

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**DEED WITHOUT WARRANTY**

THE STATE OF TEXAS                   §  
   §     KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF WILLIAMSON           §

That BRUSHY CREEK MUNICIPAL UTILITY DISTRICT, a conservation and reclamation district of the State of Texas ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and to secure the payment of which no lien, express or implied, is retained, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto, WILLIAMSON COUNTY, a political subdivision of the State of Texas ("**Grantee**"), the following-described real property in Williamson County, Texas, to wit:

See Exhibit A attached hereto and made a part hereof (the "**Property**");

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever, without warranty of title or any other warranty of any kind or nature.

This conveyance is expressly made and accepted by Grantee subject to all reservations contained herein and all conditions, restrictions, reservations, easements, and other matters appearing of record in Williamson County, Texas, and affecting all or any part of the above described Property.

TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, THIS DEED WITHOUT WARRANTY IS MADE AND ACCEPTED (A) WITHOUT RECOURSE ON GRANTOR AND (B) WITHOUT REPRESENTATION AND WARRANTY OF ANY KIND (WHETHER EXPRESS, IMPLIED OR STATUTORY) BY GRANTOR. GRANTEE REPRESENTS THAT IT IS A KNOWLEDGEABLE BUYER OF REAL PROPERTY AND THAT IT IS RELYING SOLELY ON ITS OWN EXPERTISE AND ITS INDEPENDENT JUDGMENT AND THAT OF ITS CONSULTANTS IN ACQUIRING THE PROPERTY. GRANTEE ACKNOWLEDGES THAT IT IS NOT RELYING UPON THE ACCURACY OR COMPLETENESS OF ANY REPRESENTATION, BROCHURE, RENDERING, PROMISE, STATEMENT OR OTHER ASSERTION OR INFORMATION WITH RESPECT TO THE PROPERTY MADE OR FURNISHED BY OR ON BEHALF OF, OR OTHERWISE ATTRIBUTABLE TO, GRANTOR OR ANY OF GRANTOR'S AGENTS, EMPLOYEES OR REPRESENTATIVES, ANY AND ALL SUCH RELIANCE BEING HEREBY EXPRESSLY AND UNEQUIVOCALLY DISCLAIMED. GRANTEE FURTHER UNEQUIVOCALLY DISCLAIMS (I) THE EXISTENCE OF ANY DUTY TO DISCLOSE ON THE PART OF GRANTOR OR ANY OF GRANTOR'S AGENTS, EMPLOYEES OR REPRESENTATIVES AND (II) ANY RELIANCE

BY GRANTEE ON THE SILENCE OR ANY ALLEGED NONDISCLOSURE OF GRANTOR OR ANY OF ITS AGENTS, EMPLOYEES OR REPRESENTATIVES. GRANTEE HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY, INCLUDING THE PHYSICAL AND ENVIRONMENTAL CONDITION THEREOF, AS GRANTEE DEEMS NECESSARY AND, IF GRANTEE HEREBY ASSUMES THE RISK OF ANY ADVERSE MATTERS, INCLUDING ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS THAT MAY NOT HAVE BEEN REVEALED BY SUCH INSPECTIONS AND INVESTIGATIONS. GRANTEE FURTHER AGREES THAT GRANTEE IS ACQUIRING THE PROPERTY ON AN "AS IS, WHERE IS AND WITH ALL FAULTS BASIS" WITHOUT REPRESENTATIONS, WARRANTIES OR COVENANTS, EXPRESS OR IMPLIED, OF ANY KIND OR NATURE WITH RESPECT TO THE QUALITY, PHYSICAL CONDITION OR VALUE OF THE PROPERTY, THE PRESENCE OR ABSENCE OF HAZARDOUS SUBSTANCES IN, ON OR UNDER THE PROPERTY, THE COMPLIANCE OF THE PROPERTY WITH APPLICABLE LAW, OR THE INCOME TO BE DERIVED FROM, OR EXPENSES ASSOCIATED WITH, THE PROPERTY. THE PARTIES ACKNOWLEDGE AND AGREE THAT THIS PROVISION WAS FREELY NEGOTIATED BETWEEN THE PARTIES AND PLAYED AN IMPORTANT PART IN THE BARGAINING PROCESS IN CONNECTION WITH THE DELIVERY OF THIS DEED WITHOUT WARRANTY.

This conveyance is made by Grantor and accepted by Grantee subject to the following restrictions, covenants and conditions: (i) prior to commencement of any construction activities within the Property, Grantee shall identify and submit to Grantor for its written approval all trees to be protected in connection with subsequent construction activities (the "Protected Trees"); (ii) Grantee shall mark all Protected Trees prior to initiation of any construction activities on the Property; (iii) Grantee shall provide written notice to Grantor after all tree protection is in place, and secure Grantor's concurrence that such measures are in place, prior to commencement of construction activities by Grantee's contractors within the Property; (iv) Grantee shall obligate its contractors to comply with all tree protection standards set forth in the City of Round Rock Tree Technical Manual: Standards and Specifications (January 13, 2005), as amended from time to time, in connection with all construction activities undertaken on the Property in order to preserve and protect the Protected Trees to the maximum extent practicable; (iv) Grantee shall obligate its contractors to comply with all tree protection measures set forth in Section 8-22 of the City of Round Rock Land Development Code in connection with all construction activities undertaken on the Property in order to preserve and protect the Protected Trees to the maximum extent practicable; and (v) in the event Grantee fails to provide the required prior notice and secure Grantor's concurrence that tree protection is in place in accordance with these provisions and subsequent construction activities by Grantee's contractors result in the removal or loss of any Protected Tree, Grantee shall provide payment to Grantor based on the diameter of such Protected Tree(s) in an amount equal to the Tree Replacement Fee (per inch) set forth in Section 8-20 of the City of Round Rock Land Development Code. Payment shall be made in full within 30 days of the removal or loss of each Protected Tree. UNDER NO CIRCUMSTANCES MAY GRANTEE OR ITS CONTRACTORS ENTER UPON, OR REMOVE ANY TREE FROM, AND REAL PROPERTY OWNED BY GRANTOR OUTSIDE THE PROPERTY EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING BY GRANTOR.

