

THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED AT 1223 CR 437 IN WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS: 10.102 ACRES OUT OF A CALLED "49.676 ACRES", AS RECORDED IN DOCUMENT NO. 2016050846 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE J. J. LIENDO SURVEY, A-8.

FLOOD NOTE: THE PROPERTY DEPICTED HEREON IS / IS NOT 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. 48491C0___E EFFECTIVE 9-26-2008 LOCATED IN ZONE "X".

THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART GUARANTY TITLE COMPANY, G.F. NO. 14665-17-01682. EFFECTIVE DATE: MARCH 7, 2017.

TITLE COMMITMENT ITEMS ARE ADDRESSED ON PAGE 2 OF THIS DOCUMENT.

TO: NORTH AMERICAN TITLE COMPANY
RE: GRANT THOMISON, GF # 14665-17-01682, PROJ. NO. 17-192

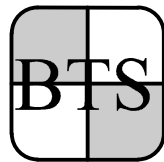
PAGE 1 OF 2

SURVEYORS CERTIFICATE

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATE: MARCH 22, 2017

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500
surveying@austin.rr.com
bryantechnicalservices.com

TITLE COMMITMENT ITEMS

SCHEDULE "B":

10(A) – NOTED

10(B) – NOTED

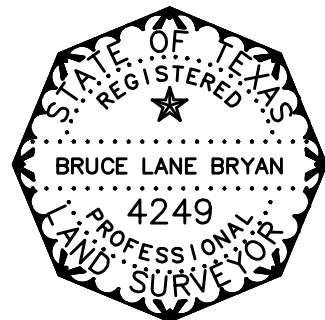
10(C) – NOTED

10(D) – NOTED

10(E) – NOTED

10(F) – BLANKET WATERLINE EASEMENT GRANTED TO SOUTHWEST MILAM WATER SUPPLY COMPANY AS RECORDED IN DOCUMENT NO. 2016080615, OPRWC – MAY AFFECT, NO EVIDENCE OF WATERLINE OBSERVED DURING SURVEY ACTIVITIES.

10(G) – NOTED



A handwritten signature in black ink, appearing to read "B. L. Bryan".

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FLOOD NOTE:

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THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY **STEWART GUARANTY TITLE COMPANY**, G.F. NO. **14665-17-01682**. EFFECTIVE DATE: **MARCH 7, 2017**.

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RE: GRANT THOMISON, GF # **14665-17-01682**, PROJ. NO. 17-192

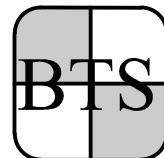
PAGE 2 OF 2

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DATE: MARCH 22, 2017

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March 22, 2017

10.102 ACRES

These notes describe that certain tract of land, situated in the **JOSE JUSTO LIENDO SURVEY, ABSTRACT NO. 8**, located in Williamson County, Texas; subject tract being all of a called "49.676 Acres" conveyed in a Warranty Deed from Johnny Kovar and Martha Kovar to Weldon R. Copeland, Carolyn A. Copeland, L. Lesley Knappek and Kimberly G. Knappek dated 6-10-2016 and recorded in Document No. 2016050846, Official Public Records of Williamson County (OPRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on March 17, 2017; subject tract being more fully described as follows:

COMMENCING at the Northwest corner of said "49.676 Acres" in the East line of County Road No. 437, same being in the North line of a gravel access road, same being the Southwest corner of a called "99.934 acres" conveyed to Terry Simank, a/k/a/ Terry D. Simank dated 4-22-2016 and recorded in Document no. 2016034120, OPRWC; found a ½" iron rod at same corner (capped DRJ) from which for reference was found a ½" iron pipe bearing North 22° 38' 44" East, 4.20 feet (not honored); **THENCE South 21° 08' 01" East** with the West line of said "49.676 Acres" and the East line of County Road No. 437, a distance of **667.80 feet** to the Northwest corner of subject tract, same being the **PLACE OF BEGINNING** of this description; set a ½" iron rod (capped "Bryan Technical Service") at same corner;

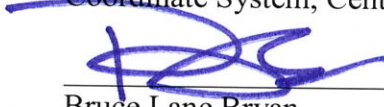
THENCE North 68° 51' 01" East with the North line of subject tract, over and across said "49.676 Acres", a distance of **978.59 feet** to the Northeast corner of subject tract in the East line of said "49.676 Acres", same being the apparent West line of a called "100.0 Acres" (residue) conveyed to Lina Goetz, et vir as recorded in Volume 418, Page 11, Deed Records of Williamson County (DRWC); set a ½" iron rod (capped "Bryan Technical Service") at same corner; a 6" iron fence post found at the Northeast corner of said "49.676 Acres", same being the Northwest corner of said "100.0 Acres" and a corner of said "99.934 Acres", bears North 21° 08' 59" West, 667.80 feet (for reference from said post a found ½" iron rod (capped) bears South 12° 15' 18" East, 1.00 feet, did not honor);

THENCE South 21° 08' 59" East with the common line of said "49.676 Acres" and "100.0 Acres", generally along a wire fence, a distance of **449.75 feet** to the Southeast corner of subject tract; set a ½" iron rod (capped "Bryan Technical Service") at same corner; a 6" iron fence post found at the Southeast corner of said "49.676 Acres", same being the Southwest corner of said "100.0 Acres" bears South 21° 08' 59" East, 1092.30 feet;

THENCE South 68° 51'44" West with the South line of subject tract, over and across said "49.676 Acres", a distance of **978.71 feet** to the Southwest corner of same in the aforementioned West line of said "49.676 Acres" and the East line of County Road No. 437; set a ½" iron rod (capped "Bryan Technical Service") at same corner; a found ½" iron rod (capped) at the Southwest corner of said "49.676 Acres" bears South 21° 08' 01" East, 1094.99 feet;

THENCE North 21° 08' 01" West with said West line of said "49.676 Acres" and the East line of County Road No. 437, a distance of **449.55 feet** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated an area of **10.102 Acres**.

Surveyor's Note: Bearings and coordinates shown hereon based on Texas State Plane Coordinate System, Central Zone 4203, NAD 83/93 datum and are grid values.



Bruce Lane Bryan Registered Professional Land Surveyor No. 4249
TBPLS FIRM No. 10128500
911 N. Main, Taylor TX 76574

