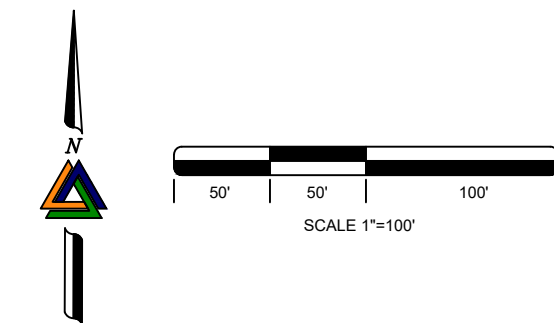


# ALTA/ACSM TITLE SURVEY OF A 10.57 ACRE TRACT AND 44.08 ACRE TRACT OUT OF THE W. STUBBLEFIELD SURVEY, ABSTRACT 556, WILLIAMSON COUNTY, TEXAS



### LEGAL DESCRIPTION

**TRACT 1**  
BEING A 44.08 ACRE TRACT OF LAND OUT OF THE W. STUBBLEFIELD SURVEY, ABSTRACT NO. 556 IN WILLIAMSON COUNTY, TEXAS, SAID 44.08 ACRE TRACT BEING A CALLED 10.537 ACRE TRACT CONVEYED TO NCE 29 N 130 LLC IN DOCUMENT NO. 202200558 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 44.08 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1-1/2" iron pipe found in the west right-of-way of County Road 103 for the northeast corner of Lot 1 of the Downlen Estates Subdivision, a subdivision of record in Cabinet J, Slide 48 of the Plat Records of Williamson County, Texas, and the southeast corner of a called 107.95 acre tract conveyed to Patsy K. Daneik in Document No. 2040489926 of the Official Public Records of Williamson County, Texas;

**THENCE** S 78°40'55" W with the north line of said Lot 1 and the south line of said 107.95 acre tract a distance of 586.52' to a 1/2" iron rod found for the northwest corner of said Lot 1 and the northeast corner and **POINT OF BEGINNING** of herein described tract;

**THENCE** S 21°28'11" E passing a 1/2" iron rod found at a distance of 325.47' being the southwest corner of said Lot 1 and the northwest corner of Lot 2, of said Downlen Estates Subdivision, at a distance of 753.53' passing 0.5' to the right of a 1/2" iron rod found for the southwest corner of said Lot 2 and the northwest corner of a called 2.5 acre tract conveyed to Gregory Lynn Haag II in Document No. 2021169380 of the Official Public Records of Williamson County, Texas, at a distance of 941.69' passing 0.76' to the right a 1/2" iron rod found for the southeast corner of said 2.5 acre tract and the northwest corner of a called 5.78 acre tract, save and except 2.50 acres conveyed to Iglesia Evangelica Cristiana Espiritual, a non profit corporation in Document No. 2019110170 of the Official Public Records of Williamson County, Texas, at a distance of 1342.42' passing 1.07' to the right of a 1/2" iron rod found for the common west corner of Lots 1 and 2 of the Richey Subdivision, said subdivision recorded in Cabinet N, Slide 330 of the Plat Records of Williamson County, Texas, at a distance of 1498.58' passing 0.50' to the right a 1/2" iron rod found for the common west corner of Lots 2 and 3 of said Richey Subdivision, for a total distance of 1763.91' to a 1/2" iron rod found in the north right-of-way line of East State Highway 29 for the southeast corner of herein described tract;

**THENCE** with the north right-of-way of said East State Highway 29 and the south line of herein described tract the following three (3) courses and distances:

- 1) S 88°50'03" W a distance of 187.74' to a 1/2" iron rod set with "TRI-TECH" cap;
- 2) S 88°11'28" W a distance of 522.12' to a concrete monument found;
- 3) S 86°50'49" W a distance of 513.64' to a "60D" nail found for the southeast corner of a 10.57 acre tract (called 10.537 acres) surveyed this date conveyed to Champton Properties, LLC in Document No. 2022009252 of the Official Public Records of Williamson County, Texas, for the southwest corner of herein described tract;

**THENCE** N 21°28'00" W with the east line of said 10.55 acre tract and the west line of herein described tract a distance of 1568.70' to a "60D" nail found in the south line of said Patsy K. Daneik 107.95 acre tract, the northeast corner of said 10.55 acre tract and the northwest corner of herein described tract;

**THENCE** with the south line of said 107.95 acre tract and the north line of herein described tract the following three (3) courses and distances:

- 1) N 78°30'32" E a distance of 289.17' to a "60D" nail found;
- 2) N 78°47'12" E a distance of 333.90' to a "60D" nail found;
- 3) N 78°43'34" E a distance of 550.62' to the **POINT OF BEGINNING** containing 44.08 acres, more or less.