(Signature pages follow)

EXECUTED to be effective this the 14th day of November, 2019.

**GRANTOR:**

**BRUSHY CREEK MUNICIPAL UTILITY  
DISTRICT**

By: Donna Parker

Name: Donna Parker

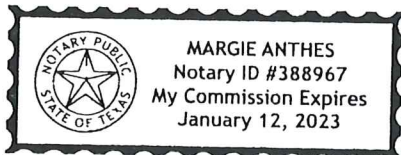
Title: Vice President

STATE OF TEXAS                   }  
COUNTY OF WILLIAMSON       }

This instrument was acknowledged before me on the 14th day of November, 2019, by Donna Parker, Vice President, Board of Directors of Brushy Creek Municipal Utility District, a conservation and reclamation district of the State of Texas, on behalf of said district.

Margie Anthes  
Notary Public, State of Texas

{SEAL}



**GRANTEE:**

**WILLIAMSON COUNTY**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

THE STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_, as \_\_\_\_\_ of Williamson County, on behalf of said county.

(Seal)

\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Sheets & Crossfield, P.C.  
309 E. Main St.  
Round Rock, Texas 78664

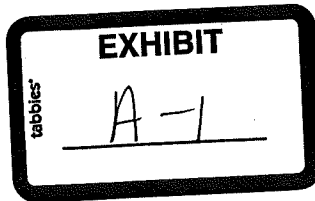


## **EXHIBIT A**

### **Property**

The Property consists of the following five (5) tracts of land located in Williamson County, Texas:

1. That certain tract of land identified as "Parcel N41" (being a 0.320 acre (13,949 square feet) tract of land, as more particularly described by metes and bounds on **Exhibit "A-1"** attached hereto, which exhibit is incorporated for all purposes.
2. That certain tract of land identified as "Parcel N41- Part 2" (being a 0.815 acre (35,504 square feet) tract of land, as more particularly described by metes and bounds on **Exhibit "A-2"** attached hereto, which exhibit is incorporated for all purposes.
3. That certain tract of land identified as "Parcel N43" (being a 0.866 acre (37,720 square feet) tract of land, as more particularly described by metes and bounds on **Exhibit "A-3"** attached hereto, which exhibit is incorporated for all purposes.
4. That certain tract of land identified as "Parcel S12- Part 2" (being a 0.329 acre (14,351 square feet) tract of land), as more particularly described by metes and bounds on **Exhibit "A-4"** attached hereto, which exhibit is incorporated for all purposes.
5. That certain tract of land identified as "Parcel S12" (being a 0.043 acre (1,855 square feet) tract of land), as more particularly described by metes and bounds on **Exhibit "A-5"** attached hereto, which exhibit is incorporated for all purposes.



## METES AND BOUNDS DESCRIPTION

### ROW PARCEL N41

BEING A 0.320 ACRE (13,949 SQUARE FEET) TRACT OF LAND IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 2.957 ACRE TRACT OF LAND, CONVEYED TO BRUSHY CREEK MUNICIPAL UTILITY DISTRICT, RECORDED IN DOCUMENT NO. 2018064115 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.320 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 3/8" iron rod found (Grid Coordinates: N=10162223.01, E=3113358.61) monumenting the northeast corner of the called 32.709 acre tract of land (Exhibit "D") conveyed to Fern Bluff Municipal Utility District, recorded in Document No. 9551845 of the Official Records of Williamson County, Texas and the northwest corner of the Park Reserve shown on Brushy Creek Subdivision Section One a subdivision recorded in Cabinet C, Slides 310-315 of the Plat Records of Williamson County, Texas, same being on the south right-of-way line of Hairy Man Road;

THENCE, N 18°26'29" W over and across said Hairy Man Road and in part with the west boundary line of the called 3.233 acre tract of land (Exhibit "E") conveyed to Fern Bluff Municipal Utility District, recorded in said Document No. 9551845, for a distance of 50.07 feet to a calculated point (Grid Coordinates: N=10162270.50, E=3113342.77) on the northwest corner of a 10' wide right-of-way dedication as shown on said Brushy Creek Subdivision Section One, same being the northwest corner of the 50' wide right-of-way as shown on said Brushy Creek Subdivision Section One, same being on the southwest corner of said 2.957 acre Brushy Creek Municipal Utility District tract for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, **N 20°55'00" W** with the east boundary line of said 3.233 acre Fern Bluff Municipal Utility District tract and the west boundary line of said 2.957 acre Brushy Creek Municipal Utility District tract for a distance of **5.86 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for the northwest corner hereof;

THENCE, through the interior of said 2.957 acre Brushy Creek Municipal Utility District tract, the following nine (9) courses and distances:

1. With a curve to the left an arc length of **63.05 feet**, said curve having a radius of **7470.00 feet**, a delta angle of **00°29'01"** and a chord which bears **N 68°55'17" E** for a distance of **63.05 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" on the end of this curve;

