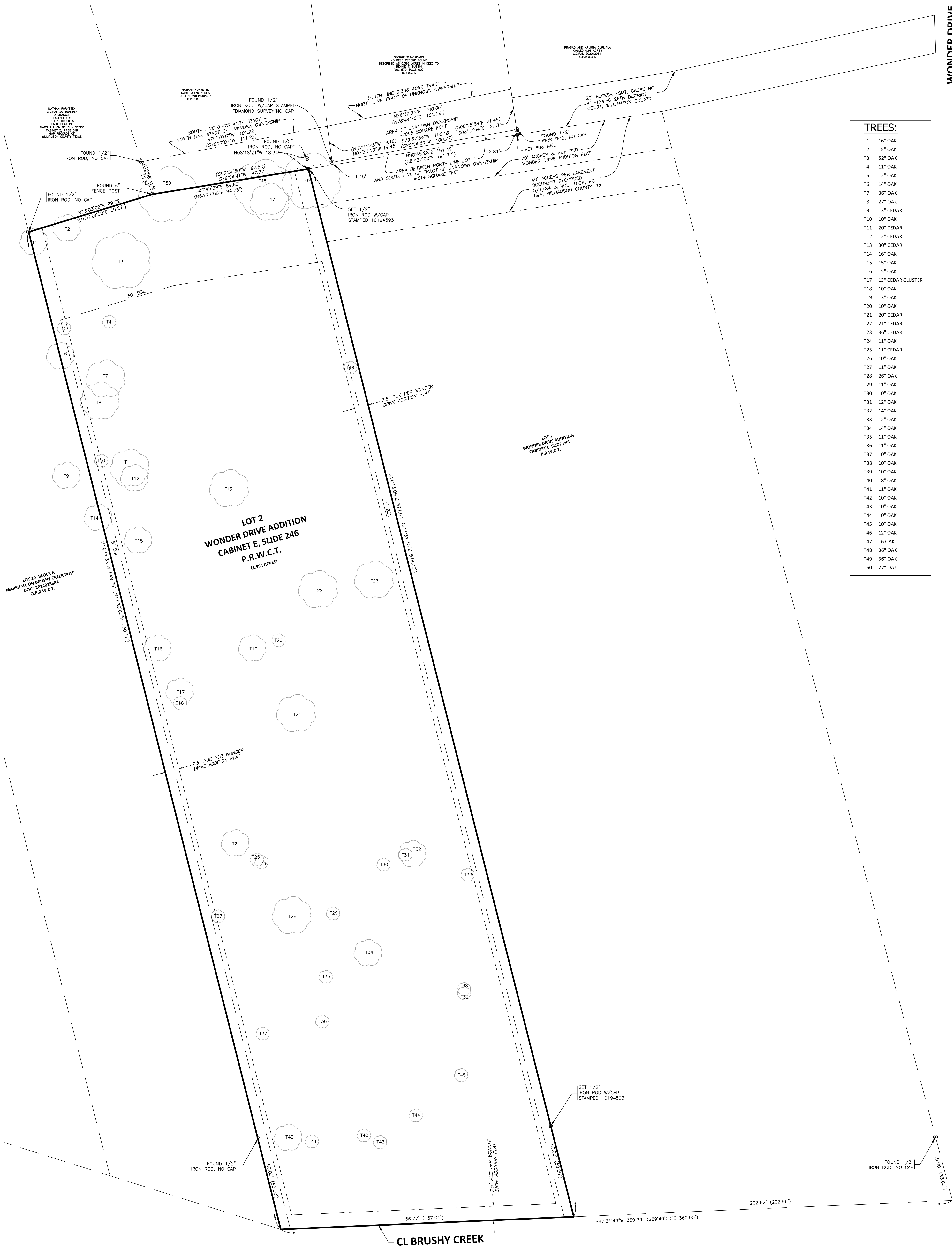


LOT 2, WONDER DRIVE ADDITION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN CABINET E, SLIDE 246, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



WONDER DRIVE

TREES:

- T1 16" OAK
- T2 15" OAK
- T3 52" OAK
- T4 11" OAK
- T5 12" OAK
- T6 14" OAK
- T7 36" OAK
- T8 27" OAK
- T9 13" CEDAR
- T10 10" OAK
- T11 20" CEDAR
- T12 12" CEDAR
- T13 30" CEDAR
- T14 16" OAK
- T15 15" OAK
- T16 15" OAK
- T17 13" CEDAR CLUSTER
- T18 10" OAK
- T19 13" OAK
- T20 10" OAK
- T21 20" CEDAR
- T22 21" CEDAR
- T23 36" CEDAR
- T24 11" OAK
- T25 11" CEDAR
- T26 10" OAK
- T27 11" OAK
- T28 26" OAK
- T29 11" OAK
- T30 10" OAK
- T31 12" OAK
- T32 14" OAK
- T33 12" OAK
- T34 14" OAK
- T35 11" OAK
- T36 11" OAK
- T37 10" OAK
- T38 10" OAK
- T39 10" OAK
- T40 18" OAK
- T41 11" OAK
- T42 10" OAK
- T43 10" OAK
- T44 10" OAK
- T45 10" OAK
- T46 12" OAK
- T47 16" OAK
- T48 36" OAK
- T49 36" OAK
- T50 27" OAK

- 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 APRIL, 2021.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48491C0489P, HAVING AN EFFECTIVE DATE DECEMBER 20, 2019, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND WITHIN A SPECIAL FLOOD HAZARD AREA.

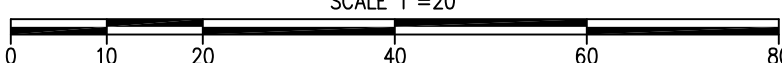
I DO HEREBY CERTIFY THAT THE PLAT HEREON CORRECTLY REPRESENTS
THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY
DIRECTION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DATED THIS 22ND DAY OF SEPTEMBER, 2021

JAMES GRANT, RPLS
TEXAS REGISTRATION No. 4742



GRAPHIC SCALE
SCALE 1"=20'



BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 2, WONDER DRIVE ADDITION
1.994 ACRES
WILLIAMSON COUNTY, TEXAS

NO.	DATE	REVISIONS	BY
1	9/21/21	ADDED DETAIL OF PROP. BOUNDARY AGREEMENT	
DRAWN BY: JEG		SURVEYED BY: KT	
SCALE: 1" = 20'		APPROVED BY: JEG	
PROJECT NO. C-1581		DATE: JUNE 12, 2021	

DATE: APRIL 15, 2021	SHEET: 1 OF 1	REV: MAY 5, 2021
SCALE: 1" = 20'	SURVEYED BY: KT	JOB NO.: C-1574
DRAWN BY: TC	APPROVED BY: JEG	DWG. NO.: C-1574