

JANICE CANNADAY Doc. # 2009062769
for description see prior DOC. # 9531945
Tract 1 - 10.64 AC.

JANICE KAY CANNADAY
TO
DAN K. WATERS & DUSKY WATERS
10.64 AC. DOC. # 2011088089
FORMERLY Doc. # 200962769
for description see Tract 2 Doc. # 9531945

SCALE: 1"= 100'

Note:

The bearing basis for this survey
is the State Plane Coordinate System
Grid North, Texas Central Zone
NGS control point AH5794 ET THEON
Datum: Geoid09, NAVD83, NAD83
CONVERGENCE: 1.43132508
Combined scale factor: 0.99985578

JOHN E. SCHWERTNER ET UX
9649732
Indexed as 1996049732
FIRST TRACT 32.60 AC.

JOHN E. SCHWERTNER ET UX
9649732
Indexed as 1996049732
SECOND TRACT
50.0 AC.

J.W. WILBARGER SURVEY A-664

69.14 AC.
O. Dale McPherson
& Steve George
Doc. 2012045508

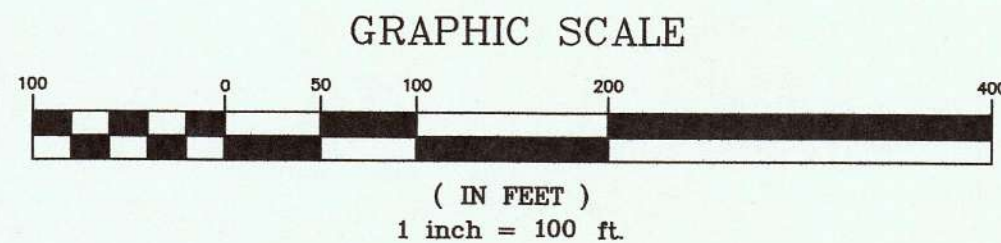
{Commitment Tract 1}
D. J. PLACKE ET UX
DOC. 9545839
30.0 AC. & 20.00 AC.

20.00 AC. DOC. 9545839

{Commitment Tract 2}
David J. Placke et. ux.
18.78 Ac.
Doc. # 9862967

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Jane Bessent to Roy S. Bessent
Tracts I, 75 ac., Tract II 9.5 ac.
Tract III 420.39 ac. less exceptions 2266/608
46.34 Ac. of the Wilbarger Survey
374.05 ac. on the Randall Survey
for description see prior 1823/50



SURVEY FOR
GINGER EPPERSON
O. DALE McPHERSON
& STEVE GEORGE
69.14 AC. DOC. 2012045508
Formerly D.J. Placke et. ux.:
50 AC.: 30 ac. & 20 ac. 9545839
18.78 ac. 9862967 and
0.32 ac. part of 10.64 ac.
of Dan K. Waters et. ux. 2011088089
SITUATED IN THE
JOHN W. WILBARGER SURVEY A-664
IN WILLIAMSON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N29°17'31"W	25.30
L2	S29°21'03"E	27.58
L4	N72°07'24"E	31.94
L5	S68°12'20"W	65.68
L6	N15°08'56"W	4.12

W.A. JENKINS SUR.
A-345

CERTIFICATION:
(TRACTS 1, 2, & 3 per Commitment)
Stewart Title Guaranty Company and Gracy Title Co.
O. Dale McPherson and Steve George
Ginger Epperson

This survey has been completed without the benefit of an abstracted title. Restrictive covenants and record easements have been listed hereon as identified for this survey by Commitment File # 01247-45822 provided by Gracy Title Co. effective date August 10, 2015, as follows (may apply if extending to site):
a) liens, leases, mineral rights and other matters that have not been requested have not been reviewed as a part of this survey
b) Restrictive covenants: Placke Deed 9545839 (Tract 1 50 ac.), Cannaday tract 21.4 ac. 9531945 (includes Tract 3 0.32 ac.); Placke deed 9862967 (Tract 2 18.78 ac. may not be resubdivided)
Easement items as follows:
B) Easement shown per prior survey, not listed on commitment 1) electric easement crossing 50 ac. of D.J. Placke et. ux. 2378474 - 20' wide centered on power lines as constructed and adjacent areas as needed per Doc. 9825198 - see existing power lines as shown hereon serving existing Placke residence (power service existing 2012 as shown on prior survey, see 5 year expiration clause); 2) also see existing power service as relocated to the South as shown hereon
Item 10B) water line easement to Jarrell-Schwertner Water Supply Corp. Doc. 2009040911- applies to property of Donald Riley located at 400 Co. Rd. 302 (Tract 4 Doc. 2004014445 called 21.483 ac. 10.53 ac. etc., now Dan K. Waters and Dusky Waters), may extend to 0.32 ac. Tract 3 if constructed so as to effect
Item 10C) electric utility easement to Bartlett Electric Coop. Inc. Doc. 9825142 (granted by Jan Cannaday, applies to 10 ac. Doc. 9531945 along North boundary - does not extend to this site)
Item 10D) electric utility easement to Bartlett Electric Coop. Inc. recorded Doc. 2012069623 - applies to property of Dan K. Waters at no specific location, general type easement - no visible evidence was observed crossing 0.32 ac. (Commitment Tract 3), does not apply to this site

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This plat is true and correct to the best of my knowledge and belief and identifies any evidence of boundary line conflicts, shortages in area, protrusions, intrusions, and overlapping of significant improvements. This property abuts a public roadway, except as shown hereon.

Survey date June 5, 2012, survey updated August 25, 2015

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



LEGEND
IRON PIN FOUND
CORNER NOT FOUND, REPLACED
WITH 1/2" IRON PIN
IRON PIN SET
IRON PIPE FOUND
EXISTING WIRE FENCE
CHAINLINK FENCE
BOARD FENCE
POWER POLE
WATER VALVE
TELEPHONE CABLE
WATERLINE EXISTING
OVERHEAD POWER LINE EXISTING
FORMER OVERHEAD POWER LINE
RECORD CALLS (BEARING / DISTANCE)
RECORD FILE LOCATION (VOLUME / PAGE)
DATA THIS SURVEY BEARING / DISTANCE
STRIP IN CONFLICT
TRACT LINES
BOUNDARY LINES
LAND GRANT LINES
All document references are in WILLIAMSON County.
Official Public Records of
Williamson County, Texas OPRWCT

COUNTY ROAD 302
R.O.W. WIDENING
TO COUNTY DOC. 9510382

10.0 AC.
DAVID WAYNE
&
KATHRYNE RENE MAREK
DOC. 2001065675

JAMES M. JENNINGS SUR. A-346

CHARLES F. GERSBACH
RESERVE OF
TWO TRACTS
2378/470
(LESS CEM.)