ZONE "X"

N24°23'34"W 630.80'

ZONE "X"

ZONE "X"

"192.85 ACRES"
(PARCEL NO. 1)
WARRANTY DEED
JEANETTE W. BARAN, ET AL
TO
WALLACE SEGGERN
8-31-2000
DOC NO. 2000066917
OPRWC

S25°01'12"E 380.48'
(C=380.60')

N67°46'18"E 2563.74'
(C=2564.40')

1" IRON
STAKE FOUND

N21°46'24"W 471.32'
(C=471.32')

(20.92.69=>)
N5°25.69

GRAVEL
ROAD

S16°00'47"E 1043.63'
(C=1041.35')

APPROX. LOCATION OF UNDERGROUND PIPELINE

50.0'

50.0'

MEMORANDUM
RIGHT OF ENTRY,
POSSESSION AND USE
AGREEMENT
DOC NO. 2020108233
OPRWC

MEMORANDUM
OF PERMANENT
EASEMENT AGREEMENT
DOC NO. 2021036250
OPRWC

R020892
CHARLOTTE LYN DAVIS

EXISTING
GRAVEL
ROADWAY

APPROX. LOCATION OF UNDERGROUND PIPELINE
(NO RECORDING INFO SUPPLIED BY TITLE WORK)

N21°46'18"W 3104.34'

R020902
JERRY WAYNE &
LINDA ROZNOVAK

"30.00 ACRES"
WARRANTY DEED
NADINE CAROLE JOHNSON,
ET VIR
TO
JERRY WAYNE ROZNOVAK,
ET UX
9-21-2006
DOC NO. 2006083935
OPRWC

+751.06'
1.49' RIGHT

20' WIDE
(1.55 ACRE)
PUBLIC UTILITY AND
ACCESS EASEMENT
AGREEMENT
JULIUS WOLBRUECK TO
JONAH WATER SPECIAL
UTILITY DISTRICT
DOC NO. 2021147037
OPRWC

11.433 ACRE
EXHIBIT "A" (PARCEL 15)
SPECIAL WARRANTY DEED
CHANDLER ROAD (PHASE
IIIA) RIGHT OF WAY
JULIUS A. WOLBRUECK,
JR. AND ROXANA THOMAS
WOLBRUECK
TO
WILLIAMSON COUNTY
DOC NO. 2011037525
OPRWC

SEE DETAIL "A"

R020891
CHARLOTTE LYN DAVIS

P.O.B.

3/4" IRON PIPE
FOUND AT THE
SWC OF 192.156
ACRES

S68°29'45"W 1104.43'
(C=1104.11')

S21°42'31"E 200.43'

S68°20'03"W 552.05'

0.111 ACRE
EXHIBIT "B" (PARCEL 16)
SPECIAL WARRANTY DEED

179.577 ACRES
(7,822,385 SQ. FT.)

"192.156 ACRES"
(TRACT TWO)
WARRANTY DEED
W/ VENDOR'S LIEN
J. A. WOLBRUECK, SR,
ET UX
TO
JULIUS A. WOLBRUECK, JR.,
ET UX
12-13-1977
VOL. 694, PAGE 24
DRWC

RIGHT-OF-WAY
EASEMENT
VOL. 600, PAGE 986
RPRWC

S21°32'50"E 1747.66'

SILAS PALMER SURVEY,
ABSTRACT NO. 499

"482.58 ACRES"
WARRANTY DEED
H.A. BENNETT AND
BEN F. BARNES, DBA
BENNETT-BARNES
INVESTMENT CO.
TO
WALLACE SEGGERN,
A SINGLE MAN
12-19-1978
VOL. 742, PAGE 295
DRWC

EASEMENT
ATMOS UTILITY
(TRACT A)
EXHIBIT A
DOC NO. 2012030571
OPRWC

11.433 ACRE
EXHIBIT "A" (PARCEL 15)
SPECIAL WARRANTY DEED
CHANDLER ROAD (PHASE
IIIA) RIGHT OF WAY
JULIUS A. WOLBRUECK,
JR. AND ROXANA THOMAS
WOLBRUECK
TO
WILLIAMSON COUNTY
DOC NO. 2011037525
OPRWC

20' WIDE
(1.55 ACRE)
PUBLIC UTILITY AND
ACCESS EASEMENT
AGREEMENT
JULIUS WOLBRUECK TO
JONAH WATER SPECIAL
UTILITY DISTRICT
DOC NO. 2021147037
OPRWC

EXISTING
GRAVEL
ROADWAY

N65°56'09"W 70.75'
(C=70.17')

0.067 ACRE
SURFACE SITE
EXHIBIT A
DOC NO. 2019052543
OPRWC

0.055 ACRE
ACCESS EASEMENT
EXHIBIT A
DOC NO. 2019052543
OPRWC

0.23 ACRE
DRAINAGE EASEMENT
(PARCEL 15DE)
DOC NO. 2011037526
OPRWC

S68°04'45"W 50.11'
(C=50.01')

