

TO: LONGHORN TITLE COMPANY, INC. GF#21001510
RE: RONALD RANDIG

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

DATE 8-18-2021

BRUCE L. BRYAN, R.P.L.S.
TEXAS REGISTRATION NO. 4249

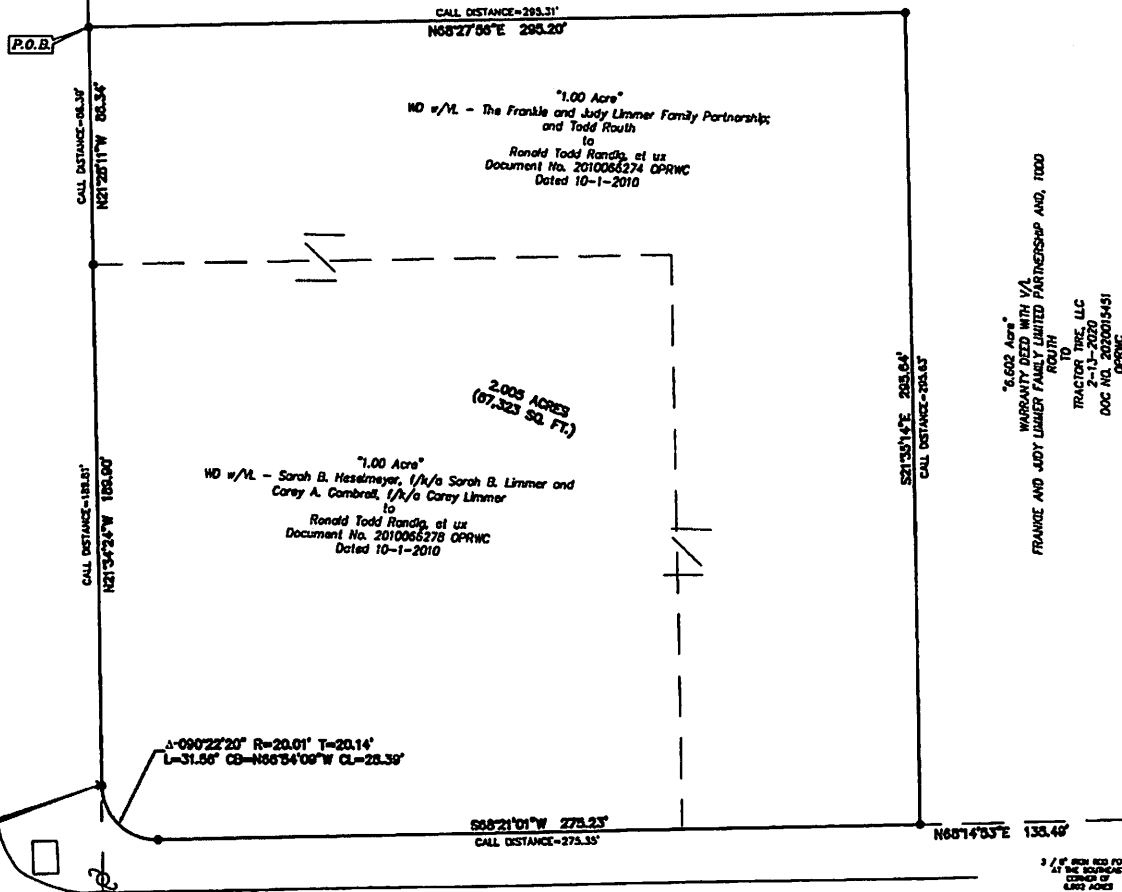


LEGEND:

- 1/2" IRON ROD SET
- IRON ROD FOUND
- XX FIRE HYDRANT
- POWER POLE
- OVERHEAD ELECTRIC

F.M. 397
"3.541 Acres"
766/288 DRWC

WILLIAM J. BAKER SURVEY,
ABSTRACT NO. 65



THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY LONGHORN TITLE COMPANY INC. G.F. NO. 21001510, EFFECTIVE DATE: NOVEMBER 25, 2001.

ABBREVIATIONS:

- FND. - FOUND
- I.R. - IRON ROD
- I.P. - IRON PIPE
- R.O.W. - RIGHT-OF-WAY
- DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPRWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- WD - WARRANTY DEED
- GWD - GENERAL WARRANTY DEED
- SWD - SPECIAL WARRANTY DEED
- W/A - DEED WITH VENDOR'S LIEN
- WCR - WILLIAMSON COUNTY ROAD
- P.O.C. - PLACE OF BEGINNING
- P.O.B. - PLACE OF BEGINNING

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE REPORT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
3. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 4849100530P, EFFECTIVE DATE DECEMBER 20, 2019, LOCATED IN ZONE "X" (UNSHADED).
4. THERE ARE NO ENCRAGEMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
5. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BTS".
6. THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.

