

Surveyor:
Maples & Associates
 420 S. LIVING ST. 203
 FLORENCE, TEXAS 76550
 Phone: 817.665.7655
 Fax: 817.665.7655
 Email: info@maplesurvey.com
 Website: www.maplesurvey.com

Black Dog Ranches, LLC
 1185 B5 acres
 Doc No. 2013111856



The following blanketed easement affects this tract:

Chisholm Trail Water Supply Corp.
 Vol. 1169 Page 264

LEGEND

- 2" Iron Pipe
- 1" Iron Pipe
- 1" Surber Rod - found
- 1/2" Iron Pipe - found
- 1/4" Iron Pipe - found
- 1/8" Iron Pipe - found
- Wire Fence
- Overhead Electric Line
- Power Pole
- Septic
- Record Plat

LINE	BEARING	HORIZ DIST
L1	S21°37'24"E	44.41'
L2	S19°30'12"E	39.82'
L3	N18°45'18"W	165.36'
L4	N20°04'24"W	133.68'
L5	S72°06'40"W	30.01'
L6	S19°42'28"E	159.81'
L7	S19°38'58"E	222.25'
L8	S20°00'31"E	276.94'
L9	N18°45'18"W	268.13'
L10	S8°22'38"W	140.65'

LAND TITLE SURVEY

Being 22.81 acres of the Edward Lang Survey, Abst. No. 7 in Williamson County, Texas, and being part of a 17.91 acre tract of land described as Tract One and part of a 24.93 acre tract of land described as Tract Two in a deed from John Patrick Lowe to Michael P. Schroock, et al., dated May 22, 2015, recorded as Doc. No. 2015043433 of the Official Public Records of Williamson County, Texas.

Being 10.01 acres of the Edward Lang Survey, Abst. No. 7 in Williamson County, Texas, and being part of a 17.91 acre tract of land described as Tract One and part of a 24.93 acre tract of land described as Tract Two in a deed from John Patrick Lowe to Michael P. Schroock, et al., dated May 22, 2015, recorded as Doc. No. 2015043433 of the Official Public Records of Williamson County, Texas.

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Being 0.343 acres of the Edward Lang Survey, Abst. No. 7 in Williamson County, Texas, and being part of a 17.91 acre tract of land described as Tract One and part of a 24.93 acre tract of land described as Tract Two in a deed from John Patrick Lowe to Michael P. Schroock, et al., dated May 22, 2015, recorded as Doc. No. 2015043433 of the Official Public Records of Williamson County, Texas.

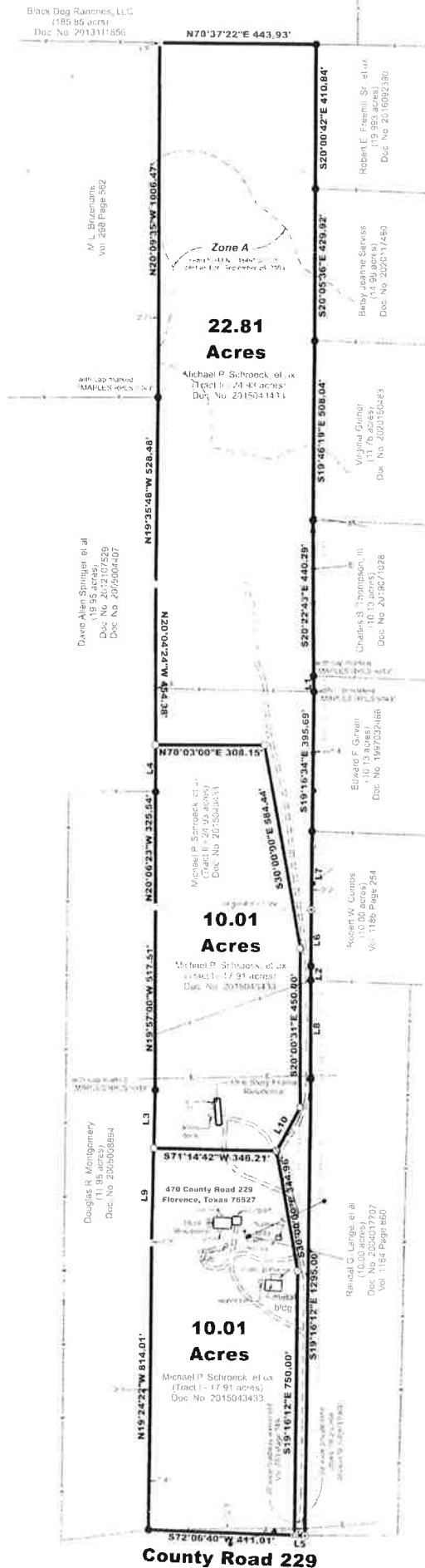
Legal descriptions of even survey date herewith of the tract shown hereon accompany this plat.

Surveyed on the ground on April 6, 2021

This survey conforms with the Professional and Technical Standards (Sections 663.13 - 663.19) of the GENERAL RULES OF PROCEDURES AND PRACTICES as promulgated by the Texas Board of Professional Land Surveying

Paul W. Maples, RPLS

Doc No. 2021041856



Maples & Associates, Inc.

www.maplesinc.com • P.O. Box 893 • Lampasas, Texas 76550 • (512) 556-2078 • (512) 556-0500 fax • Firm No. 10097700

LEGAL DESCRIPTION OF A TRACT OF LAND IN WILLIAMSON COUNTY, TEXAS.

Being 0.346 acres of the Edward Lang Survey, Abst. No. 7 in Williamson County, Texas, and being part of a 17.91 acre tract of land described as Tract One in a deed from John Patrick Lowe to Michael P. Schroeck, et ux, dated May 22, 2015, recorded as Doc. No. 2015043433 of the Official Public Records of Williamson County, Texas; said 0.346 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the west line of a 30 foot wide roadway easement recorded in Vol. 653, Page 749 of said official public records, from whence a 3/8 inch iron pin found for the southeast corner of said 17.91 acre tract brs. South 19° 16' 12" East, 750.00 feet, and North 72° 06' 40" East, 30.01 feet;

THENCE North 30° 00' 00" West, 344.96 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 08° 22' 36" East, 140.65 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the west line of said easement;

THENCE South 19° 08' 29" East, with the west line of said easement, 463.52 feet to the PLACE OF BEGINNING, as surveyed on the ground on April 6, 2021, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS
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Authenticator
Gabriel Erbe
5/12/2021 8:20:44 AM CDT
05/12/2021

Authenticator
Danielle Erbe
5/12/2021 8:37:05 AM CDT
05/12/2021

Maples & Associates, Inc.

420 S. Liveoak, Suite 200
P.O. Box 893
Lampasas, TX 76550
(512) 556-2078
Firm No. 10097700
www.maplesinc.com

February 19, 2021

Job No. 210214-150504

Rebecca Schroeck

For professional services rendered

Land Title Survey of the following: \$ 3500.00

Being 22.81 acres of the Edward Lang Survey, Abst. No. 7 in Williamson County, Texas, and being part of a 17.91 acre tract of land described as Tract One and part of a 24.93 acre tract of land described as Tract Two in a deed from John Patrick Lowe to Michael P. Schroeck, et ux, dated May 22, 2015, recorded as Doc. No. 2015043433 of the Official Public Records of Williamson County, Texas.

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Sales Tax (8¼%) \$ 288.75

Total \$ 3788.75

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