2. **N 68°40'46" E** for a distance of **150.13 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying";
3. **N 21°19'14" W** for a distance of **8.00 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying";
4. **N 68°40'46" E** for a distance of **47.64 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" on the beginning of a curve to the left;
5. With said curve to the left an arc length of **41.26 feet**, said curve having a radius of **762.00 feet**, a delta angle of **03°06'08"** and a chord which bears **N 67°07'42" E** for a distance of **41.25 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" on the end of this curve;
6. **N 24°25'21" W** for a distance of **12.00 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying";
7. With a curve to the left an arc length of **97.06 feet**, said curve having a radius of **750.00 feet**, a delta angle of **07°24'54"** and a chord which bears **N 61°52'11" E** for a distance of **97.00 feet** to a PK nail set on the end of this curve;
8. **N 58°09'44" E** for a distance of **330.51 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" for the northeast corner hereof;
9. **S 31°50'16" E** for a distance of **27.02 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" on said south boundary line of the 2.957 acre Brushy Creek Municipal Utility District tract and said north right-of-way line of Hairy Man Road, same being on a point in the northerly boundary line of said 10' wide right-of-way dedication, for the southeast corner hereof, from which a 1/2" iron rod found monumenting the northeast corner of Lot 49, Block 10 and the northwest corner of Lot 50, Block 10 of said Brushy Creek Subdivision Section One, bears **S 84°52'09" E** for a distance of 115.07 feet;

THENCE, with said south boundary line of the 2.957 acre Brushy Creek Municipal Utility District tract and said north right-of-way line of Hairy Man Road, and said northerly boundary line of said 10' wide right-of-way dedication the following four (4) courses and distances:

1. **S 58°00'00" W** for a distance of **319.35 feet** to a calculated point;
2. **S 60°28'08" W** for a distance of **49.48 feet** to a calculated point;

3. **S 64°43'03" W** for a distance of **69.01 feet** to a calculated point;
4. **S 68°29'51" W** for a distance of **296.02 feet** to the **POINT OF BEGINNING** hereof and containing 0.320 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00011

<> **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 831-3100  
T.B.P.L.S. FIRM NO. 10006900

*Shane Shafer*

August 30, 2018

SHANE SHAFER, R.P.L.S. NO. 5281

DATE



Z:\WILLIAMSON COUNTY PSA PROJECTS\HAIRY MAN ROAD\ATKINS\row parcel Land Title Surveys\N41\ROW PARCEL N41.doc

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.320 ACRE (13,949 SQUARE FEET) TRACT OF LAND IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 2.957 ACRE TRACT OF LAND, CONVEYED TO BRUSHY CREEK MUNICIPAL UTILITY DISTRICT, RECORDED IN DOCUMENT NO. 2018064115 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SCALE: 1" = 60'



LOT  
BLOCK  
A

DOC. NO. 2014046834  
HIDDEN TRAILS

F.E.M.A.  
(ZONE AE)

JOHN H. DILLARD SURVEY  
ABSTRACT NO. 179  
APPROXIMATE F.

PHILLIP ANDREW TRIPP  
CALLED 2.30 AC.  
DOC. NO. 2004096612

BRUSHY CREEK MUNICIPAL  
UTILITY DISTRICT  
CALLED 2.957 AC.  
2018064115

LOT  
BLOCK

BRUSHY CREEK  
EDGE OF WATER

EDGE OF WATER

N58°09'44"E 330.51

PROPOSED PARCEL S13  
TO BE CONVEYED BY  
SEPARATE INSTRUMENT

SE

GUARD POSTS

GUARD POSTS  
(TYPICAL)

