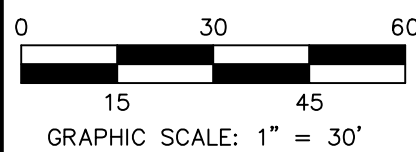


**WILLIAM J. BAKER
SURVEY NO. 2
ABSTRACT NO. 65**

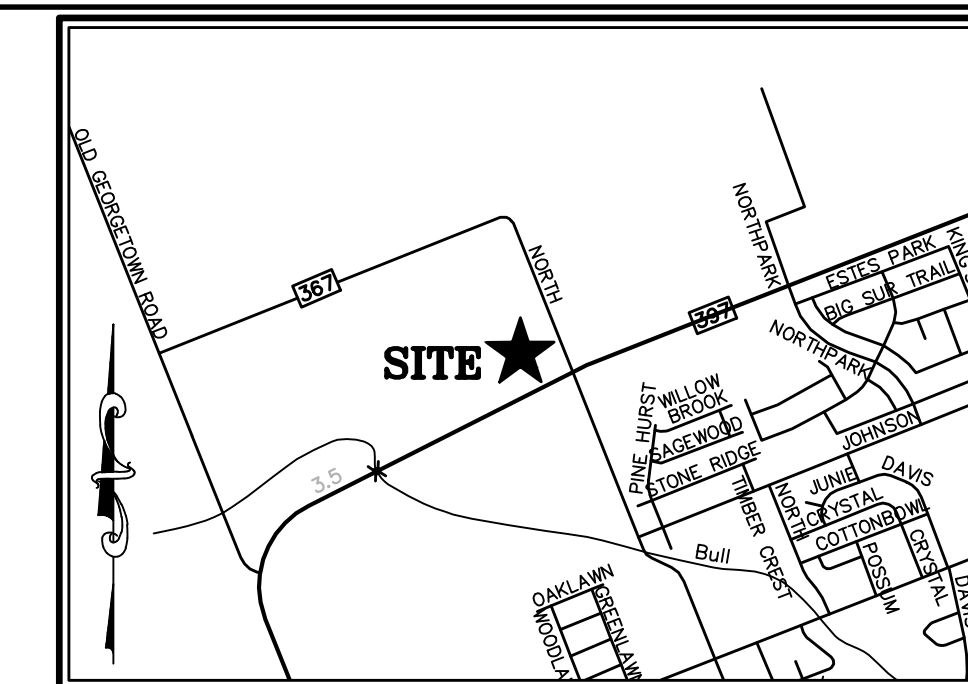


SURVEY CONTROL POINT
GRID N: 10,192,490.84
GRID E: 3,207,395.38
ELEV. = 607.22'

COUNTY ROAD 367 (APPARENT 50' R.O.W.)

CALLED 7 ACRES
(SECOND TRACT)
DELPHINE SLIVENSKY
VOL. 429 PG. 108
D.R.W.C.T.

CALLED 40.164 ACRES
SEGUIN AFFORDABLE
HOUSING, L.P.
DOC. NO. 2003088223
O.P.R.W.C.T.



VICINITY MAP

SCALE: 1" = 2000'

LEGEND

○	PROPERTY LINE	⚡	POWER/UTILITY POLE
○	EXISTING EASEMENTS	⚡	GUY ANCHOR
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET	⚡	EDGE OF ASPHALT
○	1/2" IRON ROD FOUND (UNLESS NOTED)	⚡	GUARD RAIL
○	CALCULATED POINT	⚡	CORRUGATED METAL PIPE
○	TXDOT TYPE I CONCRETE MONUMENT FOUND	⚡	CONCRETE
○	SURVEY CONTROL POINT	⚡	DOC. #
○	ELECTRIC JUNCTION BOX	⚡	DOCUMENT NUMBER
○	ELECTRIC METER	⚡	P.O.B.
○	FIRE HYDRANT	⚡	POINT OF BEGINNING
○	TELECOMMUNICATIONS PEDESTAL	⚡	FL ELEV
○	TRAFFIC SIGNAL BOX	⚡	VOL./PG.
○	WATER VALVE	⚡	R.O.W.
○	WATER WELL	⚡	RIGHT-OF-WAY
○	TRAFFIC SIGNAL POLE	⚡	P.R.W.C.T.
○	WASTEWATER MANHOLE	⚡	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
○	SIGN (AS NOTED)	⚡	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
		⚡	D.R.W.C.T.
		⚡	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
		⚡	RECORD INFORMATION PER DEED VOL. 814 PG. 903

REMAINDER OF A
CALLED 83.47 ACRES
(CALLED FIRST TRACT)
DELPHINE SLIVENSKY
VOL. 816, PG. 449, D.R.W.C.T.

