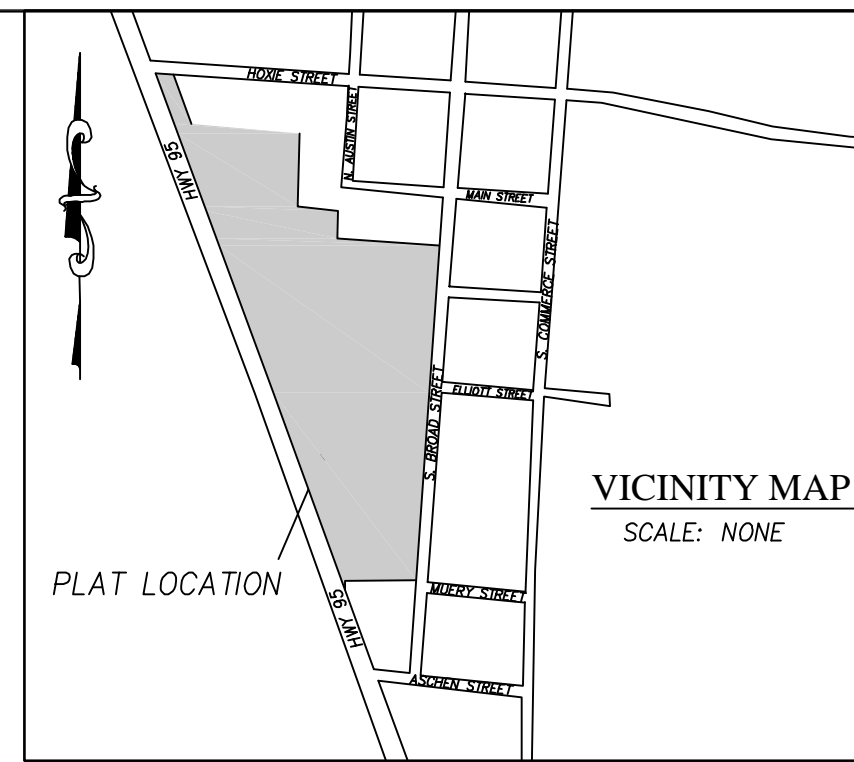


PRELIMINARY PLAT PRINZ ESTATES CITY OF COUPLAND

STATE OF TEXAS
COUNTY OF WILLIAMSON

These notes describe that certain tract of land situated in the JACOB SAPPINGTON SURVEY, ABSTRACT NO. 588 and the JOSEPH JORDAN SURVEY, ABSTRACT NO. 357, and located in Williamson County, Texas; subject tract being further described as being all of a called "9.733 Acres", as conveyed in a Warranty Deed from Genevieve Hayes and husband, John W. Hayes, to Howard E. Prinz and wife, Joann Q. Prinz, dated 1-29-2001 and recorded in Document No. 2001007143, of the Official Public Records, Williamson County, Texas (OPRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on March 28, 2013; subject tract being more fully described as follows {Bearings described herein are based on the Texas State Plane Coordinate System, Central Zone (4203), NAD 83, 93 adjustment, distances and areas are grid values};



BEGINNING at a Gear Spindle found (TxDot Station 389+96), at the Northwest corner of said "9.733 Acres" in the East Right-of-Way of State Highway No. 95 and at the Southwest corner of a called "1.846 Acres" conveyed in a Warranty Deed from WLS Coupland Properties, L.P., to FDI Postal Properties II, Inc., dated 12-30-1999 and recorded in Document No. 2000001073, (OPRWC); and marking the Northwest corner of herein described tract;

THENCE North 88°00'19" East with the common line of subject and said "1.846 Acres", a distance of 27.60 feet to a 1/2" Iron Rod found, at an interior corner of said "1.846 Acres" and marking an exterior corner of herein described tract;

THENCE South 03°46'33" East with the common line of subject and said "1.846 Acres", a distance of 11.54 feet to a 1/4" Iron Rod found, at the apparent Northwest corner of a called "0.93 Acres" conveyed in a Cash Warranty Deed from Pat Marcon to Barbara Worthy and John T. Worthy, dated 4-25-2013 and recorded in Document No. 2013037525, (OPRWC); and marking an interior corner of herein described tract;

THENCE South 26°14'10" East with the common line of subject and said "0.93 Acres", a distance of 96.91 feet to a 1/2" Iron Rod found, at the southernmost Southwest corner of said "0.93 Acres" and marking an interior corner of herein described tract;

THENCE North 88°39'55" East with the common line of subject and said "0.93 Acres", a distance of 408.12 feet to a 1/2" Iron Rod found, at the Southeast corner of said "0.93 Acres", in the West line of a called "1.020 Acres" conveyed in a Warranty Deed from Isaias Sarmiento, et al, to Phil Grimley, et ux, dated 4-7-2000 and recorded in Document No. 2000041230, (OPRWC); and marking an exterior corner of herein described tract;

