

LOT 6 : TIMOTHY G. KNIPPA et. ux.
1.26 AC. DOC. 2010049268
SITUATED IN THE W.J. BYBEE SURVEY A-91
IN WILLIAMSON COUNTY, TEXAS

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: Geoid03 NAVD88, NAD83 CONVERGENCE: 1.41931224 Combined scale factor: 0.99985418

LOCATION SKETCH

F.M. 1105

C.R. 316

C.R. 317

C.R. 316

C.R. 317

F.M. 972

WALBURG

To I.H. 35

N

SCALE: 1"=2000'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	81°38'02"	50.00	71.24	43.18	65.36	N58°02'10"W
C2	35°34'34"	50.00	31.05	16.04	30.55	S63°21'31"W
C3	64°34'21"	50.00	56.35	31.59	53.41	S13°17'04"W
C4	67°49'38"	70.01	82.88	47.07	78.12	N51°07'58"W

LOT 5 BLK. 2 OF
FOX DEN ACRES
ADDITION # 2
CAB. CC, SL 398

GENERAL NOTES:

LINE TABLE		
LINE	LENGTH	BEARING
L1	75.00	N71°01'26"E
L2	71.81	S20°47'08"E
L3	81.70	S20°47'08"E
L4	141.48	N70°27'53"W
L5	160.68	S70°27'53"E
L6	85.52	N20°47'08"W
L7	22.47	N60°24'10"W
L8	69.91	N56°41'57"E
L9	49.74	S56°41'57"W
L10	154.07	N20°47'08"W
L11	12.78	N69°09'30"E
L12	13.80	S20°50'30"E
L13	7.20	N69°09'30"E
L14	11.54	S25°41'38"W
L15	113.61	N19°18'00"W
L16	98.13	N19°18'00"W
L17	31.11	N59°18'48"W
L18	26.56	S59°18'48"E
L19	128.83	S59°18'48"E
L20	200.02	S59°18'48"E
L21	21.35	S69°09'30"W
L22	61.75	N41°21'11"W
L23	67.97	N70°28'52"W
L24	26.19	N20°42'08"W
L25	14.40	N20°42'08"W
L26	89.69	S71°03'21"W
L27	90.08	S70°28'52"E
L28	74.43	S41°21'11"E
L29	48.30	N19°08'07"W
L30	177.42	N19°18'00"W
L31	47.69	N19°08'07"W
L32	201.13	N19°18'00"W
L37	19.81	N20°53'01"W
L38	30.00	S71°02'18"W
L39	75.20	S20°52'18"E

LEGEND

IRON PIN FOUND ●
CORNER NOT FOUND, REPLACED
WITH 1/2" IRON PIN ○
IRON PIN SET ○

RECORD CALLS (BEARING / DISTANCE)
DATA THIS SURVEY BEARING/ DISTANCE

All document references are in Williamson Co.

WATERLINE EXISTING (APPROXIMATE SITE) ——— — W—
OVERHEAD POWER LINE VISIBLE ——— — E—

Gravel drive _____

SEE PARTIAL CANCELLATION OF ROADWAY
FOR FREEDOM DRIVE
COMMISSIONERS' COURT MINUTES
2/08/2005 AGENDA ITEM 12
10' STRIP CANCELLED
0.21 AC. IN ROADWAY
RIGHT-OF-WAY
PER FORMER PLAT

LOT 1
1455/403

FOX DEN ACRES
CAB. I, SL. 41

LOT 2
OC. 2002029115
SHIRLEY A. &
AMES E. KNIGHT
P.O.BOX 515
BURG, TEXAS 78673

*FREEDOM DR. 60' R.O.W. PER PLAT
(not accepted for Co. Maintenance)*

FREEDOM DR.
(now 50¢ per record)

4.19 AC. in reserve
not in plat

H.E. ARLDT
100 FREEDOM DRIVE
GEORGETOWN, TX. 78626

LOT 8
2.09 ac.

KENNETH MATLOCK ET. UX.
50 FREEDOM DRIVE
GEORGETOWN, TEXAS 78626
Doc. 2007016760

LOT 9
2.078 ac.

