



1.573 ACRES

**LEGAL DESCRIPTION:** BEING 1.573 ACRES OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS AND BEING THAT CERTAIN 1.488 ACRE TRACT DESCRIBED IN #2020119313 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.573 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN MARCH 2023:

**BEGINNING** AT A 1/4" IRON ROD WITH CAP FOUND IN THE EAST LINE OF U.S. HIGHWAY NO. 183 FOR THE NORTHWEST CORNER OF AN OLD ROADWAY AND THE NORTHEAST CORNER HEREOF AND FROM WHICH A X IN CONCRETE FOUND BEARS NORTH 07°42'21" EAST A DISTANCE OF 40.1 FEET;

THENCE SOUTH 20°08'06" EAST A DISTANCE OF 473.04 FEET ALONG THE WEST LINE OF SAID ROADWAY TO A 1/2" IRON ROD WITH CAP FOUND FOR THE NORTHWEST CORNER OF THAT CERTAIN 4.717 ACRE TRACT DESCRIBED IN DOC. #2020054349 OF SAID OFFICIAL PUBLIC RECORDS AND A CORNER HEREOF AND FROM WHICH A 1/2" IRON ROD WITH CAP FOUND BEARS NORTH 67°50'26" EAST A DISTANCE OF 18.66 FEET;

THENCE SOUTH 20°03'08" EAST A DISTANCE OF 272.33 FEET ALONG THE WEST LINE OF SAID 4.717 ACRE TRACT TO A 3/8" IRON ROD FOUND IN THE EAST LINE OF SAID HIGHWAY FOR A CORNER OF SAID 4.717 ACRE TRACT AND THE SOUTHEAST CORNER HEREOF AND FROM WHICH A 3/8" IRON ROD FOUND BEARS NORTH 24°40'50" WEST A DISTANCE OF 7.32 FEET AND A CONCRETE MONUMENT FOUND BEARS NORTH 69°01'28" EAST A DISTANCE OF 69.33 FEET;

THENCE ALONG THE EAST LINE OF SAID HIGHWAY, THE FOLLOWING 2 COURSES:

1. SOUTH 69°01'28" WEST A DISTANCE OF 96.17 FEET TO A 1/2" IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER HEREOF;
2. ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 767.67 FEET, WITH A RADIUS OF 1130.29 FEET, WITH A CHORD OF NORTH 12°46'04" WEST A DISTANCE OF 753.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.573 ACRES MORE OR LESS, AND AS SHOWN HEREON.

CTLS ID	(Y) NORTHING	(X) EASTING	TAG NO.	DBH (IN)	SPECIES
3000	10190092.02	3074126.87	4808	28.7	OAK
3001	10190072.11	3074132.66	4807	10.5	OAK
3011	10189944.25	3074183.84	402	11.5	OAK
3012	10189930.93	3074190.22	403	16.4	OAK
3015	10189912.00	3074195.04	404	16.1	OAK
3016	10189888.22	3074201.60	405	21.0	OAK
3017	10189833.13	3074222.15	406	13.0	OAK
3018	10189820.58	3074201.15	407	10.3	OAK
3019	10189823.24	3074227.01	408	12.2	OAK
3020	10189631.43	3074310.88	409	12.6	OAK
3021	10189620.97	3074308.06	410	11.8	OAK
3022	10189596.61	3074317.43	411	15.3	OAK
3023	10189569.99	3074331.73	412	21.8	OAK
3024	10189555.16	3074330.81	413	16.4	OAK

**SURVEY NOTES:**

1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE ORD. NAD 83(2011)—HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.
2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLS"
3. THIS SURVEY AN ALTA/NSPS LAND TITLE SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY.
4. FLOOD MAP SUBJECT TO SCALE UNCERTAINTY AND THEREFOR IS APPROXIMATE.
5. UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.
6. INFORMATION OF EASEMENTS, SERVITUDES OR COVENANTS IF ANY SHOWN HEREON ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT REFERENCED HEREON AND NO OTHER RESEARCH WAS PERFORMED OR REQUESTED BY CLIENT. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.
7. LOCATION OF ALL WATERLINES, PIPELINES (ABOVE-GROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREON ARE APPROXIMATE AND BASED SOLELY ON VISIBLE EVIDENCE. NOT ALL OVERHEAD ELECTRIC POLES AND GUY WIRES WERE LOCATED, ONLY THOSE REQUIRED TO SHOW THE LOCATION OF THE LINES. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES ASSOCIATED WITH THESE UTILITIES.

