

FOREST SURVEYING AND MAPPING CO.

1002 Ash St.

Georgetown, Tx. 78626

DESCRIPTION FOR O. DALE MCPHERSON AND STEVE GEORGE - GINGER EPPERSON

BEING 69.14 ac. of the John W. Wilbarger Survey, Abstract No. 664, in Williamson County, Texas; the same property that was called 69.14 acres as described in a deed to O. Dale McPherson and Steve George, of record in Doc. 2012045508, of the Official Public Records of Williamson County, Texas (OPRWCT). This parcel includes property that is described in deeds to D.J. Placke, et. ex., as follows; (1) 50 ac. (two tracts, 30.00 ac. and 20.00 ac.) deed of record in Doc. 9545839; (2) 18.78 ac. deed of record in Doc. 9862967 and (3) including a 0.32 acre area which lies South of an existing fence that was called for as the boundary between two parcels that were surveyed in April of 1995 for Esther M. Gersbach; and is a part of the property that was called 10.64 acres as described in a deed from Janice Kay Cannaday to Dan K. Waters and Dusky Waters as filed in Doc. 2011088089, of the Official Public Records of Williamson County, Texas (OPRWCT). Said 0.32 ac. being a conflict area that is described in the said deed to Waters, a part of the tract called 30 acres as described in the said deed to Placke, and a part of the said 69.14 acres of McPherson and George. This tract was surveyed on the ground in August of 2015, under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Grid North, Texas Central Zone.

BEGINNING at an iron pin which was found in the West line of County Road 302, at the Southeast fence corner of the said property that was conveyed to Dan K. Waters and Dusky Waters. This corner exists at the Northeast corner of the property described in the said deed to O. Dale McPherson and Steve George, and at the East corner of the said 0.32 acre conflict parcel that lies South of the fence.

THENCE with the East line of the said 69.14 acres of McPherson and George, and the West boundary of County Road 302, S 19°42'10" E 759.83 feet to an iron pin which was found; (L2) S 20° 21'03" E 27.58 feet to an iron pin which was found; and S 19°42'26" E 417.07 feet to an iron pin which was found.

THENCE continuing with boundary of County Road 302, and the boundary of the 69.14 acres, S 19°47'33" E 501.90 feet to an iron pin which was found at an ell corner in the East line of the 69.14 ac. and (L4) N 72°07'24" E 31.94 feet to an iron pin which was found at the lower Northeast corner of the 69.14 acres. This corner exists at the Northwest corner of a 10.00 acre property that was conveyed to David Wayne and Kathryn Rene Marek (Doc. 2001065675).

THENCE with the common boundary between McPherson/George and Marek, finding iron pins as follows; S 20°21'06" E 193.33 feet; S 20°25'31" E 77.33 feet; and S 20°07'55" E 320.04 feet to the Southwest corner of said Marek 10 acre tract.

THENCE continuing with the East boundary of McPherson/George and the West boundary of the property of Charles F. Gersbach (reserve of Two Tracts as set out in Vol. 2378, Pg. 470), S 20°12'38" E 385.16 feet to an iron pin which was found at the Southeast corner of the said 69.14 acres, 11.89 feet Southerly from a fence corner.

THENCE with the common boundary between McPherson/George and Gersbach with a boundary that does not follow the existing fence, (L5) S 66°12'20" W 65.68 feet to an iron pin found by an old post that was found at a bend in the South line of the 69.14 acres.

THENCE (L6) S 15°08'58" E 4.12 feet to a pipe post found at the Northeast fence corner of the property that was conveyed to Roy S. Bessent (1/2 und. Int.) by Jane Bessent (2266/608 3 tracts less exceptions).

THENCE with the South line of the said 69.14 acres and the lower North line of the Bessent property, along or near the general line of an existing fence, finding pipe posts as follows; S 69°32'59" W 183.14 feet (E. side of waterway); S 67°34'31" W 43.67 feet (West side of a waterway); S 69°28'54" W 175.34 feet to an iron pin which was found; and S 69°49'52" W 679.12 feet to a pipe post fence corner which was found at the Southwest corner of the 69.14 acres of McPherson/George.

THENCE with the West boundary of the 69.14 acres, and the East line of Bessent, N20°13'14" W 537.49 feet to a pipe post fence corner found at the upper Northeast corner of Bessent.