MIKE LINEBRINK ET. UX.
20 FREEDOM DRIVE
GEORGETOWN, TEXAS 78626
DOC. 2007101103

H. L. JACKSON SURVEY A-362

PERIMETER DESCRIPTION

BEING 6.66 ac. of the W.J. Bybee Survey, Abstract No. 91, in Williamson County, Texas. This property is part of the 10 acre property which is described in a deed to H.E. Arldt, et. ux., of record in Vol. 1937, Pg. 415, Official Records of Williamson County, Texas (ORWCT). The bearing basis for this survey is the State Plane Coordinate System Grid North, Texas Central Zone. This property was surveyed on the ground under the supervision of Wm. F. Forest Jr., R.P.L.S. No. 1847, in October of 2010.

Beginning at an iron pin which was found at the Southeast corner of the said 10 acre tract that was conveyed to Arldt (1937/415); at the Northeast corner of a 10.00 acre property that was conveyed to Greg and Ann Marie Woodard (Doc. 2006/026255 ORWC7). This corner exists in the West boundary of the property of Albin E. Zurovets, et. ux. (758/450), and stands about N15°33'41" E 582.64 feet from the Northeast corner of the H. L. Jackson Survey, A-362, and the lower Northwest corner of the A. Willett Survey, A-750. Said survey corner exists in the South line of the W.J. Bybee Survey, according to record information. This corner exists in the remains of an old rock and wire fence that exists Westerly from a newer wire fence.

THENCE with the North line of the Woodard tract, S 71°01'26" W 875.68 feet to an iron pin which was found at the Northeast corner of a reserve parcel of the 15.01 acre property that was conveyed to H.E. Arldt (Doc. 9536313, ORWCT); continuing with the North line of the Arldt 15.01 acre tract, and the south line of the Arldt 10 acre tract, S 71°01'27" W 82.00 feet to an iron pin which was found.

THENCE with the East line of a 4.19 acre property of H. E. Arldt which is reserved from this plat, N 03°24'58"W at 165.98 feet pass an iron pin found, continuing in all 331.96 feet to an iron pin which was found in the South line of Freedom Drive (formerly dedicated by plat of Fox Den acres, Cab. I, Sl. 41, Plat Records).

THENCE with the South line of Freedom Drive and the North line of the Arldt 10 acre tract, N 71°03'21"E 348.47 feet to an iron pin which was found in the upper South line of the 20.9 ac. tract of H. E. Arldt, et. ux. (1403/712). This corner exists at the Southwest corner of a 1.02 acre easement reservation (non-exclusive easement Doc. 2005014376 ORWCT).

THENCE continuing with the North line of the Arldt 10 ac. tract and the South line of the property of H.E. Arldt as set out in the record (20.9 ac. 1403/712, and Lot 3 1745/976); with the South line of a 2.31 ac. property that was surveyed this date as a reserve of the Arldt property, N 71°02'18"E at 98.45 feet pass an iron pin which was found at the Southeast corner of the said easement, continuing in all 508.34 feet to an iron pin which was found 4 feet Eastward from a cedar post, in the remains of an old rock and wire fence that exists Westerly from a newer wire fence.

THENCE with the lower West line of the 100.34 acre tract of A.E. Zurovetz, et. ux. (758/450), and with the lower West line of the Zurovetz easement, S 21°05'47"E 319.69 feet to the POINT OF BEGINNING.

FORMERLY LOT 3
Vacated lot
AGENDA ITEM 12
COMMISSIONERS' COURT
MINUTES 2/08/2005

H.E. ARLDT
100 FREEDOM DRIVE
GEORGETOWN, TX. 78626

*7.13 AC. in reserve
not in plot*

FORMERLY 20.90 AC. 1403/712
S.W. TEINERT & H.E. ARLDT ET. UX.
1/2 UND. INTEREST Lot 3
S.W. TEINERT TO
H.E. ARLDT ET. UX. 1745/976

2001088639 AFFADAVIT OF HEIRSHIP
HEIRS OF SALLY A.M. ARLDT

W.J. BYBEE SURVEY A-91

~~6.66~~ AC.

PART OF 15.01 AC. DOC. 9536313
DOC. 2006026255
00 AC. GREG & ANN MARIE WOODARD
1200 CO. RD. 316
GEORGETOWN, TEXAS 78626

**FOREST SURVEYING
AND MAPPING COMPANY**
1002 ASH STREET
GEORGETOWN, TEXAS

A. WILLETT
SUR. A-750

"FOX DEN ACRES ADDITION # 3"