PHALT  
RKING

ROW F  
SHSH  
SURVEY

**SURVEY**  
**GEORGET**  
**2) 931-3100**

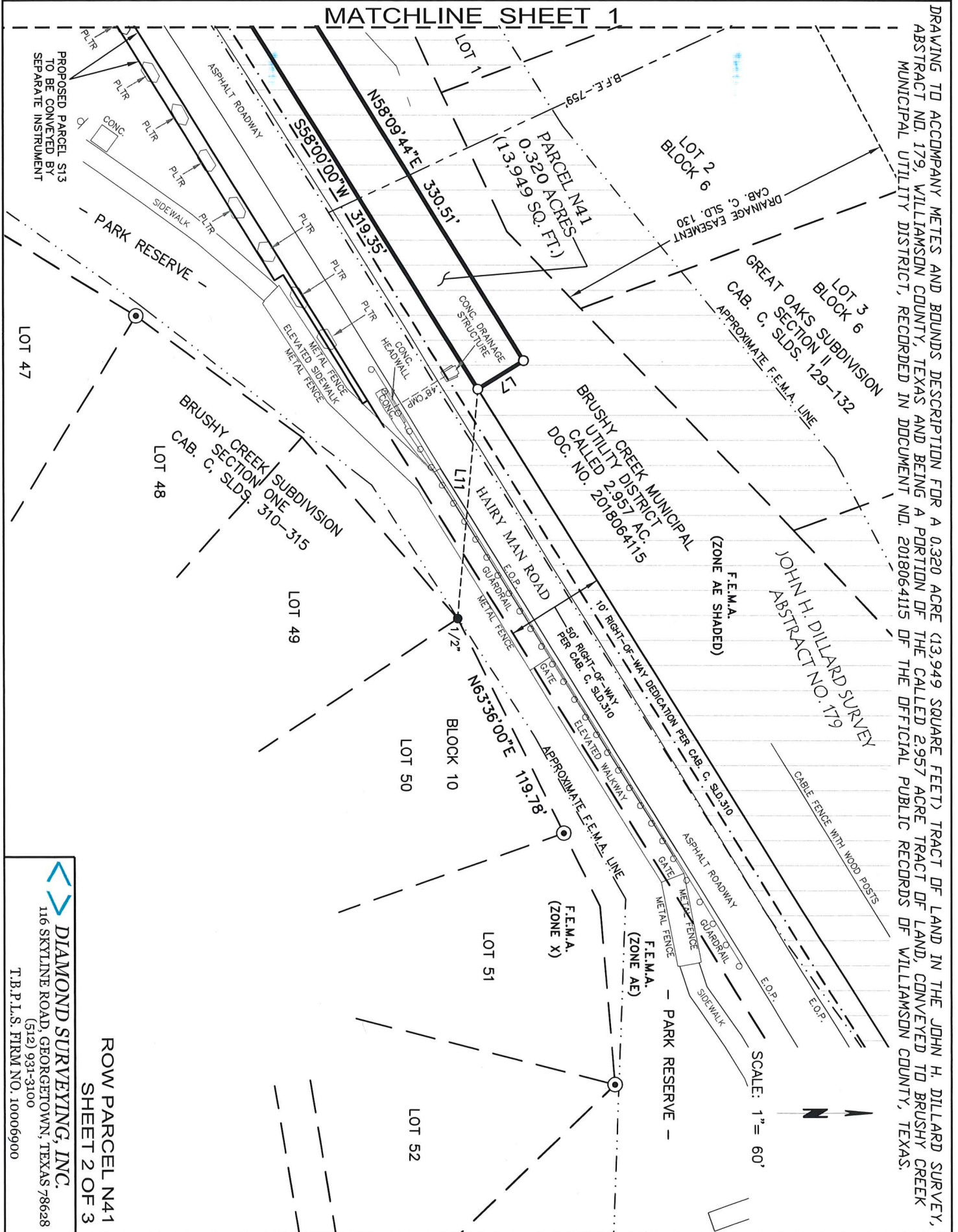
2) 931-3100  
RM NO. 100

3

MATCHLINE SHEET 2



# MATCHLINE SHEET 1



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.320 ACRE (13,949 SQUARE FEET) TRACT OF LAND IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 2,957 ACRE TRACT OF LAND, CONVEYED TO BRUSHY CREEK MUNICIPAL UTILITY DISTRICT, RECORDED IN DOCUMENT NO. 2018064115 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

DEED INFORMATION - SEE SHEET 1 OF 3

Ⓐ FERN BLUFF MUNICIPAL UTILITY DISTRICT  
CALLED 3.233 AC. (EXHIBIT E)  
DOC. NO. 9551845

Ⓑ FERN BLUFF MUNICIPAL  
UTILITY DISTRICT  
CALLED 32.709 AC. (EXHIBIT D)  
DOC. NO. 9551845

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	7470.00'	63.05'	00°29'01"	N68°55'17"E	63.05'
C2	762.00'	41.26'	03°06'08"	N67°07'42"E	41.25'
C3	750.00'	97.06'	07°24'54"	N61°52'11"E	97.00'

LEGEND

- IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- ⚙ PK NAIL SET
- ½" IRON ROD W/CAP SET MARKED "DIAMOND SURVEYING"
- △ CALCULATED POINT
- ▽ SIGN
- × WIRE FENCE
- CHAIN LINK FENCE
- APPROXIMATE F.E.M.A. LINE
- APPROXIMATE B.F.E. LINE
- CONC. CONCRETE
- E.O.P. EDGE OF PAVEMENT
- PLTR LANDSCAPE PLANTER
- CMP CORRUGATED METAL PIPE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- F.E.M.A. FEDERAL EMERGENCY MANAGEMENT AGENCY
- B.F.E. F.E.M.A. BASE FLOOD ELEVATION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N18°26'29"W	50.07'
L2	N20°55'00"W	5.86'
L3	N68°40'46"E	150.13'
L4	N21°19'14"W	8.00'
L5	N68°40'46"E	47.64'
L6	N24°25'21"W	12.00'
L7	S31°50'16"E	27.02'
L8	S60°28'08"W	49.48'
L9	S64°43'03"W	69.01'
L10	S68°29'51"W	296.02'
L11	S84°52'09"E	115.07'



GENERAL NOTES:

- 1) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
- 2) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM.  
DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.
- 3) THE TRACT SHOWN HEREON LIES WITHIN ZONE "4E", SHADED (THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0490E, DATED SEPTEMBER 26, 2008.

THE F.E.M.A. FLOOD LINES SHOWN HEREON ARE APPROXIMATE BY GRAPHIC PLOTTING ONLY AND WERE SCALED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS.

4) ONLY THOSE EASEMENTS AND RESTRICTIONS LISTED IN SCHEDULE B OF TITLE RESOURCES GUARANTY COMPANY, COMMITMENT FOR TITLE INSURANCE GF NO. 1832028-KFD, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 14, 2018 AND AN ISSUED DATE OF AUGUST 22, 2018 WERE REVIEWED BY THE SURVEYOR. NO OTHER EASEMENT RECORD RESEARCH WAS PERFORMED BY DIAMOND SURVEYING, INC. (NO SURVEY MATTERS LISTED).

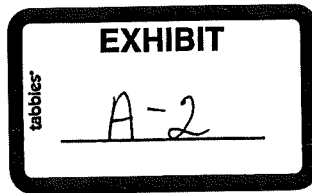
To: Williamson County, Texas and Title Resources Guaranty Company, exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on August 8, 2018. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a Category 1A, Condition III Land Title Survey per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

*Shane Shafer*  
SHANE SHAFER, R.P.L.S. NO. 5281  
AUGUST 30, 2018  
DATE

ROW PARCEL N41  
SHEET 3 OF 3

<> DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.L.S. FIRM NO. 10006900



## METES AND BOUNDS DESCRIPTION

### ROW PARCEL N41 – PART 2

BEING A 0.815 ACRE (35,504 SQUARE FEET) TRACT OF LAND IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179 AND THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 2.957 ACRE TRACT OF LAND, CONVEYED TO BRUSHY CREEK MUNICIPAL UTILITY DISTRICT, RECORDED IN DOCUMENT NO. 2018064115 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.815 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a hilti nail found in concrete (Grid Coordinates: N=10162936.51, E=3114633.53) monumenting the southwest corner of the called 12.114 acre tract of land (Tract 3) conveyed to Fern Bluff Municipal Utility District, recorded in Document No. 2004079127 of the Official Public Records of Williamson County, Texas, same being on the north right-of-way line of Hairy Man Road, from which a 1/2" iron rod found monumenting the northwest corner of the called 15.375 acre tract of land (Tract 2) conveyed to Fern Bluff Municipal Utility District, recorded in said Document No. 2004079127, same being on the intersection of the south right-of-way of said Hairy Man Road and the east right-of-way line of Great Oaks Drive, bears S 20°13'38" E for a distance of 40.25 feet;