THENCE South 01°25'43" East with the common line of subject and said "1.020 Acres", a distance of 105.76 feet to a 1/2" Iron Rod found, at the Southwest corner of said "1.020 Acres" and marking an interior corner of herein described tract;

THENCE North 88°27'21" East with the common line of subject and said "1.020 Acres", a distance of 208.05 feet to a 1/2" Iron Rod found, at the Southeast corner of said "1.020 Acres", in the West line of a called "0.423 Acres" conveyed in a General Warranty Deed from Howard Prinz and wife, Joann Prinz, to St. Peter's Church of Coupland, dated 8-4-2006 and recorded in Document No. 2006070867, (OPRWC); and marking an exterior corner of herein described tract;

THENCE South 03°08'58" West with the common line of subject and said "0.423 Acres", a distance of 79.28 feet to a 1/2" Iron Rod set, with cap (Bryan Tech Services), at the Southwest corner of said "0.423 Acres" and marking an interior corner of herein described tract;

THENCE South 85°54'44" East with the common line of subject and said "1.020 Acres", a distance of 154.07 feet to a 1/2" Iron Rod found, with cap, at the Southeast corner of said "1.020 Acres", in the West Right-of-Way of Broad Street and marking the Northeast corner of herein described tract;

THENCE South 01°39'52" East with the West Right-of-Way of Broad Street, a distance of 530.14 feet to a 1/2" Iron Rod found, in the North line of a called "0.731 Acres" conveyed in a Warranty Deed from Mary W. Johnson and husband, Rev. Jewel Johnson, to Thomas M. Petrus and Milton M. Crenwelge, dated 10-22-1984 and recorded in Volume 1092, Page 320, of the Official Records, Williamson County, Texas, (ORWC); and marking the Southeast corner of herein described tract;

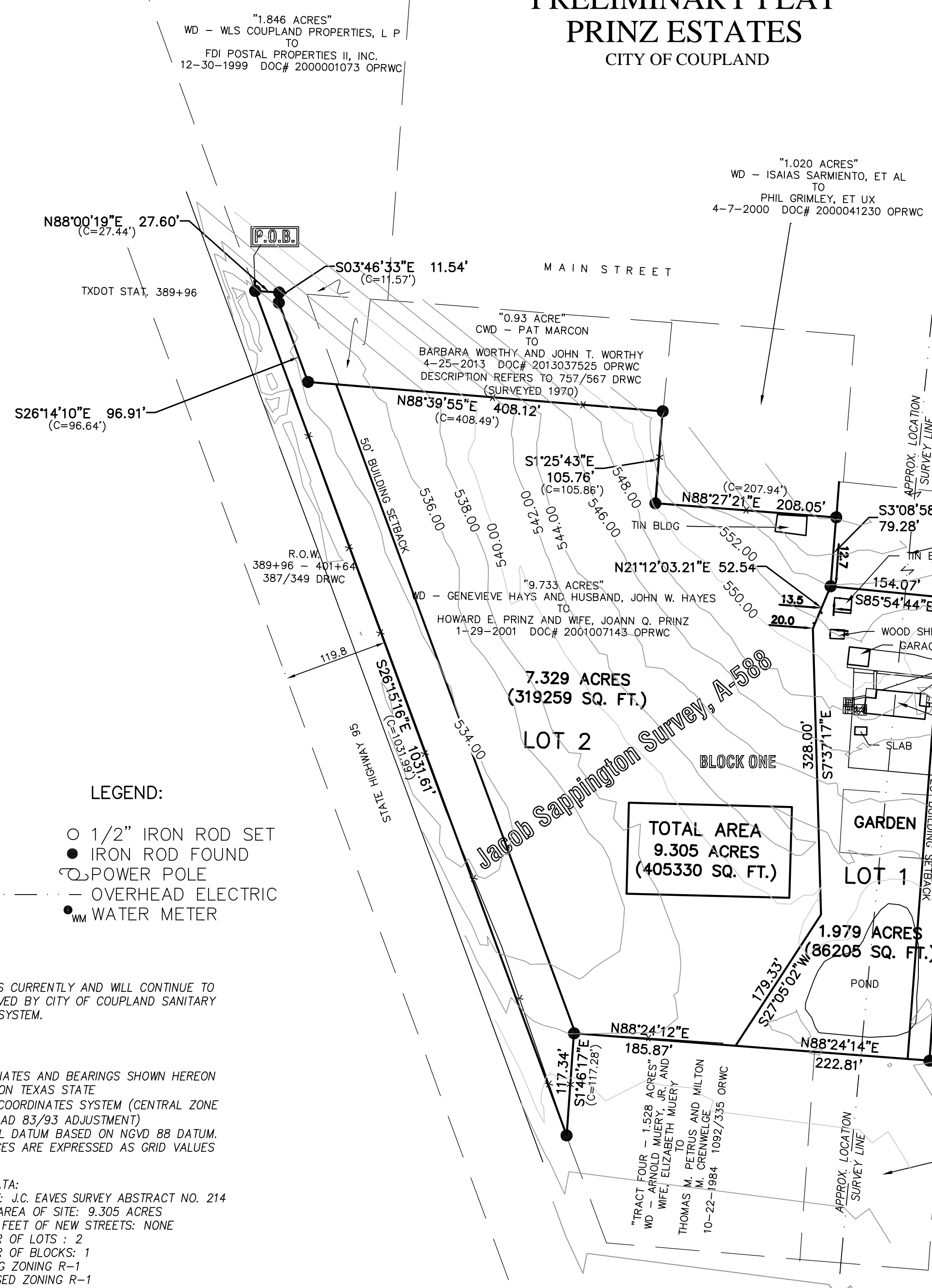
THENCE North 88°24'14" West with the common line of subject, said "0.731 Acres" and a called "Tract Four - 1.528 Acres" conveyed in a Warranty Deed from Arnold Muery, Jr. and wife, Elizabeth Muery, to Thomas M. Petrus and Milton M. Crenwelge, dated 10-22-1984 and recorded Volume 1092, Page 335, (ORWC); a distance of 408.68 feet to a 1/2" Iron Rod found (at 6" Fence Corner), at the Northwest corner of said "Tract Four - 1.528 Acres" and marking an interior corner of herein described tract;