**TRACT 2**  
BEING A 10.57 ACRE TRACT OF LAND OUT OF THE W. STUBBLEFIELD SURVEY, ABSTRACT NO. 556 IN WILLIAMSON COUNTY, TEXAS, SAID 10.57 ACRE TRACT BEING A CALLED 10.537 ACRE TRACT CONVEYED TO CHAMPTON PROPERTIES, LLC IN DOCUMENT NO. 2022009252 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 10.57 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1-1/2" iron pipe found in the west right-of-way of County Road 103 for the northeast corner of Lot 1 of the Downlen Estates Subdivision, a subdivision of record in Cabinet J, Slide 48 of the Plat Records of Williamson County, Texas, and the southeast corner of a called 107.95 acre tract conveyed to Patsy K. Daneik in Document No. 2040489926 of the Official Public Records of Williamson County, Texas;

**THENCE** S 78°40'55" W with the north line of said Lot 1 and the south line of said 107.95 acre tract 586.52' to a 1/2" iron rod found for the northwest corner of said Lot 1 and the northeast corner of a 44.08 acre tract (called 44.071 acres) surveyed this date conveyed to NCE 29 N 130 LLC in Document No. 202200558 of the Official Public Records of Williamson County, Texas;

**THENCE** with the south line of said 107.95 acre tract and the north line of said 44.08 acre tract the following three (3) courses and distances:

- 1) S 78°43'34" W a distance of 550.62' to a "60D" nail found;
- 2) S 78°47'12" W a distance of 333.90' to a "60D" nail found;
- 3) S 78°30'32" W a distance of 289.17' to a "60D" nail found for the northwest corner of said 44.08 acre tract and northeast corner and **POINT OF BEGINNING** of herein described tract;

**THENCE** S 21°28'00" E with the west line of said 44.08 acre tract and the east line of herein described tract a distance of 1568.70' to a "60D" nail found in the north right-of-way line of East State Highway 29 for the southwest corner of said 44.08 acre tract and the southeast corner of herein described tract;

**THENCE** S 87°08'18" W with the north right-of-way of said highway and the south line of herein described tract a distance of 355.90' to a 1/2" iron rod found with cap stamped "FOREST 1847" at a distance of 1158.20' for the northeast corner of said 16.60 acre tract and the southeast corner of a called 3.00 acre tract conveyed to Amy Lynn Diaz and Gilbert Diaz in Document No. 2021182030 of the Official Public Records of Williamson County, Texas continuing for a total distance of 1503.42' to a 7" wood fence post found for an exterior corner in the east line of a called 3.00 acre tract conveyed to Agustín Ramirez-Rojas in Document No. 2005045574 of the Official Public Records of Williamson County, Texas, in the south line of said 107.95 acre tract for the northwest corner of herein described tract;