S23°35'06"W 71.19'
(C=71.25')

Δ=006°26'28" R=5100.00' T=286.97'
L=573.33' CB=S71°37'27"W CL=573.03'

CHANDLER ROAD

S68°23'01"W 647.17'
(C=647.14')

Δ=004°46'09" R=4900.00' T=204.05'
L=407.87' CB=N72°49'59"E CL=407.75'

APPROXIMATE LOCATION OF SURVEY LINE

N68°36'59"E 817.52'

CONC
DRAIN

EASEMENT
ATMOS UTILITY
(TRACT B)
EXHIBIT B
DOC NO. 2012030571
OPRWC

0.113 ACRE
EXHIBIT "C" (PARCEL 17)
SPECIAL WARRANTY DEED
CHANDLER ROAD (PHASE
IIIA) RIGHT OF WAY
JULIUS A. WOLBRUECK,
JR. AND ROXANA THOMAS
WOLBRUECK
TO
WILLIAMSON COUNTY
DOC NO. 2011037525
OPRWC

0.16 ACRE
PIPELINE EASEMENT
DOC NO. 2012014985
OPRWC

N23°42'04"E 69.44'
(C=69.31')

0.45 ACRE
DRAINAGE EASEMENT
(PARCEL 16DE)
DOC NO. 2011037526
OPRWC

S65°41'38"E 68.81'
(C=68.91')

N68°36'55"E 549.83'
(C=550.16')

N68°23'13"E 50.10'
(C=50.01')

RIGHT-OF-WAY
EASEMENT
VOL. 600, PAGE 986
RPRWC

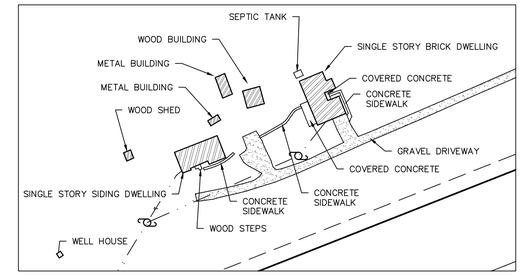
EXISTING
GRAVEL
ROADWAY

APPROXIMATE LOCATION OF SURVEY LINE

APPROX. LOCATION OF UN
(NO RECORDING INF

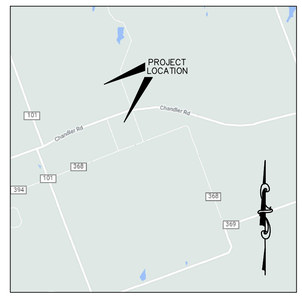
S21°25'38"E 1588.35'
(C=1634.03')

"482.58 ACRES"
WARRANTY DEED
H.A. BENNETT AND
BEN F. BARNES, DBA
BENNETT-BARNES
INVESTMENT CO.
TO
WALLACE SEGGERN,
A SINGLE MAN
12-19-1978
VOL. 742, PAGE 295
DRWC



DETAIL "A"
NOT TO SCALE

VICINITY MAP



SCALE: = NONE

LEGEND:

- ○ 1/2" IRON ROD SET
- ● IRON ROD FOUND
- ○ 3/4" IRON PIPE FOUND
- ✱ 1" IRON STAKE FOUND
- UNDERGROUND CABLE MARKER
- PIPELINE MARKER
- GUY ANCHOR
- POWER POLE
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- FZB FZB FZB FLOOD ZONE BOUNDARY

SURVEYORS NOTES:

1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.

2. THIS SURVEY WAS PREPARED **WITH** THE BENEFIT OF TITLE REPORT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.

3. THE PROPERTY DEPICTED HEREON (179.577 ACRES) **IS NOT,** (70.824 ACRES) **IS PARTIALLY** WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0510F, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "A" AND ZONE "X" (UNSHADED).

4. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

5. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BTS".

6. THERE ARE METES AND BOUNDS DESCRIPTIONS WHICH ACCOMPANY THIS SURVEY.

SCHEDULE B ITEMS:

10A. – NOTED.
10B. – NOTED
10C. – NOTED
10D. – NOTED
10E. – NOTED

10F. – RIGHT OF WAY EASEMENT EXECUTED BY JULIA SHELDON TO JOSEPH SHELDON AND CHARLES H. BURNS, VOLUME 227, PAGE 466 RPRWC – UNABLE TO DETERMINE LOCATION.

10G. – RIGHT OF WAY EASEMENT EXECUTED BY J.A. WOLBRUECK ET AL TO TEXAS POWER AND LIGHT COMPANY, VOLUME 352, PAGE 639 RPRWC – UNABLE TO DETERMINE LOCATION DUE TO VAGUE DESCRIPTION.

