

STATE OF TEXAS
 CALLED 1.247 ACRES, 0.324
 ACRES OF NEW RIGHT-OF-WAY
 VOLUME 401, PAGE 271
 DEED RECORDS

F.M. HIGHWAY 487
 (PUBLIC RIGHT-OF-WAY)

TxDOT CONCRETE
 MONUMENT LOCATED
 FOR ANGLE POINT OF
 F.M. HIGHWAY 487

SEE DETAIL "A"

N68° 09' 49"E
 819.57'

LESCHER, SHERIN
 CALLED 38.27 ACRES
 DOCUMENT NO. 199931352
 OFFICIAL PUBLIC RECORDS

SMITH, HUGH ALLEN
 "SECOND TRACT"
 CALLED 100 ACRES
 VOLUME 582, PAGE 624
 DEED RECORDS

THE INSIDE LINES OF THIS
 EASEMENT ARE INTENDED TO BE
 50' OFFSET FROM AND PARALLEL
 TO THE CENTERLINE OF THE
 EXISTING ASPHALT ROADWAY
 KNOWN AS COUNTY ROAD 216

TANGUTUR, PRAASHANTH &
 SOUJANYA
 CALLED 19.146 ACRES
 DOCUMENT NO. 2016012798
 OFFICIAL PUBLIC RECORDS

BAMSCH, DARVIN R
 CALLED 30.75 ACRES
 DOCUMENT NO. 9804057
 OFFICIAL PUBLIC RECORDS

LINE	BEARING	DISTANCE
L1	N68° 09' 49"E	35.61'
L2	S67° 14' 44"E	56.57'
L3	N68° 01' 16"E	25.64'
L4	N21° 37' 18"W	29.27'
L5	N67° 14' 44"W	92.32'

SCALE: 1" = 500'



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	30.00'	48.25'	92°08'54"
			CHORD BEARING
			N23° 35' 01"E
			CHORD LENGTH
			43.21'

SMITH, HUGH ALLEN
 "FIRST TRACT"
 CALLED 44.34 ACRES
 VOLUME 582, PAGE 624
 OFFICIAL PUBLIC RECORDS

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 EASEMENT ARE INTENDED TO BE
 50' OFFSET FROM AND PARALLEL
 TO THE CENTERLINE OF THE
 EXISTING ASPHALT ROADWAY
 KNOWN AS COUNTY ROAD 216

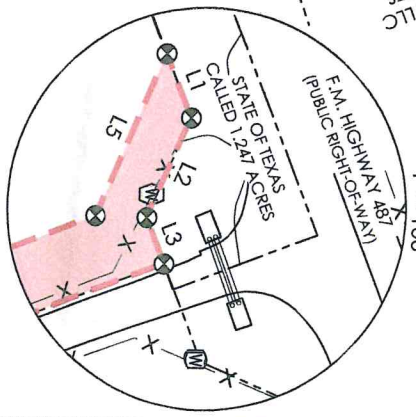
COOPER, PREBBLE LANELL
 CALLED 110.7 ACRES
 DOCUMENT NO. 2017040199
 OFFICIAL PUBLIC RECORDS

1/2" IRON ROD FOUND
 FOR SOUTHERNMOST
 CORNER OF 110.7
 ACRE TRACT

DANEK, GREGORY S & JOHN S
 CALLED 93.33 ACRES
 DOCUMENT NO. 2005016064
 OFFICIAL PUBLIC RECORDS

MILLER, GARY & YVONNE
 CALLED 92.50 ACRES
 DOCUMENT NO. 2013054120
 OFFICIAL PUBLIC RECORDS

CENTAURO HOMES LLC
 CALLED 102.4 ACRES
 DOCUMENT NO. 2020105238
 OFFICIAL PUBLIC RECORDS



SURVEY SHOWING A 6.087 ACRE UTILITY EASEMENT, LOCATED IN THE EDMOND PARSONS SURVEY, ABSTRACT NO. 494, WILLIAMSON COUNTY, TEXAS, SAID 6.087 ACRE EASEMENT, BEING WITHIN THAT CALLED 44.34 ACRE TRACT OF LAND KNOWN AS "FIRST TRACT", RECORDED IN VOLUME 582, PAGE 624, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND WITHIN THE REMAINING PORTION OF THAT CALLED 100 ACRE TRACT OF LAND KNOWN AS "SECOND TRACT", RECORDED IN VOLUME 582, PAGE 624, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.

- NOTES:
- 1) FIELD WORK PERFORMED ON: APRIL 5, 2021
 - 2) PREPARED FOR: CITY OF JARRELL
 - 3) ADDRESS: WEST FM 487, JARRELL, TEXAS
 - 4) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
 - 5) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE ON THE SUBJECT PROPERTY.
 - 6) A METERS AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
 - 7) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 48491C0125F, EFFECTIVE DATE DECEMBER 20, 2019, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE OR ALL PLANNIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - 8) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
 - 9) THE IMPROVEMENTS SHOWN HEREON ARE FOR GENERAL LOCATIVE PURPOSES ONLY AND HAVE NOT BEEN DETAILED IN THEIR ENTIRETY.

- LEGEND
- () P.O.B.
 - RECORD CALL PER DOCUMENT NO. 199931352
 - 1/2" IRON ROD FOUND
 - ⊗ TxDOT CONCRETE MONUMENT FOUND
 - SET 1/2" IRON ROD WITH RED "EASEMENT MONUMENT" PLASTIC CAP
 - SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP
 - UTILITY POLE
 - UTILITY POLE WITH GUY WIRE

Quick Inc.
 Land Surveying, Land Planning, Consulting.
 Firm#: 10194104 512-915-4950
 1430 N. Robertson Road, Salado, Texas 76571



HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

TRAVIS L. QUICKSALL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6447

DATE: APRIL 16, 2021
 JOB NO. 21-201617