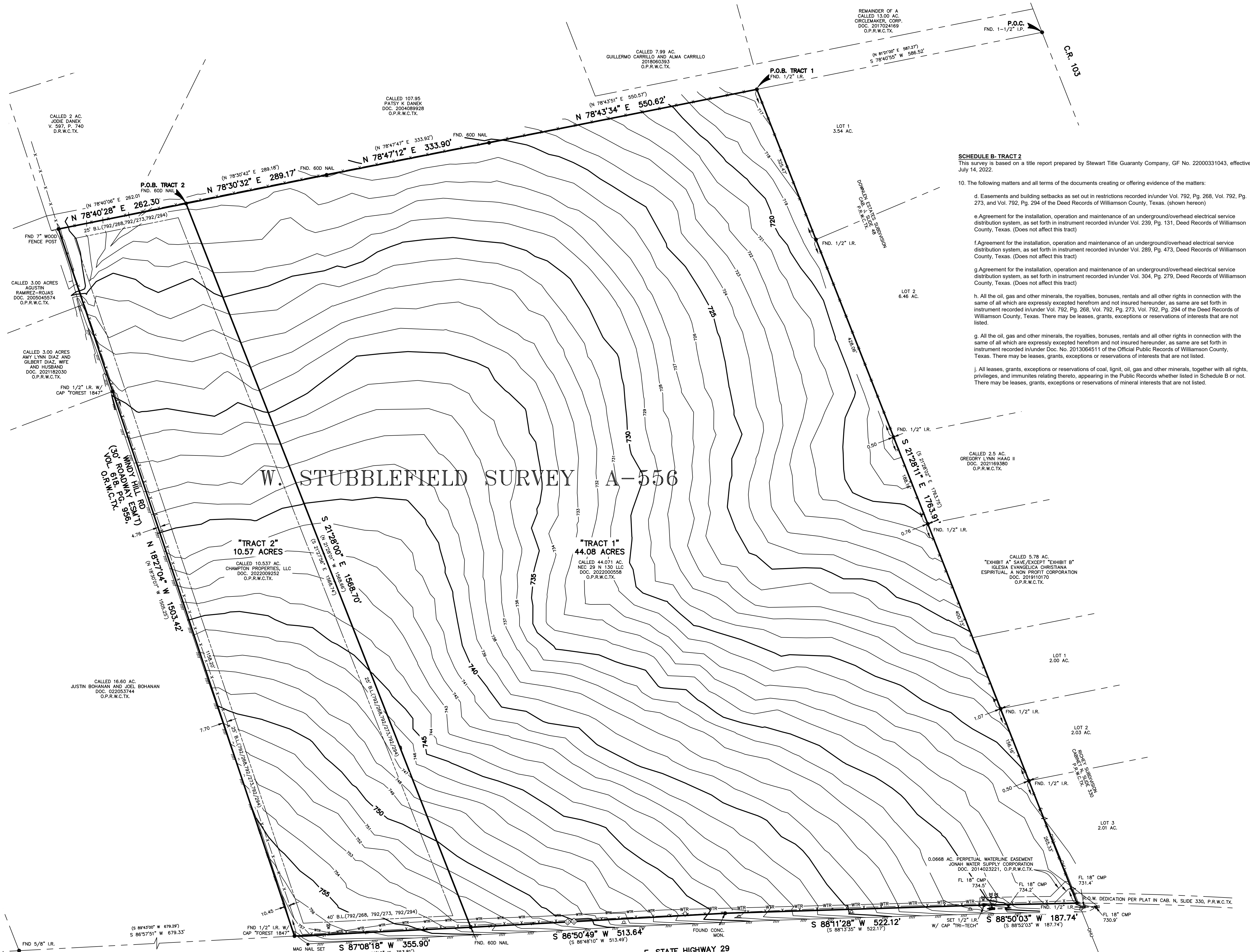
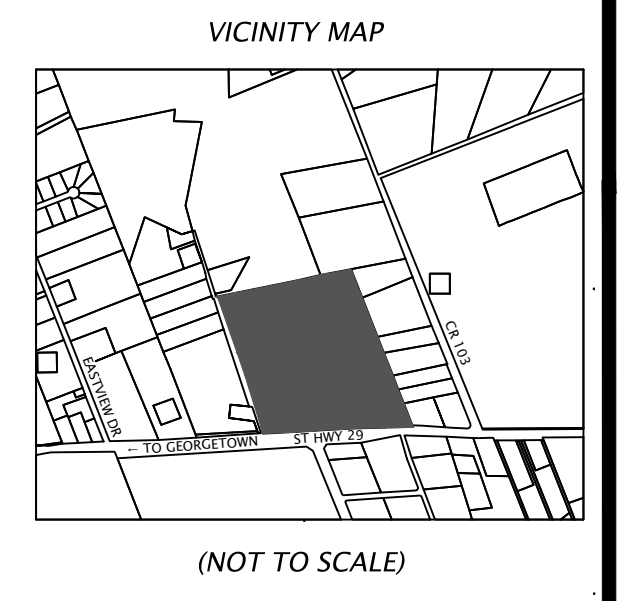
**THENCE** N 18°27'04" W with the east line of said 16.60 acre tract and said Windy Hill Rd and the west line of herein described tract, passing a 1/2" iron rod with cap stamped "FOREST 1847" at a distance of 1158.20' for the northeast corner of said 16.60 acre tract and the southeast corner of a called 3.00 acre tract conveyed to Amy Lynn Diaz and Gilbert Diaz in Document No. 2021182030 of the Official Public Records of Williamson County, Texas continuing for a total distance of 1503.42' to a 7" wood fence post found for an exterior corner in the east line of a called 3.00 acre tract conveyed to Agustín Ramirez-Rojas in Document No. 2005045574 of the Official Public Records of Williamson County, Texas, in the south line of said 107.95 acre tract for the northwest corner of herein described tract;

**THENCE** N 78°40'28" E with the south line of said 107.95 acre tract and the north line of herein described tract a distance of 262.30' to the **POINT OF BEGINNING** containing 10.57 acres, more or less.

