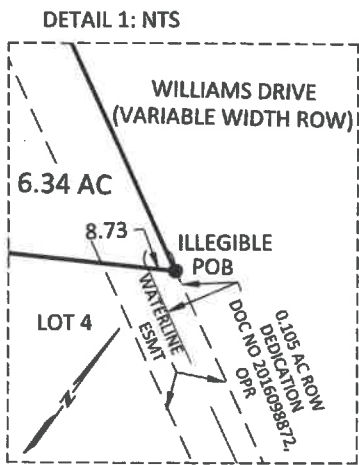
MATCHLINE 2



- NOTE:
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD_83 (2011)). ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00015.
 - THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE NOR A TITLE COMMITMENT OR TITLE POLICY. THERE MAY BE ADDITIONAL EASEMENTS OR RESTRICTIONS, NOT SHOWN HEREON, WHICH MAY AFFECT THE PROPERTY.
 - THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
 - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0275E, THAT BEARS AN EFFECTIVE/REVISED DATE OF 09/26/2008 AND COMMUNITY PANEL NO. 48491C0280E, THAT BEARS AN EFFECTIVE/REVISED DATE OF 09/26/2008. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.
 - UTILITY INFORMATION SHOWN HEREON CONSTITUTES FIELD RECOVERY OF OBSERVED EVIDENCE OF UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES, SUCH AS ELECTRICAL, TELEPHONE, CABLE TV AND PIPELINES, MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING BURIED UTILITIES/STRUCTURES OR BEFORE ANY EXCAVATION IS BEGUN, CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.
 - THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
 - THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.

Line Table		
Line #	Direction	Length
L1	N 34°29'12" W	32.88'
L2	N 30°18'40" E	108.76'
L3	S 59°41'20" E	55.00'

Record Line Table		
Line #	Direction	Length
(L1)	N 35°00'00" W	32.93'
(L2)	N 30°20'27" E	108.78'
(L3)	S 59°41'15" E	



Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	405.42'	500.00'	046°27'28"	N 53°35'07" E	394.40'

Record Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
(C1)	405.98'	500.00		N 53°34'30" E	394.92'

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND MAY 2025, BY ME OR UNDER MY SUPERVISION, THAT THIS SURVEY PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

STEGER BIZZELL

(Signature)

7-1-25

PATRICK J. STEVENS, R.P.L.S.
TEXAS REG. NO. 5784

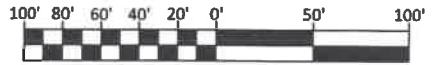


TSPS CATEGORY 1B, CONDITION II
STANDARD LAND SURVEY
6.34 ACRE TRACT OF LAND SITUATED IN THE
JOHN SUTHERLAND SURVEY, ABSTRACT NO 553
EXTRA TERRITORIAL JURISDICTION OF THE
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

