

- LEGEND**
- IRON ROD FOUND
  - DS IRON ROD FOUND WITH CAP MARKED "DIAMOND SURVEYING"
  - IRON ROD FOUND WITH ALUMINUM CAP MARKED "WILLIAMSON COUNTY"
  - TUP LORA TRANSMISSION LINE POLE
  - WP POWER POLE
  - EM DOWN GUY
  - ED ELECTRIC METER
  - ED ELECTRIC EMERGENCY DISCONNECT
  - CV IRRIGATION CONTROL VALVE
  - WT WATER TANK
  - WV WATER VALVE
  - WF WATER FAUCET
  - CAP-WELL CAPPED WELL
  - WTR WATER METER MARKER
  - MM WATER METER
  - CO CLEAN OUT
  - SC SEPTIC LID
  - WWHH WASTEWATER MANHOLE
  - UT UNDERGROUND TELEPHONE MARKER AT&T
  - TS SIGN
  - GSK GAS MARKER "WARNING GAS PIPELINE"
  - MB MAIL BOX
  - TMB TEMPORARY MAIL BOX
  - WWP 3"x3" WOOD POST
  - WWP 4" METAL RISER
  - WWP 3" METAL POLE
  - WWP 4" WOOD POST
  - WWP 6" WOOD POST
  - FEMA LINE
  - X-X- WIRE FENCE
  - HR- HAND RAIL (HR)
  - OU- OVERHEAD UTILITY LINE
  - WDF- WOOD FENCE (WDF)
  - EOP- EDGE OF PAVEMENT
  - BWD BROKEN WOOD DECK
  - WG WOOD GATE
  - CDS CONCRETE DRAINAGE STRUCTURE
  - CONC CONCRETE
  - CMP CORRUGATED METAL PIPE
  - FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
  - R.O.W. RIGHT-OF-WAY
  - P.O.B. POINT OF BEGINNING

**NOTES:**

1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00013.

2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

3) THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (NO SCREEN), AREAS OF MINIMAL FLOOD HAZARD, ZONE "X" (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD, AND ZONE "AE", SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION DETERMINED, ACCORDING TO THE FLOOD INSURANCE RATE MAP NOS. 48491C0456F AND 48491C0460F, FOR WILLIAMSON COUNTY, TEXAS, REVISED DATES: DECEMBER 20, 2019.

THE FEMA LINES SHOWN HEREON ARE APPROXIMATE BY GRAPHIC PLOTTING ONLY AND WERE SCALED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAPS. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS.

4) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THERE MAY BE EASEMENTS AND/OR RESTRICTIONS NOT SHOWN HEREON THAT AFFECT THE SUBJECT TRACT. THIS SURVEY IS NOT INTENDED TO BE USED AS A LAND TITLE SURVEY.

To: Realeander, LLC, exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on May 14, 2025. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a CATEGORY 1B, CONDITION III STANDARD LAND SURVEY per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