**ALTA/NSPS TABLE A NOTES:**

1. AS MARKED HEREON
2. NO INFORMATION PROVIDED BY CLIENT.
3. THE PROPERTY DESCRIBED HEREON IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO.4888120450E, EFFECTIVE 12/20/2019.
4. GROSS LAND AREA OF SURVEYED BOUNDARY: 3.225 ACRES
5. OBSERVED EVIDENCE AS SHOWN HEREON.
11. OBSERVED EVIDENCE ONLY IS SHOWN HEREON. NO PLANS FROM UTILITY COMPANIES WERE PROVIDED AND NO 811 UTILITY LOCATE REQUEST WAS SENT.

**TITLE NOTES:**

NO TITLE INFORMATION PROVIDED



THIS IS TO CERTIFY - THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 1.2.3.4.5.6.7.8.9.10.11.12.13.14.15.16.17.18.19.20.21.22.23.24.25.26.27.28.29.30.31.32.33.34.35.36.37.38.39.40.41.42.43.44.45.46.47.48.49.50.51.52.53.54.55.56.57.58.59.60.61.62.63.64.65.66.67.68.69.70.71.72.73.74.75.76.77.78.79.80.81.82.83.84.85.86.87.88.89.90.91.92.93.94.95.96.97.98.99.100.101.102.103.104.105.106.107.108.109.110.111.112.113.114.115.116.117.118.119.120.121.122.123.124.125.126.127.128.129.130.131.132.133.134.135.136.137.138.139.140.141.142.143.144.145.146.147.148.149.150.151.152.153.154.155.156.157.158.159.160.161.162.163.164.165.166.167.168.169.170.171.172.173.174.175.176.177.178.179.180.181.182.183.184.185.186.187.188.189.190.191.192.193.194.195.196.197.198.199.200.201.202.203.204.205.206.207.208.209.210.211.212.213.214.215.216.217.218.219.220.221.222.223.224.225.226.227.228.229.230.231.232.233.234.235.236.237.238.239.240.241.242.243.244.245.246.247.248.249.250.251.252.253.254.255.256.257.258.259.260.261.262.263.264.265.266.267.268.269.270.271.272.273.274.275.276.277.278.279.280.281.282.283.284.285.286.287.288.289.290.291.292.293.294.295.296.297.298.299.300.301.302.303.304.305.306.307.308.309.310.311.312.313.314.315.316.317.318.319.320.321.322.323.324.325.326.327.328.329.330.331.332.333.334.335.336.337.338.339.340.341.342.343.344.345.346.347.348.349.350.351.352.353.354.355.356.357.358.359.360.361.362.363.364.365.366.367.368.369.370.371.372.373.374.375.376.377.378.379.380.381.382.383.384.385.386.387.388.389.390.391.392.393.394.395.396.397.398.399.400.401.402.403.404.405.406.407.408.409.410.411.412.413.414.415.416.417.418.419.420.421.422.423.424.425.426.427.428.429.430.431.432.433.434.435.436.437.438.439.440.441.442.443.444.445.446.447.448.449.450.451.452.453.454.455.456.457.458.459.460.461.462.463.464.465.466.467.468.469.470.471.472.473.474.475.476.477.478.479.480.481.482.483.484.485.486.487.488.489.490.491.492.493.494.495.496.497.498.499.500.501.502.503.504.505.506.507.508.509.510.511.512.513.514.515.516.517.518.519.520.521.522.523.524.525.526.527.528.529.530.531.532.533.534.535.536.537.538.539.540.541.542.543.544.545.546.547.548.549.550.551.552.553.554.555.556.557.558.559.560.561.562.563.564.565.566.567.568.569.570.571.572.573.574.575.576.577.578.579.580.581.582.583.584.585.586.587.588.