THENCE, N 18°57'25" W with the west boundary line of said 12.114 acre Fern Bluff Municipal Utility District tract and said north right-of-way line of Hairy Man Road for a distance of 9.75 feet to a PK nail set (Grid Coordinates: N=10162945.73, E=3114630.36) on the southeast corner of said 2.957 acre Brushy Creek Municipal Utility District tract, for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE, with the south boundary line of said 2.957 acre Brushy Creek Municipal Utility District tract and said north right-of-way of Hairy Man Road, the following three (3) courses and distances:

1. **S 70°23'50" W** for a distance of **200.87 feet** to a calculated point;
2. **S 59°05'30" W** for a distance of **128.40 feet** to a calculated point, from which an iron pipe found monumenting the northwest corner of Lot 52, Block 10 and the northeast corner of Lot 51, Block 10, Brushy Creek Subdivision, Section One, a



subdivision recorded in Cabinet C, Slides 310-315 of the Plat Records of Williamson County, Texas, bears S 04°26'51" E for a distance of 142.21 feet;

3. **S 58°00'00" W** for a distance of **268.21 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" for the southwest corner hereof;

THENCE, departing said north right-of-way line of Hairy Man Road, through the interior of said 2.957 acre Brushy Creek Municipal Utility District tract, the following six (6) courses and distances:


1. **N 32°00'00" W** for a distance of **10.12 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" for the most westerly northwest corner hereof;
2. **N 58°00'00" E** for a distance of **158.15 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying";
3. **N 20°08'01" W** for a distance of **47.85 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying";
4. **N 58°01'45" E** for a distance of **292.90 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying";
5. **N 69°42'19" E** for a distance of **67.68 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying";
6. **N 20°12'17" W** for a distance of **62.08 feet** to a cotton gin spindle set on the north boundary line of said 2.957 acre Brushy Creek Municipal Utility District tract, same being on the south boundary line of Lot 7, Block 6, Great Oaks Subdivision, Section II, a subdivision recorded in Cabinet C, Slides 129-132 of the Plat Records of Williamson County, Texas, for the most northerly northwest corner hereof, from which a 1/2" iron rod found monumenting the northwest corner of said Lot 7, Block 6 and the northeast corner of Lot 6, Block 6 of said Great Oaks Subdivision Section II, same being on the south right-of-way line of Oak Ridge Drive (50' right-of-way width), bears N 25°40'00" W for a distance of 253.09 feet;

THENCE, **N 62°11'13" E** with the north boundary line of said 2.957 acre Brushy Creek Municipal Utility District tract and said south boundary line of Lot 7, Block 6 for a distance of **86.31 feet** to a cotton gin spindle set on the northeast corner of said 2.957 acre Brushy Creek Municipal Utility District tract and the most westerly northwest corner of said 12.114 acre Fern Bluff Municipal Utility District tract, for the northeast corner hereof;

THENCE, **S 18°57'25" E** with the east boundary line of said 2.957 acre Brushy Creek Municipal Utility District tract and the west boundary line said 12.114 acre Fern Bluff Municipal Utility District tract for a distance of **146.90 feet** to the **POINT OF BEGINNING** hereof and containing 0.815 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor or 1.00011

A drawing has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.B.P.L.S. FIRM NO. 10006900



JULY 26, 2019

SHANE SHAFER, R.P.L.S. NO. 5281

DATE



Z:\WILLIAMSON COUNTY PSA PROJECTS\HAIRY MAN ROAD\ATKINS\row parcel Land Title Surveys\N41\ROW PARCEL N41 PART 2.doc

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.815 ACRE (35,504 SQUARE FEET) TRACT OF LAND IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179 AND THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 2.957 ACRE TRACT OF LAND, CONVEYED TO BRUSHY CREEK MUNICIPAL UTILITY DISTRICT, RECORDED IN DOCUMENT NO. 2018064115 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SCALE: 1" = 60'

F.E.W.A.  
SHADED  
X  
(ZONE

APPROXIMATE F.E.M.A. LINE

GREAT OAKS SUBDIVISION  
SECTION II  
CAB. C, SLDs. 129-132  
LOT 5  
BLOCK 6

—DRAINAGE EASEMENT—  
CAB. C, SLD. 130

APPROXIMATE F.E.M.A. LINE  
F.E.M.A.  
AE - HATCHED)

PARCEL 504-081541 PART 2  
ACREAGE  
SQ. FT. ( )

TO NORTHWEST CORNER OF LOT 7, BLOCK 6 AND THE LOT 6, BLOCK 6

WILLIAM DUGAN SURVEY  
ABSTRACT NO. 190

BRUSHY CREEK SUBDIVISION  
SECTION ONE  
CAB. C, SLDS. 310-315

SHEET 1 OF 3

T.B.P.L.S. FIRM NO. 100069000

ROW PARCEL N41 - PART 2

51 BLOCK 10/52

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ELE



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.815 ACRE (35,504 SQUARE FEET) TRACT OF LAND IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179 AND THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 2.957 ACRE TRACT OF LAND, CONVEYED TO BRUSHY CREEK MUNICIPAL UTILITY DISTRICT, RECORDED IN DOCUMENT NO. 2018064115 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N18°57'25"W	9.75'
L2	S59°05'30"W	128.40'
L3	N32°00'00"W	10.12'
L4	N20°08'01"W	47.85'
L5	N69°42'19"E	67.68'
L6	N20°12'17"W	62.08'
L7	N62°11'13"E	86.31'
L8	S20°13'38"E	40.25'
L9	S04°26'51"E	142.21'