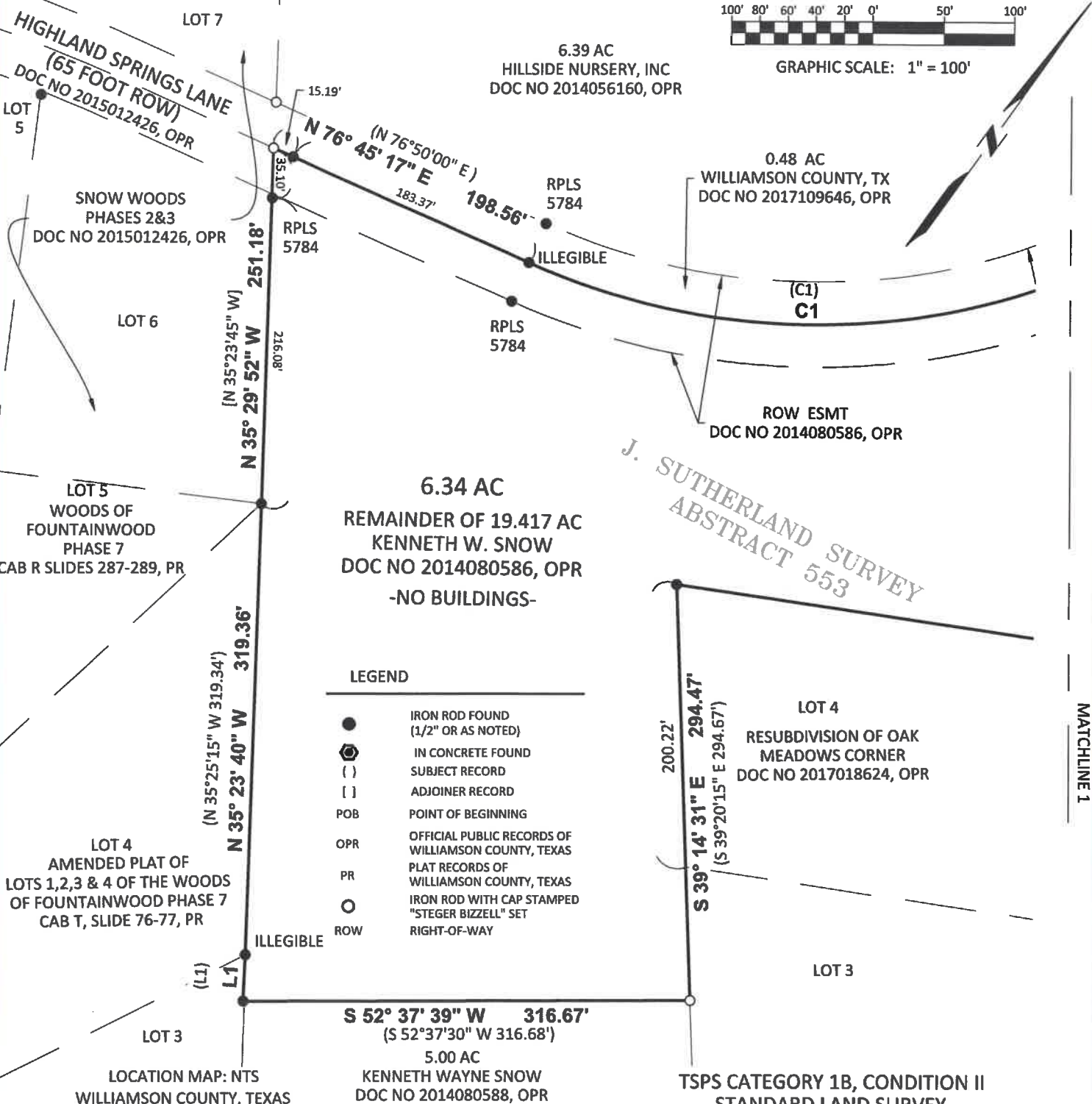
STEGER BIZZELL

ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-161 TBPELS FIRM No. 10003700
SERVICES	>>>ENGINEERS >>>PLANNERS >>>SURVEYORS	
WEB	STEGERBIZZELL.COM	

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GRAPHIC SCALE: 1" = 100'

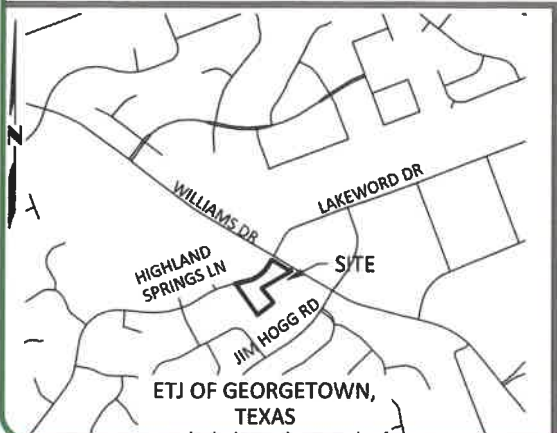


- LEGEND**
- IRON ROD FOUND (1/2" OR AS NOTED)
 - ⊕ IN CONCRETE FOUND
 - () SUBJECT RECORD
 - [] ADJOINER RECORD
 - POB POINT OF BEGINNING
 - OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - IRON ROD WITH CAP STAMPED "STEGER BIZZELL" SET
 - ROW RIGHT-OF-WAY

LOCATION MAP: NTS
WILLIAMSON COUNTY, TEXAS

KENNETH WAYNE SNOW
DOC NO 2014080588, OPR

TSPS CATEGORY 1B, CONDITION II
STANDARD LAND SURVEY
6.34 ACRE TRACT OF LAND SITUATED IN THE
JOHN SOUTHERLAND SURVEY, ABSTRACT NO 553
EXTRA TERRITORIAL JURISDICTION OF THE
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STEGER BIZZELL

ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No. 10003700
SERVICES	>>ENGINEERS >>PLANNERS >>SURVEYORS	
WEB	STEGERBIZZELL.COM	