589.590.591.592.593.594.595.596.597.598.599.600.601.602.603.604.605.606.607.608.609.610.611.612.613.614.615.616.617.618.619.620.621.622.623.624.625.626.627.628.629.630.631.632.633.634.635.636.637.638.639.640.641.642.643.644.645.646.647.648.649.650.651.652.653.654.655.656.657.658.659.660.661.662.663.664.665.666.667.668.669.670.671.672.673.674.675.676.677.678.679.680.681.682.683.684.685.686.687.688.689.690.691.692.693.694.695.696.697.698.699.700.701.702.703.704.705.706.707.708.709.710.711.712.713.714.715.716.717.718.719.720.721.722.723.724.725.726.727.728.729.730.731.732.733.734.735.736.737.738.739.740.741.742.743.744.745.746.747.748.749.750.751.752.753.754.755.756.757.758.759.760.761.762.763.764.765.766.767.768.769.770.771.772.773.774.775.776.777.778.779.780.781.782.783.784.785.786.787.788.789.790.791.792.793.794.795.796.797.798.799.800.801.802.803.804.805.806.807.808.809.810.811.812.813.814.815.816.817.818.819.820.821.822.823.824.825.826.827.828.829.830.831.832.833.834.835.836.837.838.839.840.841.842.843.844.845.846.847.848.849.850.851.852.853.854.855.856.857.858.859.860.861.862.863.864.865.866.867.868.869.870.871.872.873.874.875.876.877.878.879.880.881.882.883.884.885.886.887.888.889.890.891.892.893.894.895.896.897.898.899.900.901.902.903.904.905.906.907.908.909.910.911.912.913.914.915.916.917.918.919.920.921.922.923.924.925.926.927.928.929.930.931.932.933.934.935.936.937.938.939.940.941.942.943.944.945.946.947.948.949.950.951.952.953.954.955.956.957.958.959.960.961.962.963.964.965.966.967.968.969.970.971.972.973.974.975.976.977.978.979.980.981.982.983.984.985.986.987.988.989.990.991.992.993.994.995.996.997.998.999.1000.1001.1002.1003.1004.1005.1006.1007.1008.1009.1010.1011.1012.1013.1014.1015.1016.1017.1018.1019.1020.1021.1022.1023.1024.1025.1026.1027.1028.1029.1030.1031.1032.1033.1034.1035.1036.1037.1038.1039.1040.1041.1042.1043.1044.1045.1046.1047.1048.1049.1050.1051.1052.1053.1054.1055.1056.1057.1058.1059.1060.1061.1062.1063.1064.1065.1066.1067.1068.1069.1070.1071.1072.1073.1074.1075.1076.1077.1078.1079.1080.1081.1082.1083.1084.1085.1086.1087.1088.1089.1090.1091.1092.1093.1094.1095.1096.1097.1098.1099.1100.1101.1102.1103.1104.1105.1106.1107.1108.1109.1110.1111.1112.1113.1114.1115.1116.1117.1118.1119.1120.1121.1122.1123.1124.1125.1126.1127.1128.1129.1130.1131.1132.1133.1134.1135.1136.1137.1138.1139.1140.1141.1142.1143.1144.1145.1146.1147.1148.1149.1150.1151.1152.1153.1154.1155.1156.1157.1158.1159.1160.1161.1162.1163.1164.1165.1166.1167.1168.1169.1170.1171.1172.1173.1174.1175.1176.1177.1178.1179.1180.1181.1182.1183.1184.1185.1186.1187.1188.1189.1190.1191.1192.1193.1194.1195.1196.1197.1198.1199.1200.1201.1202.1203.1204.1205.1206.1207.1208.1209.1210.1211.1212.1213.1214.1215.1216.1217.1218.1219.1220.1221.12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