SCHEDULE "B" ITEMS

- a. NOTED
- b. NOTED
- c. UNABLE TO LOCATED DUE TO A VAGUE DESCRIPTION
- d. NOT RELATED TO SURFACE RIGHTS
- e. NOTED
- f. NOTED
- g. NOTED
- h. NOTED
- i. NOT RELATED TO SURFACE RIGHTS
- j. NOTED
- k. NOTED
- l. NOTED

LAND TITLE SURVEY

2.005 ACRE TRACT OUT OF
THE WILLIAM J. BAKER SURVEY
ABSTRACT NO. 65
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76778

PHONE: (817) 352-0090

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: DB
CHECKED BY: BLB
SCALE: 1" = 30'
APPROVED BY: BLB
PROJECT NO. 21-666
DATE: AUGUST 18, 2021

AUGUST 18, 2021

2.005 ACRES

These notes describe that certain tract of land situated in the **WILLIAM J. BARKER SURVEY, ABSTRACT NO. 65**, located in Williamson County, Texas; subject tract being all of a called "1.00 Acres" conveyed in Warranty Deed with V/L from The Frankie and Judy Limmer Family Partnership; and Todd Routh to Ronald Tod Randig, et UX recorded in Document No. 2010066274 of the Official Public Records of Williamson County (OPRWC) dated 10-1-2010 also "1.00 Acres" conveyed in Warranty deed with V/L from Sarah B. Heselmeyer, f/k/a Carey Limmer to Ronald Todd Randig, et UX recorded in Document No. 2010066278 of the (OPRWC) dated 10-1-2010, being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on February 10, 2021, subject tract being more fully described as follows:

BEGINNING at a ½" Iron Rod found (capped "1433") (North=10188214.8790', East=3206462.0720') in the West right-of-way of Farm to Market Road No. 397, same being the upper Southwest corner "6.602 Acres" conveyed in Warranty Deed with V/L from Frankie and Judy Limmer Family Limited Partnership and, Todd Routh to Tractor Tire, LLC dated 2-13-2020 and recorded in Document No. 2020015451 of the (OPRWC);

THENCE North 68°27'56" East along the common North line of "1.00 Acres" conveyed in Warranty Deed from The Frankie and Judy Limmer Family Partnership; and Todd Routh to Ronald Todd Randig, et ux and recorded in Document No. 2010066274 dated 10-1-2010 of the (OPRWC) also the upper South line of "6.602 Acres" a distance of 295.20 feet to a 1/2" Iron Rod Found at the Northeast corner of "1.00 Acres" also the upper Southwest corner of "6.602 Acres";

THENCE South 21°35'14" East along the common East line of "1.00 Acres" also the lower West line of "6.602 Acres" a distance of 295.64 feet to a 1/2" Iron Rod Found (capped "1433") also in the North Right of Way line of Mallard Lane a 3/8" Iron Rod Found at the Southeast corner of "6.602 Acres" for reference bears North 68°14'53" East a distance of 135.49 feet;

THENCE South 68°21'01" West along the South line of "1.00 Acres" also the South li line of "1.00 Acres Randig" conveyed in Warranty Deed with V/L from Sarah B. Heselmeyer, f/k/a Sarah B. Limmer and Carey A. Gambrell, f/k/a Carey Limmer to Ronald Todd Randig, et ux and recorded in Document No. 2010066278 date 10-1-2010 of the (OPRWC) and also the North Right of Way line of Mallard Lane a distance of 275.23 feet to a 1/2" Iron Rod Found in the South line of "1.00 Acres Randig" also in the South Right of Way line of Mallard Lane;

THENCE a curve to the right having a central angle of $07^{\circ}32'17''$, a radius of 20.01 feet, a chord bearing of North $66^{\circ}54'09''$ West, a chord length of 28.39 feet and an arc length of 31.56 feet to a 1/2" Iron Rod Found in the West line of "1.00 Acres Randig" also the East Right of Way line of Farm to Market Road 397;

THENCE North $21^{\circ}34'24''$ West along the West line of "1.00 Acres Randig" also the East Right of Way line of Farm to Market Road 397 a distance of 189.90 feet to a 1/2" Iron Rod Found "capped 1433" at the Northwest corner of "1.00 Acres Randig" also the upper Southwest corner of "1.00 Acres" and in the East Right of Way line of Farm to Market Road 397;

THENCE North $21^{\circ}28'11''$ West along the West line of "1.00 Acres" also the East Right of Way line of Farm to Market Road 397 a distance of 86.34 feet to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of 2.005 Acres.

Surveyor's Note: Attention is invited to accompanying plat for location of improvements, visible utilities and roadways. Coordinates bearings shown hereon are based on the Allterra cooperative VRS reference network and are expressed Texas State Plane Values, Zone 4203; distances are expressed as grid values.


Bruce Lane Bryan Registered Professional Land Surveyor No. 4249