**SCHEDULE B - TRACT 1**  
This survey is based on a title report prepared by Fidelity National Title Insurance Company, GF No. 1709912200758, effective May 15, 2022.

10. The following matters and all terms of the documents creating or offering evidence of the matters:

- f. Easement granted to Texas Power and Light Company in Volume 239, Page 131, Deed Records of Williamson County, Texas. (does not affect this tract)
- g. Easement granted to Texas Power and Light Company in Volume 289, Page 473, Deed Records of Williamson County, Texas. (does not affect this tract)
- h. Easement granted to Texas Power and Light Company in Volume 340, Page 279, Deed Records of Williamson County, Texas. (does not affect this tract)
- i. Perpetual Waterline and Temporary Construction Easement granted to Jonah Water Supply Corporation in Document No. 2014032221 of the Official Public Records of Williamson County, Texas. (shown hereon)
- j. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in Vol. 792, Pg. 284 of the Deed Records of Williamson County, Texas.
- k. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in Vol. 764, Pg. 303 of the Deed Records of Williamson County, Texas.



**4501 E. UNIVERSITY AVE**

**LEGEND**

- WIRE FENCE ——— X ———
- BUILDING LINE ———
- ESMT LINE ———
- OVERHEAD UTILITIES ——— OH ———
- RL — BUILDING LINE
- MH — MANHOLE
- FND — FOUND
- I.R. — IRON ROD
- 1/2" — IRON PIPE
- O.P.R.W.C.T.X. — OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T.X. — PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- W.R.W.C.T.X. — OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- FIRE HYDRANT —
- UTIL. PEDESTAL —
- MANHOLE —
- UTILITY POLE —
- WATER VALVE —
- SIGN —

**NOTES:**

1. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
2. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, UTILITY AND ZONING ORDINANCES, IF ANY) THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED PRIOR TO PLANNING AND/OR CONSTRUCTION.
3. ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT. IF UNDERGROUND UTILITIES ARE FOUND, THEY DO NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND/OR DEEDS AND TITLE INFORMATION. ENCUMBRANCES SHOULD VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS, AND ORDINANCES, IF ANY, AS SHOWN HEREON.
4. A FLOOD AND/OR AERIAL EASEMENT HAS BEEN ADJUSTED TO ANY EXISTING UTILITY. OWNER/BUYER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.
5. THE LOCATION OF ABOVE GROUND UTILITIES IS DETERMINED BY OBSERVED EVIDENCE PURSUANT TO TEXAS ONE CALL.
6. THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS BALCONIES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.
7. THE NAMES OF OWNER FROM ADJOINING TRACTS SHOWN HEREON ARE PER THE PLAT RECORDS AND PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
8. THIS PROPERTY DOES NOT FALL WITHIN THE ZONING DISTRICT OF THE CITY OF GEORGETOWN OR ANY OTHER MUNICIPALITY.

**REVISIONS**

NO.	DATE	REASON	BY

**FLOOD INFORMATION**

F.I.R.M. NO: 48491C PANEL: 0315F  
 REVISED DATE: 12/20/19 ZONE: "X"  
 FLOOD INFORMATION PROVIDED HEREON IS BASED ON THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SUBJECT TRACT AND IS NOT INTENDING TO IDENTIFY SPECIFIC FLOODING CONDITIONS. HE IS NOT RESPONSIBLE FOR FLOODING INFORMATION. FLOOD INFORMATION IS SUBJECT TO LETTERS OF MAP CHANGE.

**DRAWING INFORMATION**

TRI-TECH JOB NO: SMS-MC567-22  
 CLIENT JOB NO: N/A  
 DRAWN BY: CJB  
 BEARING: BASE-TX STATE PLANE TX CENTRAL  
 FIELD DATE: 09/20/22

**TRI-TECH SURVEYING COMPANY, L.P.**  
 125 BELLEVILLE DRIVE  
 SAN MARCO, TEXAS 78666  
 PHONE: 312.640.0222  
 WWW.TRI-TECH.COM    TWP#S: 010191792

**ALTA/NSPS LAND TITLE SURVEY**  
**Surveyor's Certification**  
 The undersigned being a Registered Professional Land Surveyor of the State of Texas does hereby certify to the best of my knowledge, information, and belief to the following facts:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, & 11b of Table A thereof. The field work was completed on 09/20/22.

PRELIMINARY

This drawing is not valid for use in any other jurisdiction and the user assumes all responsibility for any and all errors or omissions.

SURVEYOR REGISTRATION  
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