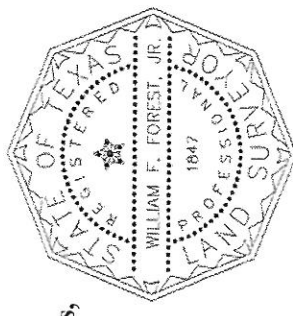
THENCE continuing with the East boundary of John E. Schwertner et. ux., (Second Tract of 50 ac., Doc. 9649732, First Tract of 32.60 acres, indexed online at Doc. 1999049732) and the West boundary of the 69.14 acres, finding iron pins as follows; N 19°03'56" W 178.51 feet, N 20°03'26" W 778.10 feet; N 20°08'04" W 80.55 feet; and N 20°23'01" W 1078.90 feet to an iron pin which was found at the Northwest corner of the McPherson/George 69.14 acres, and at the Northwest corner of the said 0.32 acre conflict parcel that lies South of the fence.

THENCE with the North line of the said 0.32 acre conflict parcel following along or near the general line of an existing old fence, with the occupied boundary of the property conveyed to McPherson/George, N 67°54'52" E 1127.02 feet to the POINT OF BEGINNING.

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This description is true and correct to the best of my knowledge and belief. The attached plat identifies any significant boundary line conflicts, shortages in area, apparent protrusions, intrusions or overlapping of improvements. This property abuts a public roadway, except as shown. Ownership and easement information for this tract has not been researched except as shown on the attached plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas,
this the 26th day of August of 2015, A.D. File: mcpherson-george 69 ac.doc


REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847



DAVID AND MELINDA PLACKE
FOR
SURVEY PLAT
2.49 AC.
DAVID J. & MELINDA J. PLACKE
PART OF 30.00 AC. DOC. 9545839
IN THE JOHN W. WILBARGER SURVEY A-664
IN WILLIAMSON COUNTY, TEXAS

LEGEND

- STEEL COTTON SPINDLE
- IRON PIN FOUND
- CORNER NOT FOUND, REPLACED
- WITH 1/2" IRON PIN
- IRON PIPE SET
- IRON PIPE FOUND
- FENCE POST
- NAIL FOUND
- CONCRETE MONUMENT FOUND
- EXISTING WIRE FENCE
- OVERHEAD POWER LINE
- RECORD CALLS
- BEARING / DISTANCE
- DATA THIS SURVEY
- BEARING / DISTANCE

SCALE: 1"=100'

NOTICE: THIS MAP
COPYRIGHT 2004 BY
FOREST SURVEYING &
MAPPING CO.
THIS MAP IS BEING
PROVIDED SOLELY
FOR THE USE OF THE
CURRENT PARTIES. NO
LICENSE HAS BEEN
CREATED (EXPRESS OR
IMPLIED) TO COPY
THIS MAP EXCEPT IN
CONNECTION WITH
THE ORIGINAL
TRANSACTION FOR
WHICH THIS MAP WAS
CREATED. (MAY BE
COPIED IN THAT
CONTEXT IF
CONDITIONS REMAIN
UNCHANGED)

FOREST SURVEYING
AND MAPPING COMPANY
1002 ASH STREET
GEORGETOWN, TEXAS
512-930-6827
512-930-6827
SDSK/plackePLACKES3.dwg
PB83P65

It is noted that the septic permit that establishes LGC Chapter 245 vested rights has not been provided to assist in the location of underground septic improvements. This property has not been approved for subdivision by Williamson County.

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no significant boundary line conflicts, shortages in area, protrusions, intrusions, overlapping of improvements except as shown hereon, and that said property abuts a public roadway, except as shown hereon. I hereby certify that the property described hereon is not within a special flood hazard area as identified by the Federal Emergency Management agency, flood hazard boundary map revised as per Map Number 48491CO125C, effective date 09/27/1991. A Flood Hazard study to identify additional areas of flood hazard is not included in this survey.

Survey dated 9-21-2004.

William F. Forest, Jr. R.H.L.S. 1847



J.E. SCHWARTZ, JR., U.X.
DOC. 9649732

Restitutive covenants and record easements have been shown hereon as identified by commitment GFO4058165 14 provided by Georgetown Title Co. Easements listed by A) Restitutive covenants Doc. 9545839 B) Electric easement to Bartlett Electric Cooperative, Inc. Doc. 9825198 20' easement centered on line as constructed - adjacent access etc.

LINE	LENGTH	BEARING
L1	27.46	S77°18'39"E
L2	27.52	N19°40'55"W
L3	2.50	S19°45'06"E

JANICE CANNADAY
21.48 AC. DOC. 9531945

DAVID PLACKE ET. UX.
20.00 AC. DOC. 9545839

