



COUNTY ROAD 342  
(NO RECORD INFORMATION FOUND)

(N 70°57'37" E 1330.48')  
S 73°19'24" E 1330.32'

\*\*PORTIONS OF COUNTY ROAD  
APPEAR TO BE ABANDONED

N 16°03'51" E  
29.17'

S 16°03'51" W 726.30'  
(N 18°23'04" E 726.30')

WILLIAM C. WILSON SURVEY, A-651

CALLED 190.4 AC.  
DOCUMENT NO. 2021130819  
OFFICIAL PUBLIC RECORDS,  
WILLIAMSON COUNTY, TX

APPROXIMATE  
SURVEY/ABSTRACT LINE

CALLED 14.8 AC.  
DOCUMENT NO. 2007075703  
OFFICIAL PUBLIC RECORDS,  
WILLIAMSON COUNTY, TX

M.F. ALEXANDER SURVEY, A-35

(S 19°53'42" W 3996.51')  
N 17°32'32" E 3995.55'

~SURVEY~  
188.02 AC.  
CALLED 187.98 AC.  
VOL. 796, PG. 110  
DEED RECORDS,  
WILLIAMSON COUNTY, TX

- LEGEND**
- 1/2" IRON ROD FOUND
  - 5/8" IRON ROD W/ "WHITECAP SURVEY" CAP SET
  - ⊙ 1" IRON PIPE FOUND
  - △ CALCULATED POINT
  - ( ) RECORD INFORMATION
  - ⊙ POWER POLE
  - ⊙ WATER WELL
  - OE — OVERHEAD UTILITY LINE
  - X — X — WIRE FENCE
  - - - EASEMENT LINE
  - - - ADJOINER TRACT BOUNDARY
  - SUBJECT TRACT BOUNDARY

WOOD HOUSE  
(ABANDONED)  
BARN  
BARN

S 15°23'31" W 3524.04'  
(N 17°45'21" E 3524.00')

CALLED 75 AC.  
DOCUMENT NO. 2007075703  
OFFICIAL PUBLIC RECORDS,  
WILLIAMSON COUNTY, TX

FEMA ZONE X  
0.2% ANNUAL CHANCE  
FLOOD

FEMA ZONE AE

10' WIDE EASEMENT  
ITEM 10d

FEMA ZONE AE  
REGULATORY  
FLOODWAY

FEMA ZONE AE

FEMA ZONE X  
0.2% ANNUAL CHANCE  
FLOOD

(S 19°35'33" W 1602.89')  
N 17°14'23" E 1602.51'

(S 71°08'12" E 561.20')  
N 73°21'40" W 562.03'

N 13°32'47" E  
118.54'  
(S 15°54'48" W 118.29')

N 16°53'55" E  
90.02'  
(S 19°15'56" W 89.83')

(S 70°59'35" E 970.07')  
N 73°22'47" W 969.99'

S 15°01'18" W 1555.82'  
(N 17°23'08" E 1555.80')

CALLLED 32 AC.  
VOL. 1282, PG. 820  
OFFICIAL PUBLIC RECORDS,  
WILLIAMSON COUNTY, TX

**SURVEYOR'S NOTES:**

1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) CENTRAL ZONE. UNITS = US SURVEY FEET
2. ONLY VISIBLE IMPROVEMENTS AND VISIBLE EVIDENCE OF UTILITIES WERE LOCATED.
3. SITE ADDRESS - NONE LISTED PER WILLIAMSON COUNTY APPRAISAL DISTRICT
4. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION OF EVEN DATE.
5. SUBJECT TRACT LIES PARTIALLY WITHIN ZONE "AE", PARTIALLY WITHIN ZONE "AE" REGULATORY FLOODWAY, PARTIALLY WITHIN ZONE "X" 0.2% ANNUAL CHANCE FLOOD HAZARD, AND PARTIALLY WITHIN ZONE "X", AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ACCORDING TO FEMA MAP NO. 48491C0175F, DATED DECEMBER 20, 2019. THIS STATEMENT IS DERIVED SOLELY UPON THE ABOVE LISTED FEMA MAP AND IS NOT A GUARANTEE THE SUBJECT TRACT WILL OR WILL NOT FLOOD.
6. ONLY THOSE SURVEY RELATED EASEMENTS AND RESTRICTIONS LISTED IN SCHEDULE 'B' OF THE TITLE COMMITMENT GF NO. 21061869, EFFECTIVE DATE: SEPTEMBER 1, 2021, ISSUED DATE: SEPTEMBER 14, 2021, BY TEXAN TITLE INSURANCE COMPANY, AND LISTED BELOW WERE REVIEWED FOR THIS SURVEY. NO ADDITIONAL RESEARCH FOR EASEMENTS OR RESTRICTIONS AFFECTING THIS TRACT WAS PERFORMED BY WHITECAP SURVEY COMPANY, LLC.

10d) EASEMENT DATED DECEMBER, 1925, EXECUTED BY MRS. J.W. MCCOY ET AL TO BARTLETT COMMUNITY LIGHT & POWER COMPANY, RECORDED IN VOLUME 279, PAGE 321, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.  
- DOES AFFECT AS SHOWN HEREON



*W.F.H.*  
9/29/21

TO: BARTLETT FARM, LLC (BORROWER), RUDY JOHN BOHAC II; MYRA L. PAGE AND LOIS MCQUADE (RECORD TITLE TO LAND) AND TEXAN TITLE INSURANCE COMPANY (TITLE COMPANY);

I, WILLIAM F. HERRING, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON-THE-GROUND SURVEY OF THE PROPERTY SHOWN HEREON, CONDUCTED UNDER MY SUPERVISION, AND COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III LAND TITLE SURVEY.

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OF 1

PROJECT NAME:	BARTLETT FARM
CLIENT:	BARTLETT FARM, LLC
JOB NUMBER:	2100192
SURVEY DATE:	SEPTEMBER 28, 2021
SURVEYOR:	WH
TECHNICIAN:	WH,LH

**LAND TITLE SURVEY**  
OF 188.02 AC. OUT OF  
THE M.F. ALEXANDER SURVEY, A-35  
AND THE WILLIAM C. WILSON SURVEY, A-651  
WILLIAMSON COUNTY, TX

**WHITECAP**  
SURVEY COMPANY

WHITECAP SURVEY COMPANY, LLC  
TBPELS FIRM NO. 10194424  
PO BOX 1225  
DRIPPING SPRINGS, TX 78620  
(512) 808-0102  
EMAIL: INFO@WHITECAPSURVEY.COM