DEED INFORMATION - SEE SHEET 1 OF 3
(A) FERN BLUFF MUNICIPAL UTILITY DISTRICT TRACT 3 - CALLED 12.114 AC. DOC. NO. 2004079127
(B) FERN BLUFF MUNICIPAL UTILITY DISTRICT TRACT 2 - CALLED 15.375 AC DOC. 2004079127

#### GENERAL NOTES:

- 1) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
- 2) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM.  
DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.
- 3) THE TRACT SHOWN HEREON LIES WITHIN ZONE "AE", SHADED (THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0490E, DATED SEPTEMBER 26, 2008.
- THE F.E.M.A. FLOOD LINES SHOWN HEREON ARE APPROXIMATE BY GRAPHIC PLOTTING ONLY AND WERE SCALED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS.
- 4) ONLY THOSE EASEMENTS AND RESTRICTIONS LISTED IN SCHEDULE B OF TITLE RESOURCES GUARANTY COMPANY, COMMITMENT FOR TITLE INSURANCE GF NO. 1832028-KFD, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 14, 2018 AND AN ISSUED DATE OF AUGUST 22, 2018 WERE REVIEWED BY THE SURVEYOR. NO OTHER EASEMENT RECORD RESEARCH WAS PERFORMED BY DIAMOND SURVEYING, INC. (NO SURVEY MATTERS LISTED).

ROW PARCEL N41 PART 2

SHEET 2 OF 3

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.815 ACRE (35,504 SQUARE FEET) TRACT OF LAND IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179 AND THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 2.957 ACRE TRACT OF LAND, CONVEYED TO BRUSHY CREEK MUNICIPAL UTILITY DISTRICT, RECORDED IN DOCUMENT NO. 2018064115 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LEGEND	
● IRON ROD FOUND	① WASTEWATER MANHOLE
▲ HILT NAIL FOUND IN CONCRETE	② STORM SEWER MANHOLE
○ IRON PIPE FOUND	③ TELEPHONE MANHOLE
○ 1/2" IRON ROD W/CAP SET MARKED "DIAMOND SURVEYING"	WIF WROUGHT IRON FENCE
✱ COTTON GIN SPINDLE SET	HR HANDRAIL
⊙ PK NAIL SET	RW RETAINING WALL
△ CALCULATED POINT	HDWL HEADWALL
▽ SIGN	DS DRAINAGE STRUCTURE
⊙ POWER POLE	WVC WATER VAULT ON CONCRETE
— GUY ANCHOR	CONC. CONCRETE
■ WM WATER METER	PLTR PLANTER
■ ICV IRRIGATION CONTROL VALVE	E.O.P. EDGE OF PAVEMENT
● FH FIRE HYDRANT	CMP CORRUGATED METAL PIPE
● FHC FIRE HYDRANT—CAPPED	RCP REINFORCED CONCRETE PIPE
● WF WATER FAUCET	SDWK SIDEWALK
■ TP TELEPHONE PEDESTAL	P.O.C. POINT OF COMMENCEMENT
● BP BOLLARD POST	P.O.B. POINT OF BEGINNING
● VENT3 3" VENT PIPE	F.E.M.A. FEDERAL EMERGENCY MANAGEMENT AGENCY
● PVC8 8" PVC RISER	— OU — OU — OVERHEAD UTILITY LINE
— UT UNDERGROUND TELEPHONE SIGN	— o — o — WROUGHT IRON FENCE
	- - - - - APPROXIMATE F.E.M.A. LINE

To: Williamson County, Texas and Title Resources Guaranty Company, exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on July 25, 2019. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a Category 1A, Condition III Land Title Survey per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

*Shane Shafer*  
SHANE SHAFER, R.P.L.S. NO. 5281  
JULY 26, 2019  
DATE

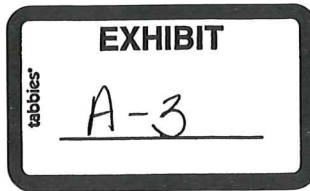
ROW PARCEL N41 PART 2



SHEET 3 OF 3

<> DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.L.S. FIRM NO. 10006900





## METES AND BOUNDS DESCRIPTION

### PARCEL N43

BEING A 0.866 ACRE (37,720 SQUARE FEET) TRACT OF LAND IN THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190 AND THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF LOT 7, BLOCK 6, GREAT OAKS SUBDIVISION, SECTION II, A SUBDIVISION RECORDED IN CABINET C, SLIDES 129-132 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.866 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with cap marked "Wallace" (Grid Coordinates: N=10163345.57, E=3114563.86) monumenting the northeast corner of said Lot 7, Block 6 and the southeast corner of Oak Ridge Drive (50' wide Right-of-way) as shown on said Great Oaks Subdivision, Section II, same being on the west boundary line of the called 2.910 acre tract of land (Exhibit 'C') conveyed to Williamson County Municipal Utility District No. 2, recorded in Volume 832, Page 220 of the Deed Records of Williamson County, Texas, for the northeast corner and **POINT OF BEGINNING** hereof, from which an iron rod found with cap marked "Wallace" monumenting the southeast corner of Lot 7, Block 4 of said Great Oaks Subdivision, Section II and the northeast corner of said Oak Ridge Drive, bears N 20°09'47" W for a distance of 50.17 feet;

THENCE, **S 20°09'47" E** with the east boundary line of said Lot 7, Block 6 and said west boundary line of the 2.910 acre Williamson County Municipal Utility District No. 2 tract for a distance of **156.85 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" on the most northerly northwest corner of the called 12.114 acre tract of land (Tract 3) conveyed to Fern Bluff Municipal Utility District, recorded in Document No. 2004079127 of the Official Public Records of Williamson County, Texas and the southwest corner of said 2.910 acre Williamson County, Municipal Utility District No. 2 tract, same being on an angle point in the east boundary line of said Lot 7, Block 6;

