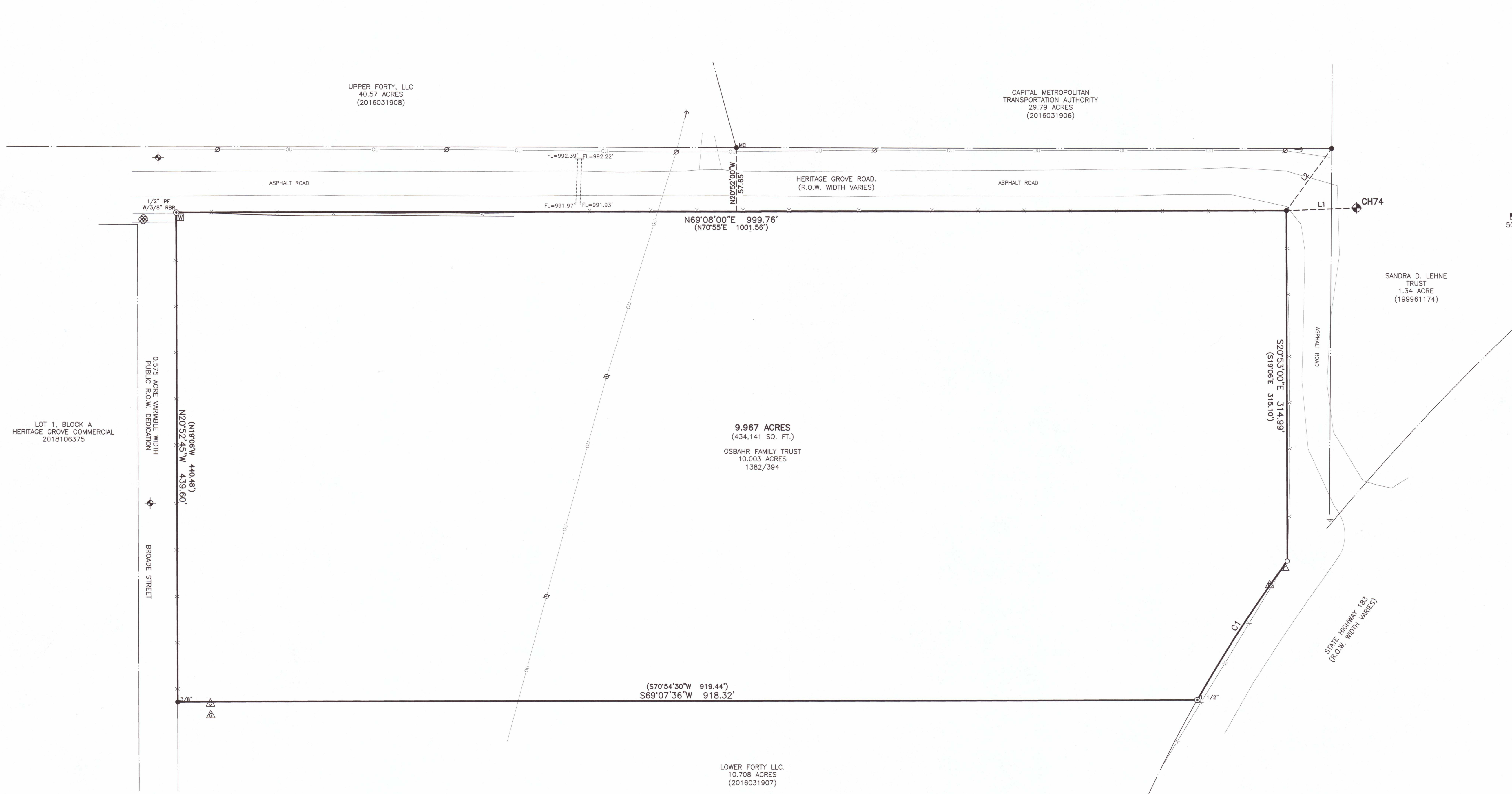


A LAND TITLE SURVEY OF 9.967 ACRES (APPROXIMATELY 434,141 SQ. FT.), BEING ALL OF A 10.003 ACRE TRACT OF LAND CONVEYED TO THE MARCIA OSBAHR FAMILY TRUST BY WARRANTY DEED RECORDED IN VOLUME 1382, PAGE 394 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP TO BE SET
- IRON PIPE FOUND (SIZE NOTED)
- TXDOT TYPE II DISK FOUND
- CONCRETE HIGHWAY MONUMENT FOUND
- CONCRETE MONUMENT SET
- CONTROL POINT/BENCHMARK LOCATION
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITIES
- UNDERGROUND FIBER OPTIC MARKER
- UNDERGROUND GAS MARKER
- SIGN
- EDGE OF ASPHALT PAVEMENT
- BARB WIRE FENCE
- RECORD INFORMATION

SCALE: 1" = 50'

GRAPHIC SCALE

50 25 0 50

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
First American Title Guaranty Company

G.F. No.: 2630644-AU26 Effective Date: April 26, 2021 8:00 am Issued: May 11, 2021 8:00 am

The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.

Schedule "B" items contained therein and re-listed below were considered:

1) Restrictive Covenants:

10a) Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 [c]. Volume 653, Page 179

10f) Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein: Recorded in Volume 499, Page 73, of the Deed Records of Williamson County, Texas. — not a survey related item

FLOOD--PLAIN NOTE:

The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 4849100455F, dated December 20, 2019, for Williamson County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

GENERAL SURVEY NOTES:

PROPERTY ADDRESS: Heritage Grove Road

DATE OF SURVEY: July 02, 2021

ATTACHMENTS: Metes and Bounds Description

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:

Gunter J. Osbahr, Trustee of the Marcia Osbahr Family Trust
Windy Terrace Phase 7, LLC
First American Title Guaranty Company
First American Title Insurance Company

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief: there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted hereon.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3 TSPS Land Title Survey, based on the Manual of Practice for Land Surveying in the State of Texas, Thirteenth Edition, effective September 01, 2019, prepared by the Texas Society of Professional Surveyors.

Bryan D. Newsome 16 July 2021
Bryan D. Newsome Date
Registered Professional Land Surveyor
State of Texas No. 5657

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "CH74".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 10191975.69
E 3074308.91

TEXAS STATE PLANE COORDINATES:
N 10190752.80
E 3073940.04

ELEVATION = 997.36'
VERTICAL DATUM: NAVD 88 (GEOID 18)

COMBINED SCALE FACTOR = 0.999880014
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000120
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 0°00'00"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N67°03'04"E	63.37'
L2	N15°17'33"E	69.34'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1206.28'	7°04'14"	148.86'	S12°19'17"W	148.77'

(S14°07'30"W 149.69')



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 1811-001
DRAWING NO.: 1811-001-T1
PLOT DATE: 07/16/2021
PLOT SCALE: 1"=50'
DRAWN BY: RGH
SHEET 01 OF 01