4.0800 ACRE(S)
177,724 SQUARE FEET

CALLED 0.924 ACRE
RCT HOLDINGS, LLC,
DOC. NO. 2015015389
O.P.R.W.C.T.
(DEED MISSING CALL,
FORCED CLOSURE)

LOT ONE, BLOCK ONE
FIRST ASSEMBLY
OF GOD
DOC. NO. 2011001491
P.R.W.C.T.

P.O.B.
GRID N: 10,192,456.03
GRID E: 3,206,964.34

CARLOS G PARKER BLVD (FARM TO MARKET ROAD 397) (120' R.O.W.)

SURVEYOR'S CERTIFICATE:

CERTIFIED TO: INTERMANDECO GP, LLC, JOHN SLIVINSKY, INDIVIDUALLY AS INDEPENDENT EXECUTOR OF THE ESTATE OF DELPHINE G. SLIVINSKY, DECEASED, AND STEWART TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED 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, OBSERVABLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

JASON WARD, R.P.L.S.
TEXAS REGISTRATION NO. 5811
3/19/2020
DATE



**LAND TITLE SURVEY OF
4.0800 ACRES OUT OF
THE WILLIAM J. BAKER
SURVEY NO. 2
ABSTRACT NO. 65
City of Taylor, Williamson
County, Texas**

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TEPELS FIRM #01174300

Date: 3/19/2020
Project: 00975
Scale: 1" = 30'
Reviewer: PRB
Tech: TE
Field Crew: NH/JO/FH
Survey Date: FEB. 2020
Sheet: 1 OF 1

LEGAL DESCRIPTION:
4.08 ACRES MORE OR LESS, OUT OF THE WILLIAM J. BAKER SURVEY NO. 2 ABSTRACT NO. 65 IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMAINDER OF A CALLED 83.47 ACRES TRACT (CALLED FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY IN VOLUME 816, PAGE 449 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.0000122491552.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4 WARD STATIC DATA COLLECTED FEB 26, 2020.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

GENERAL NOTES:

- 1) PROPERTY ADDRESS: 3800-5190 NORTH DRIVE, COUNTY ROAD 367, AND CARLOS G. PARKER BLVD. NORTH WEST TAYLOR, TEXAS.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.
- 3) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
- 4) THERE WERE NO BUILDINGS ON THIS TRACT AT THE TIME OF THE ON-THE-GROUND FIELD SURVEY.
- 5) THE 83.47 ACRE TRACT DESCRIBED IN DOCUMENT VOL. 816 PG. 449 AS FIRST TRACT, DOES NOT FORM A MATHEMATICAL CLOSURE, ERROR IN CLOSURE = ±17'.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. MAP NO. 48491C0531F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER, 20 2019.

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.

TITLE COMMITMENT NOTES:

- COMMITMENT FOR TITLE INSURANCE PREPARED BY: STEWART TITLE GUARANTY COMPANY
G.F. NO.: 649069
EFFECTIVE DATE: FEBRUARY 12, 2020
ISSUED: FEBRUARY 21, 2020
- 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 SHOWN IN BRACKETS. []
- 10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
 - A) EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT RECORDED IN/UNDER VOLUME 286, PAGE 398 OF THE DEED RECORDS, WILLIAMSON COUNTY, TEXAS. [POSSIBLY SUBJECT TO, AMBIGUOUS DESCRIPTION]
 - B) EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT RECORDED IN/UNDER VOLUME 564, PAGE 67 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [SUBJECT TO, COULD NOT BE PLOTTED, NO METES OR BOUNDS GIVEN]
 - C) EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT RECORDED IN/UNDER VOLUME 299, PAGE 636 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [POSSIBLY SUBJECT TO, AMBIGUOUS DESCRIPTION]
 - D) EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT RECORDED IN/UNDER VOLUME 308, PAGE 10 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [POSSIBLY SUBJECT TO, AMBIGUOUS DESCRIPTION]
 - E) EASEMENT GRANTED TO JONAH SUPPLY CORP, BY INSTRUMENT RECORDED IN/UNDER VOLUME 564, PAGE 67 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [SUBJECT TO, COULD NOT BE PLOTTED, NO METES OR BOUNDS GIVEN]
 - F) EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT RECORDED IN/UNDER VOLUME 812, PAGE 481 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [SUBJECT TO, COULD NOT BE PLOTTED, NO METES OR BOUNDS GIVEN]
 - G) WASTEWATER UTILITY EASEMENT GRANTED TO THE CITY OF TAYLOR, TEXAS, BY INSTRUMENT RECORDED IN/UNDER DOCUMENT NO. 2003012693 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]
 - H) RIGHT OF WAY GRANTED TO THE CITY OF TAYLOR, TEXAS, BY INSTRUMENT RECORDED IN/UNDER DOCUMENT NO. 2003104324 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]
 - I) TEMPORARY CONSTRUCTION EASEMENT GRANTED TO NEW SINGLE LAND INVESTMENT, LLC-SERIES 106, BY INSTRUMENT RECORDED IN/UNDER DOCUMENT NO. 2019004255 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]