

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15.00'	113°17'02"	29.66'	N 31°21'31" E	1.25.06'
C2	265.00'	0°24'11"	1.86'	N 88°12'08" E	1.86'
C3	1035.00'	13°30'08"	243.90'	N 81°39'09" E	243.34'
C4	855.00'	12°40'51"	189.23'	S 17°47'43" E	188.85'
C5	2050.00'	7°53'32"	282.37'	S 71°31'44" W	282.15'

NOTES:

The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Central Zone. Distances shown are Surface Values. Combined Scale Factor is 1.0001335064.

1. The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by First American Title Insurance Company, countersigned by Heritage Title Company of Austin, Inc., File No. 202200006 effective date January 18, 2022, issue date January 27, 2022. The Surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.

2. The following restrictive covenants of record itemized below:

Document No. 2018066246 of the Official Public Records, and Document No. 2018095091 of the Official Public Records, both of Williamson County, Texas.

3. The following items are listed in the above referenced title commitment:

- 10a. Public utility easement granted to Williamson County, by instrument dated March 26, 2004, recorded under Document No. 2004026215, of the Official Public Records of Williamson County, Texas; DOES AFFECT the subject tract, as shown hereon.
- 10b. The terms, conditions and stipulations of that certain City of Leander Ordinance No. 14-068-00 dated November 6, 2014, recorded under Document No. 2015001126 of the Official Public Records of Williamson County, Texas. DOES AFFECT the subject tract.
- 10c. The terms, conditions and stipulations of that certain Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Common Area dated July 20, 2018, recorded under Document No. 2018066246 of the Official Public Records of Williamson County, Texas. DOES AFFECT the subject tract.
- 10d. Utility easement granted to Pedernales Electric Cooperative, Inc., by instrument dated August 21, 2018, recorded under Document No. 2018079450 of the Official Public Records of Williamson County, Texas. DOES AFFECT the subject tract (blanket).
- 10e. Utility easement granted to Pedernales Electric Cooperative, Inc., by instrument dated August 21, 2018, recorded under Document No. 2018079451 of the Official Public Records of Williamson County, Texas. DOES AFFECT the subject tract (blanket).
- 10f. Public utility, landscape and pedestrian access easement 10 feet in width along all right-of-way property line(s), as shown and stated by the Plat(s) recorded under Document No(s). 2018095091 of the Official Public Records of Williamson County, Texas. DOES AFFECT the subject tract, as shown hereon.
- 10g. Public utility easement 2.5 feet in width along all side property line(s), as shown and stated on the Plat(s) recorded under Document No(s). 2018095091 of the Official Public Records of Williamson County, Texas. DOES AFFECT the subject tract, as shown hereon.
- 10h. The terms, conditions and stipulations of that certain License Agreement dated January 30, 2020, recorded under Document No. 2020011943 of the Official Public Records of Williamson County, Texas. DOES AFFECT the subject tract.

4. By scaling the subject property onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 48491C0455F, revised date December 20, 2019, the subject property is in ZONE X (unshaded), defined as areas determined to be outside the 0.2% annual chance floodplain. The Surveyor makes no representation as to the accuracy of said FIRM, or that it is the most current published flood map.

5. The utility appurtenances shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing this survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.

6. Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting there from.

7. The Surveyor has not located any underground buildings, overhead protrusions or improvements not obvious and located at ground level, unless otherwise noted.

CERTIFICATION

To KPG Commercial, LLC, a Texas limited liability company, First American Title Insurance Company, Heritage Title Company of Austin, Inc., and its lender and its assigns;

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey. The fieldwork was completed on June 18, 2021.

Drawing Date: June 22, 2021
Revised Date: January 27, 2022


Rex L. Hackett
Registered Professional Land Surveyor No. 5573
email: rhackett@jonescarter.com



LEGAL DESCRIPTION:

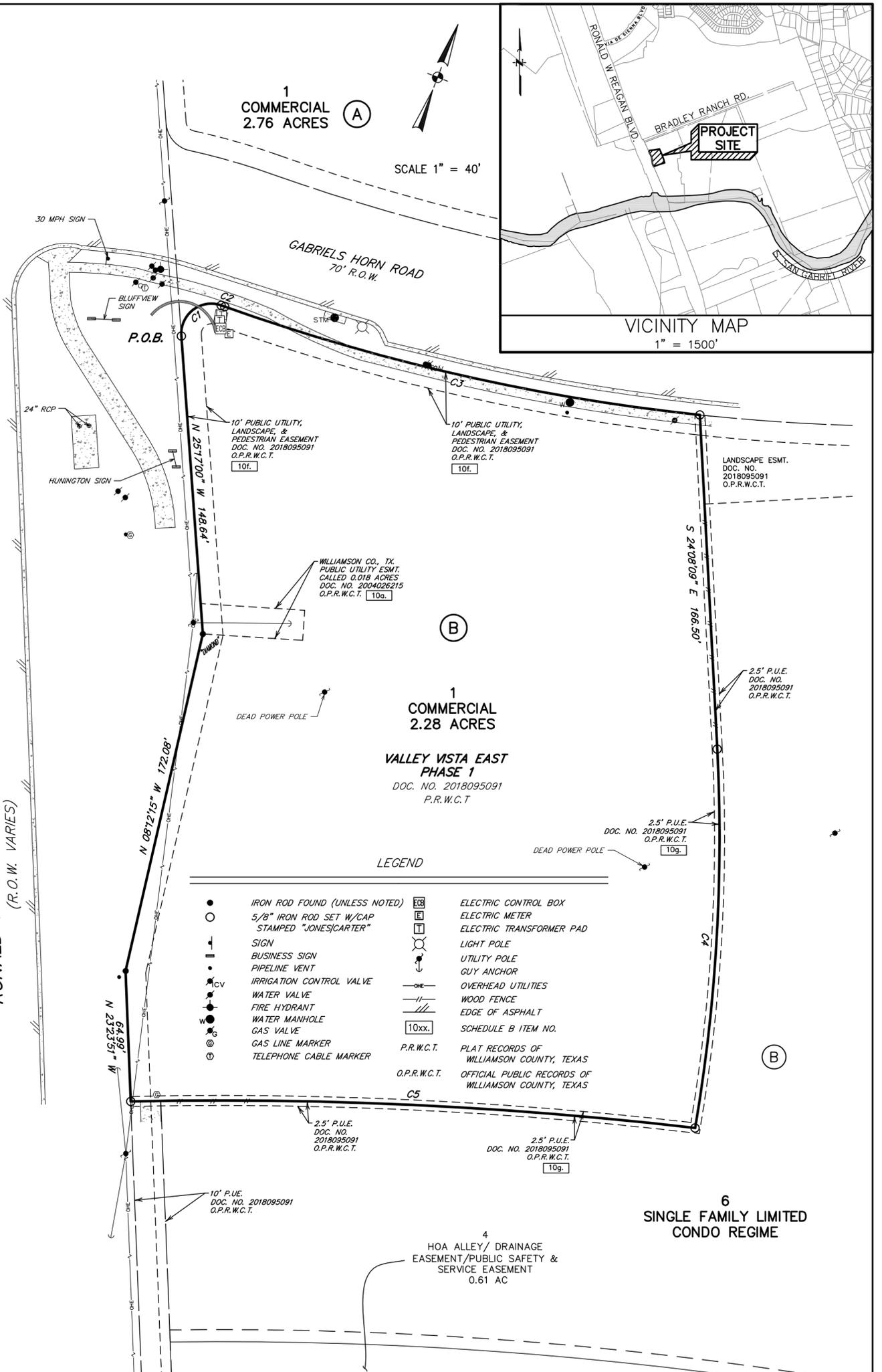
BEING a 2.28 acre tract of land out of the Greenleaf Fisk Survey, Abstract Number 5, Williamson County, Texas and being all of Lot 1, Block B of the Valley Vista East, Phase 1 Final Plat as recorded in Document No. 2018095091 of the Official Public Records of Williamson County, Texas, said 2.28 acre tract of land being more particularly described as follows (bearings referenced to the Texas Coordinate System of 1983, Central Zone):

BEGINNING at a 5/8" iron rod with cap marked "JonesCarter" set in the easterly right-of-way line of Ronald W. Reagan Boulevard (a variable width right-of-way) for the Westerly Northwestern corner of Lot 1, Block B of the said Valley Vista East, Phase 1 and a corner of Gabriels Horn Road (70' right-of-way) as shown on said plat of Valley Vista East, Phase 1, for the Westerly Northwestern of this herein described tract;

THENCE: Along a Northern line of said Lot 1, Block B, a Southern line of said Gabriels Horn Road with a curve to the right having a Delta angle of 113°17'02", a Radius of 15.00 feet, an Arc length of 29.66 feet with a Chord bearing of North 31°21'31" East a distance of 1.86 feet to a 5/8 inch iron rod with cap stamped "JonesCarter" set for a corner of said Lot 1, Block B, a corner of said Gabriels Horn Road, for a corner of this herein described tract;

THENCE: Continuing along the Northern line of said Lot 1, Block B, a Southern line of said Gabriels Horn Road with a curve to the right having a Delta angle of 0°24'11", a Radius of 265.00 feet, an Arc length of 1.86 feet with a Chord bearing of North 88°12'08" East a distance of 1.86 feet to a 5/8 inch iron rod with cap stamped "JonesCarter" set for a corner of said Lot 1, Block B, a corner of said Gabriels Horn Road, for a corner of this herein described tract;

THENCE: Continuing along the Northern line of said Lot 1, Block B, a Southern line of said Gabriels Horn Road with a curve to the left having a Delta angle of 13°30'08", a Radius of 1035.00 feet, an Arc length of 243.90 feet with a Chord bearing of North 81°39'09" East a distance of 243.34 feet to a 5/8 inch iron rod with cap stamped "JonesCarter" set for a corner of said Lot 1, Block B, the Northwestern corner of Lot 6, Block B "Single Family Condo Regime" as shown on said plat of Valley Vista East, Phase 1, for the Northeastern corner of this herein described tract;



LEGEND

●	IRON ROD FOUND (UNLESS NOTED)	⊠	ELECTRIC CONTROL BOX
○	5/8" IRON ROD SET W/CAP STAMPED "JONES/CARTER"	⊞	ELECTRIC METER
+	SIGN	⊞	ELECTRIC TRANSFORMER PAD
+	BUSINESS SIGN	⊞	LIGHT POLE
+	PIPELINE VENT	⊞	UTILITY POLE
+	IRRIGATION CONTROL VALVE	⊞	GUY ANCHOR
+	WATER VALVE	—	OVERHEAD UTILITIES
+	FIRE HYDRANT	—	WOOD FENCE
+	WATER MANHOLE	—	EDGE OF ASPHALT
+	GAS VALVE	10xx	SCHEDULE B ITEM NO.
+	GAS LINE MARKER	P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
+	TELEPHONE CABLE MARKER	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

LAND TITLE SURVEY
OF
VALLEY VISTA EAST
PHASE I SUBDIVISION
BEING
LOT 1 BLOCK B
2.28 ACRES
OUT OF THE
GREENLEAF FISK
SURVEY, A-5
CITY OF LEANDER,
WILLIAMSON COUNTY, TEXAS
JANUARY 2022