THENCE, **S 00°40'13" W** with the southeasterly boundary line of said Lot 7, Block 6 and the northerly boundary line of said 12.114 acre Fern Bluff Municipal Utility District tract for a distance of **95.70 feet** to a cotton gin spindle set on the southeast corner of said Lot 7, Block 6 and an interior ell corner of said 12.114 acre Fern Bluff Municipal Utility District tract, for the southeast corner hereof, from which a hilti nail found in concrete monumenting the southwest corner of said 12.114 acre Fern Bluff Municipal Utility District tract and the southeast corner of the called 2.957 acre tract of land conveyed to Brushy Creek Municipal Utility District, recorded in Document No. 2018064115 of the Official Public Records of Williamson County, Texas, same being on the north right-of-way line of Hairy Man Road, bears S 05°44'52" E for a distance of 167.01 feet;

THENCE, **S 62°11'13" W** with the south boundary line of said Lot 7, Block 6, said north boundary line of the 12.114 acre Fern Bluff Utility District tract and in part with the north boundary line of said 2.957 acre Brushy Creek Municipal Utility District tract for a distance of **124.93 feet** to a cotton gin spindle set for the southwest corner hereof;

THENCE, through the interior of said Lot 7, Block 6, the following two (2) courses and distances:

1. **N 20°12'17" W** passing at a distance of 38.00 feet a 1/2" iron rod set with cap marked "Diamond Surveying" for reference, in all a total distance of **239.06 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying";
2. **N 52°22'31" W** for a distance of **16.31 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" on the north boundary line of said Lot 7, Block 6 and the south right-of-way line of said Oak Ridge Drive, for the northwest corner hereof, from which a 1/2" iron rod found monumenting the northwest corner of said Lot 7, Block 6 and the northeast corner of Lot 6, Block 6 of said Great Oaks Subdivision, Section II, bears **S 66°22'52" W** for a distance of 15.43 feet;


THENCE, **N 66°22'52" E** with said north boundary line of Lot 7, Block 6 and said south right-of-way line of Oak Ridge Drive for a distance of **167.03 feet** to the **POINT OF BEGINNING** hereof and containing 0.866 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor or 1.00011

A drawing has been prepared to accompany this metes and bounds description.

Date: July 25, 2019

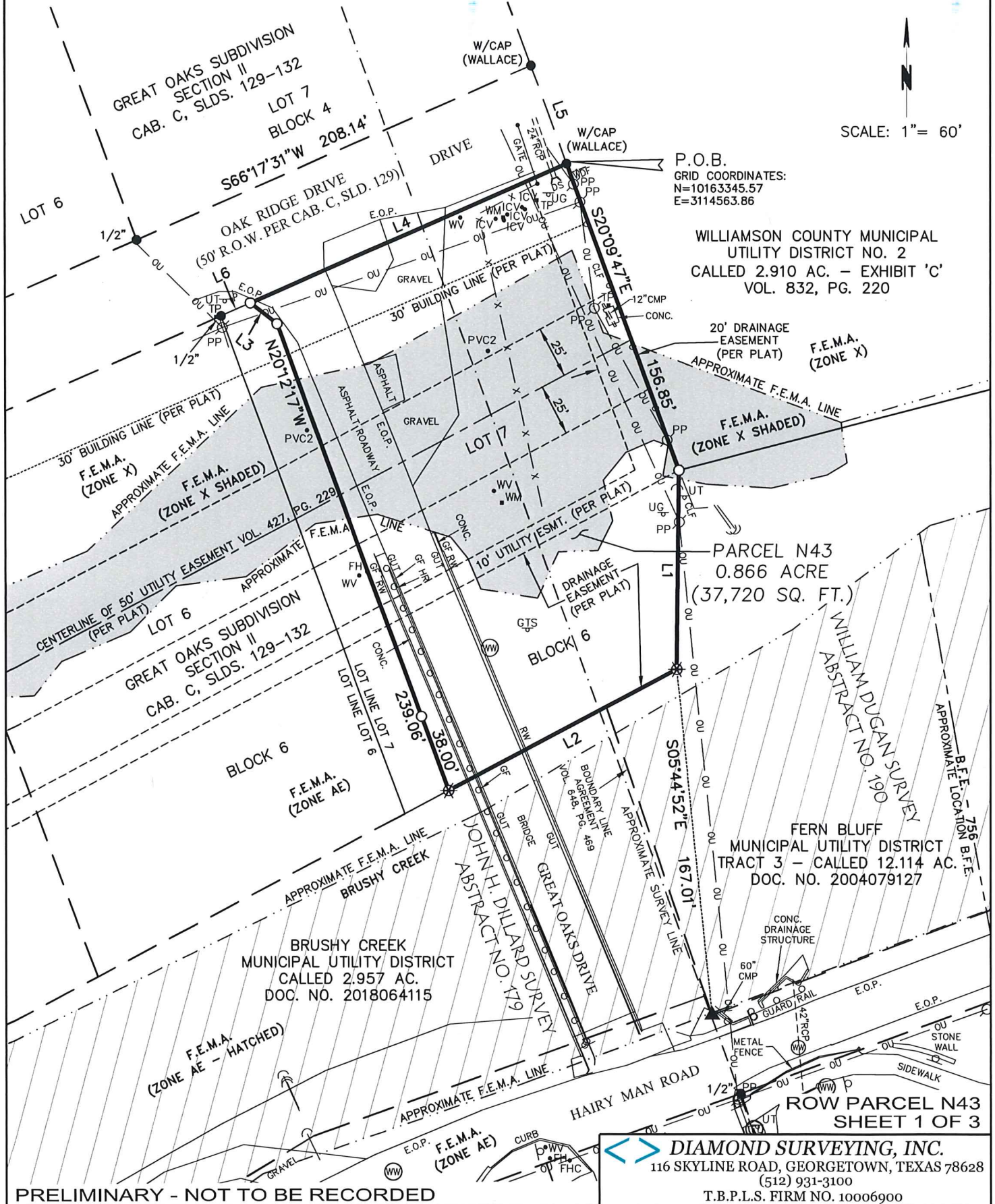
**PRELIMINARY FOR REVIEW – NOT TO BE RECORDED**