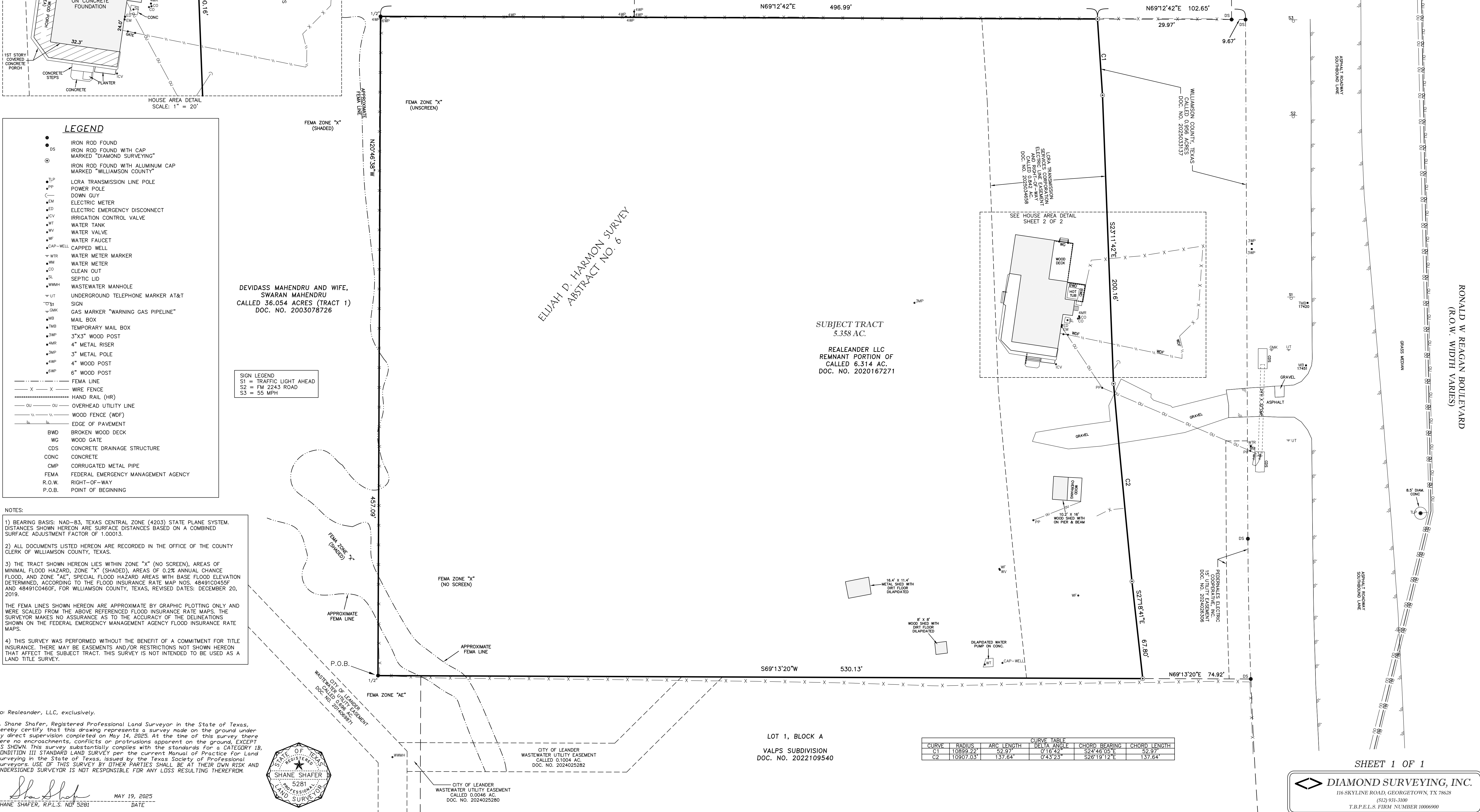
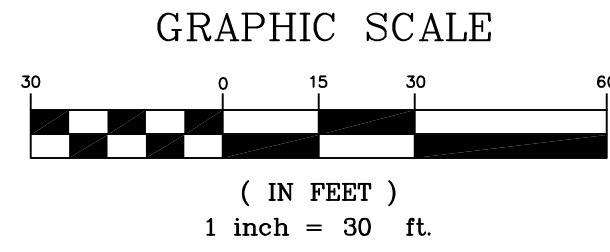
Shane Shafer  
SHANE SHAFFER, R.P.L.S. NO. 5281  
MAY 19, 2025  
DATE



Z:\LAND TITLES\RONALD W REAGAN BLVD 17451 2020-2431\_TOP-3-TREE-FINAL PLAT 2023-1231\_STANDARD LAND SURVEY MAY 2025\17451 RONALD W REAGAN BLVD 5.358 ACRE SLS 20250519.dwg

**DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION**  
**FOR A 5.358 ACRE TRACT OF LAND SITUATED IN THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE REMNANT PORTION OF THE CALLED 6.314 ACRE TRACT OF LAND CONVEYED TO REALEANDER LLC, RECORDED IN DOCUMENT NO. 2020167271, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.**  
**PROPERTY ADDRESS: 17451 RONALD W REAGAN BLVD, LEANDER, TX 78641**

JNK PROPERTIES 1, LTD.  
EXHIBIT A - PROPERTY 10  
CALLED 10.10 ACRES  
DOC. NO. 2021182868



CURVE		CURVE TABLE	
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	10899.22'	52.97'	0°16'42"
C2	10907.03'	137.64'	0°43'23"

SHEET 1 OF 1

**DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NUMBER 10006900