

LEGAL DESCRIPTION

LOT 5, BLOCK A, WOODLAKE PHASE 6, ACCORDING TO THE MAP OR PLAT THEREOF, RECORD IN CABINET FF, SLIDE 363, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS AND A TRACT OR PARCEL OF LAND CONTAINING 2.858 ACRES OR 124,489 SQUARE FEET OF LAND, SITUATE IN THE JOSEPH FISH SURVEY, ABSTRACT NUMBER 232 IN WILLIAMSON COUNTY, TEXAS AND FURTHER BEING A PART OF THAT 118.34-ACRE TRACT OF LAND DESCRIBED IN DEED TO ANDICE DEVELOPMENT CO AS RECORDED UNDER COUNTY CLERK'S FILE NUMBER (C.C.F.N.) 1996036558 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.W.C.T.), SAID 2.858-ACRE TRACT BEING REFERRED TO HEREINAFTER AS THE ABOVE REFERENCED TRACT OF LAND AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS WITH ALL BEARINGS, DISTANCES AND AREAS BEING GRID, BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE IN U.S. SURVEY FEET AS DERIVED FROM A GLOBAL POSITIONING SYSTEM (G.P.S.) SURVEY PERFORMED IN FEBRUARY, 2021, AS SHOWN ON THE ATTACHED METES AND BOUNDS DESCRIPTION.



- AS PER TITLE COMMITMENT ISSUED BY TITLE RESOURCES GUARANTY COMPANY, DATED FEBRUARY 2, 2021 AS GF NO. 2106211—KFO
- B EASEMENT AS STATED AND SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF: PURPOSE: PUBLIC UTILITY
  LOCATION: 10 FEET ADJACENT AND PARALLEL TO THE FRONTAGE OF WOODLAKE &
- EASEMENT AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF:
  PURPOSE: PUBLIC UTILITY AND DRAINAGE
  LOCATION: 10 FEET ADJACENT AND PARALLEL TO THE WESTERN SIDE PROPERTY LINE
- EASEMENT AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF: PURPOSE: PUBLIC UTILITY, DRAINAGE AND ACCESS

  LOCATION: PORTION OF A 25 FOOT EASEMENT ADJACENT AND PARALLEL TO THE REAR PROPERTY LINE
- EASEMENT:
  RECORDED: VOLUME 821, PAGE 685, DEED RECORDS, MODIFIED AND AMENDED IN
  DOCUMENT NO. 2004005821, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. HAVING BEEN
  ASSIGNED IN DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
  FURTHER AFFECTED BY THAT TERMINATION OF TEMPORARY CONSTRUCTION EASEMENT AS RECORDED IN
  DOCUMENT NO. 2017091663, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
  PURPOSE: WATER LINE; TOGETHER WITH ALL RIGHTS RECITED THEREIN, THIS IS A PARTIAL RELEASE, THAT
  BART WATER LINE; TOGETHER WITH ALL RIGHTS NOT PLOTTABLE
- RECORDED: DOCUMENT NO. 2000044994, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

  TO: BRAZOS RIVER AUTHORITY
  PURPOSE: TEMPORARY CONSTRUCTION. DOES NOT AFFECT THE SUBJECT PROPERTY.

PART WHICH IS RELEASED IS A BLANKET EASEMENT AND NOT PLOTTABLE.

- EASEMENT:
  RECORDED: DOCUMENT NO. 2008088552, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
- COUNTY, TEXAS.
  TO: A THIOS ENERGY CORPORATION
  PURPOSE: PIPELINE. AFFECTS SUBJECT PROPERTY AS PLOTTED AND SHOWN HEREON. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT:
- RECORDED: DOCUMENT NO. 2003041765, OFFICIAL PUBLIC RECORDS, WILLIAMSON

  COUNTY, TEXAS.

  EASEMENT AGREEMENT FOR ACCESS. AFFECTS WOODLAKE DRIVE, MORLAND DRIVE AND SUNDAY SCHOOL
- RECORDED: DOCUMENT NO. 2009061033, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
  TO: CITY OF GEORGETOWN
  PURPOSE: UTILITY, ACCESS AND DRAINAGE. AFFECTS SUBJECT PROPERTY, AS PLOTTED AND SHOWN
- RECORDED: DOCUMENT NO. 2015045292, OFFICIAL PUBLIC RECORDS, WILLIAMSON RECORDED: DOLUMENT NO. 201001020-, ...

  COUNTY, TEXAS.

  TO: THE PUBLIC
  PURPOSE: PUBLIC UTILITY. MAY AFFECT SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND NOT PLOTTABLE.

## SURVEY NOTES:

ALL BEARINGS, DISTANCES AND AREAS ARE GRID, BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE IN U.S. SURVEY FEET AS DERIVED FROM A GLOBAL POSITIONING SYSTEM SURVEY PERFORMED IN FEBRUARY, 2021 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48491CO280E, HAVING AN EFFECTIVE DATE SEPTEMBER 26, 2008. THE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED), AREAS OF MINIMAL FLOODING AND DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

## MONUMENT NOTES:

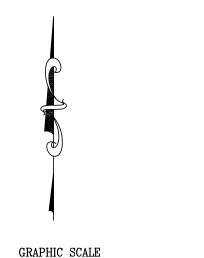
- INDICATES FOUND 1/2" IRON ROD, W/PINK CAP STAMPED "HAYNIE CONSULTING", UNLESS OTHERWISE NOTED
- INDICATES SET 1/2" IRON ROD, W/YELLOW CAP STAMPED "TAG





I DO HEREBY CERTIFY THAT THE PLAT HEREON CORRECTLY REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DATED THIS THE 26TH DAY OF FEBRUARY, 2021 JAMES GRANT RPLS TEXAS REGISTRATION No.4742



SCALE 1"=40'

## **BOUNDARY AND TOPOGRAPHIC SURVEY**

LOT 5, BLOCK A, WOODLAKE PH 6 SUBDIVISION AND REMAINDER OF 118.34 AC PER DOC. 1996036558 O.P.R.W.C. WILLIAMSON COUNTY, TEXAS

ATE: FEBRUARY 26, 2021	SHEET: 1 OF 1	REV:
CALE: 1" = 40'	SURVEYED BY: KT	JOB NO.: C-1553
DRAWN BY: AD	APPROVED BY: JEG	DWG NO : C-1553