THENCE South 01°46'17" East with the common line of subject and said "Tract Four - 1.528 Acres", a distance of 117.34 feet to a 1/2" Iron Rod found (TxDot Station 401+64), at an exterior corner of said "Tract Four - 1.528 Acres" and marking the Southernmost corner of herein described tract;

THENCE North 26°15'16" West, with East Right-of-Way of State Highway No. 95, a distance of 1031.61 feet to the PLACE OF BEGINNING, containing according to the dimensions herein stated, an area of 9.305 Acres (405,3300 Square Feet).

- LEGEND:
- P.O.B.= POINT OF BEGINNING
 - P.O.C.= POINT OF COMMENCING
 - 1/2" IRON ROD FOUND (W/CAP)
 - 1/2" IRON ROD SET (W/CAP)
 - ⊕ POWER POLE
 - ⊖ OVERHEAD ELECTRIC
 - ⊗ CHAIN LINK FENCE
 - () DEED OR PLAT
 - Ⓜ WATER METER
 - Ⓤ UTILITY

UTILITY PROVIDERS:
TIME WARNER-(CABLE)
AT&T-(PHONE)
ONCOR-(ELECTRIC)
ATMOS-(GAS)



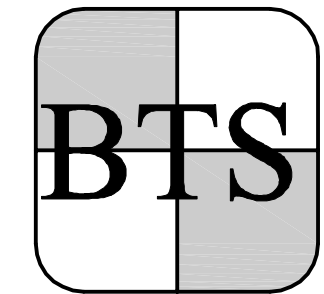
- LEGEND:
- 1/2" IRON ROD SET
 - IRON ROD FOUND
 - ⊕ POWER POLE
 - ⊖ OVERHEAD ELECTRIC
 - Ⓜ WATER METER

NOTE:
LOT 1 IS CURRENTLY AND WILL CONTINUE TO BE SERVED BY CITY OF COUPLAND SANITARY SEWER SYSTEM.

NOTE:
COORDINATES AND BEARINGS SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATES SYSTEM (CENTRAL ZONE 4203, NAD 83/93 ADJUSTMENT) VERTICAL DATUM BASED ON NGVD 88 DATUM. DISTANCES ARE EXPRESSED AS GRID VALUES

SITE DATA:
SURVEY: J.C. EAVES SURVEY ABSTRACT NO. 214
TOTAL AREA OF SITE: 9.305 ACRES
LINEAR FEET OF NEW STREETS: NONE
NUMBER OF LOTS : 2
NUMBER OF BLOCKS: 1
EXISTING ZONING R-1
PROPOSED ZONING R-1

NOTES:
NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE US FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0545E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.



BRYAN TECHNICAL SERVICES, INC.
P. O. BOX 1371
TAYLOR, TEXAS 76574
512-352-9090
512-352-9091 (Fax)
surveying@austin.rr.com

DRAWN BY: SH	CHECKED BY: BLB
SCALE: 1" = 100'	
DATE: MARCH 28, 2013	
JOB NUMBER	SHEET
13-329	1 OF 2