10H. – RIGHT OF WAY EASEMENT EXECUTED BY JOSEPH SHELDON AND JULIA SHELDON TO JONAH WSC, VOLUME 565, PAGE 219 RPRWC – MAY AFFECT, NO WATER LINES OBSERVED DURING THIS SURVEY.

10I. – RIGHT OF WAY EASEMENT EXECUTED BY J.A. WOLBRUECK AND DORA WOLBRUECK TO EDWARD H. WOLBRUECK SR AND MARTHA WOLBRUECK, VOLUME 600, PAGE 986 RPRWC – AFFECTS AS SHOWN.

10J. – RIGHT OF WAY EASEMENT EXECUTED BY J.A. WOLBRUECK AND DORA WOLBRUECK TO TEXAS POWER AND LIGHT AND SOUTHWESTERN BELL TELEPHONE COMPANY, VOLUME 621, PAGE 845 RPRWC – UNABLE TO DETERMINE LOCATION DUE TO VAGUE DESCRIPTION.

10K. – TERMS AND PROVISIONS OF DEVELOPMENT AGREEMENT BY CITY OF TAYLOR, DOCUMENT NO. 2010082575 OPRWC – AFFECTS.

10L. – TERMS AND PROVISIONS OF DEVELOPMENT AGREEMENT BY CITY OF TAYLOR, DOCUMENT NO. 2010082189 OPRWC – AFFECTS.

10M. – TERMS AND PROVISIONS OF DEVELOPMENT AGREEMENT BY CITY OF TAYLOR, DOCUMENT NO. 2010082574 OPRWC – AFFECTS.

10N. – DRAINAGE EASEMENT EXECUTED BY JULIUS A. WOLBRUECK, JR. AND ROXANA THOMAS WOLBRUECK TO WILLIAMSON COUNTY, DOC NO. 2011037526 OPRWC – AFFECTS AS SHOWN.

10O. – PIPELINE EASEMENT EXECUTED BY JULIUS A. WOLBRUECK, JR. AND ROXANA THOMAS WOLBRUECK TO ATMOS ENERGY CORPORATION, DOC NO. 2012014985 OPRWC – AFFECTS AS SHOWN.

10P. – EASEMENT EXECUTED BY JULIUS A. WOLBRUECK, JR. AND ROXANA THOMAS WOLBRUECK TO ATMOS ENERGY CORPORATION, DOC NO. 2012030571 OPRWC – AFFECTS AS SHOWN.

10Q. – TERMS AND PROVISIONS OF THE ABOVEGROUND FACILITIES EASEMENT EXECUTED BY JULIUS A. WOLBRUECK, JR. AND ROXANA THOMAS WOLBRUECK TO ATMOS ENERGY CORPORATION, DOCUMENT NO. 2019052543 OPRWC – AFFECTS AS SHOWN.

10R. – TERMS AND PROVISIONS OF MEMORANDUM RIGHT OF ENTRY, POSSESSION AND USE AGREEMENT BY AND BETWEEN JULIUS A. WOLBRUECK, JR. AND M2E3, LLC, DOCUMENT NO. 2020108233 OPRWC – AFFECTS AS SHOWN.

10S. – TERMS AND PROVISIONS OF MEMORANDUM OF PERMANENT EASEMENT AGREEMENT BY AND BETWEEN JULIUS A. WOLBRUECK, JR. AND M2E3, LLC, DOCUMENT NO. 2021036250 OPRWC – AFFECTS AS SHOWN.

STATE OF TEXAS
REGISTERED
BRUCE LANE BRYAN
4249
PROFESSIONAL
LAND SURVEYOR

TO: **CAPITAL TITLE**
RE: **LENDI CAPITAL, LLC**
ADDRESS: **703 COUNTY ROAD 368 TAYLOR, TX 76574**

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY **1A,** CONDITION **IV** SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

9-29-21
DATE

BRUCE L. BRYAN, R.P.L.S.
TEXAS REGISTRATION NO. 4249

LAND TITLE SURVEY

179.577 ACRE TRACT OUT OF
THE SILAS PALMER SURVEY
ABSTRACT NO. 499 AND 70.824
ACRE TRACT OUT OF THE JAMES
C. EAVES SURVEY
ABSTRACT NO. 213 AND THE
SILAS PALMER SURVEY
ABSTRACT NO. 499
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090
FIRM No. 10128500
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AVC	CHECKED BY: BLB
SCALE: 1" = 200'	APPROVED BY: BLB
PROJECT NO. 21-646	DATE: SEPTEMBER 15, 2021

200 0 100 200 400
SCALE: 1"=200'

Z:\AUTOCAD\PROJECT DRAWINGS\2021 DRAWINGS\21-646 – WOLBRUECK.dwg 9/29/2021 5:06 PM