 **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
FIRM REGISTRATION NO. 10006900

Z:\WILLIAMSON COUNTY PSA PROJECTS\HAIRY MAN ROAD\ATKINS\row parcel Land Title Surveys\N43\PARCEL N43.doc



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.866 ACRE (37,720 SQUARE FEET) TRACT OF LAND IN THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190 AND THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF LOT 7, BLOCK 6, GREAT OAKS SUBDIVISION, SECTION II, A SUBDIVISION RECORDED IN CABINET C, SLIDES 129-132 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.





DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.866 ACRE (37,720 SQUARE FEET) TRACT OF LAND IN THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190 AND THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF LOT 7, BLOCK 6, GREAT OAKS SUBDIVISION, SECTION II, A SUBDIVISION RECORDED IN CABINET C, SLIDES 129-132 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

## LEGEND

●	IRON ROD FOUND	GF	GUARD FENCE
▲	HILTI NAIL FOUND IN CONCRETE	CLF	CHAIN LINK FENCE
○	½" IRON ROD W/CAP SET MARKED "DIAMOND SURVEYING"	WDF	WOOD FENCE
⊗	COTTON GIN SPINDLE SET	HR	HANDRAIL
△	CALCULATED POINT	RW	RETAINING WALL
•WV	WATER VALVE	GUT	GUTTER
•WM	WATER METER	CONC.	CONCRETE
•ICV	IRRIGATION CONTROL VALVE	CMP	CORRUGATED METAL PIPE
•FH	FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE
•FHC	FIRE HYDRANT-CAPPED	DS	DRAINAGE STRUCTURE
○ <sup>PP</sup>	POWER POLE	HR	HANDRAIL
—	GUY ANCHOR	P.O.B.	POINT OF BEGINNING
⊖	SIGN	F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY
•TP	TELEPHONE PEDESTAL	B.F.E.	BASE FLOOD ELEVATION
•PVC2	2" PVC RISER	E.O.P.	EDGE OF PAVEMENT
⊖ <sup>UT</sup>	UNDERGROUND TELEPHONE SIGN	— OU — OU —	OVERHEAD UTILITY LINE
⊖ <sup>UG</sup>	UNDERGROUND GAS SIGN	---	APPROXIMATE F.E.M.A. LINE
⊖ <sup>GTS</sup>	GAS TEST STATION SIGN	- - - - -	F.E.M.A. BASE FLOOD ELEVATION LINE
⊗ <sup>WW</sup>	WASTEWATER MANHOLE		
⊗ <sup>TEL</sup>	TELEPHONE MANHOLE		

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°40'13"W	95.70'
L2	S62°11'13"W	124.93'
L3	N52°22'31"W	16.31'
L4	N66°22'52"E	167.03'
L5	N20°09'47"W	50.17'
L6	S66°22'52"W	15.43'

PRELIMINARY - NOT TO BE RECORDED

ROW PARCEL N43  
SHEET 2 OF 3

<> **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.866 ACRE (37,720 SQUARE FEET) TRACT OF LAND IN THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190 AND THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF LOT 7, BLOCK 6, GREAT OAKS SUBDIVISION, SECTION II, A SUBDIVISION RECORDED IN CABINET C, SLIDES 129-132 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

GENERAL NOTES:

1) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

2) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM.  
DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.

3) THE TRACT SHOWN HEREON LIES WITHIN ZONE 'AE' (BASE FLOOD ELEVATION DETERMINED), ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE 'X'-SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WIDTH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0490E, DATED SEPTEMBER 26, 2008.

THE F.E.M.A. FLOOD LINES SHOWN HEREON ARE APPROXIMATE BY GRAPHIC PLOTTING ONLY AND WERE SCALED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS.

4) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR POLICY. THERE MAY BE EASEMENTS OR RESTRICTIONS, NOT SHOWN HEREON, WHICH MAY AFFECT THE SUBJECT PROPERTY. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT OF GREAT OAKS SUBDIVISION, SECTION II. THE 50' UTILITY EASEMENT SHOWN HEREON PER VOLUME 427, PAGE 229 IS PLOTTED AS SHOWN ON SAID PLAT.

To: Williamson County, Texas, exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on July 23, 2019. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a Category 1B, Condition III Standard Land Survey per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

PRELIMINARY - NOT TO BE RECORDED

JULY 25, 2019

SHANE SHAFER, R.P.L.S. NO. 5281

DATE

ROW PARCEL N43  
SHEET 3 OF 3

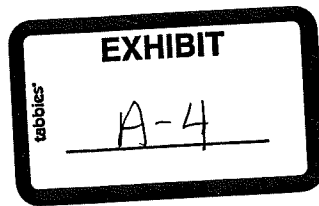


DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628

(512) 931-3100

T.B.P.L.S. FIRM NO. 10006900



## METES AND BOUNDS DESCRIPTION

### ROW PARCEL S12 – PART 2

BEING A 0.329 ACRE (14,351 SQUARE FEET) TRACT OF LAND IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE PARK RESERVE AS SHOWN ON BRUSHY CREEK SUBDIVISION SECTION ONE, A SUBDIVISION RECORDED IN CABINET C, SLIDES 310-315 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.329 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found (Grid Coordinates: N=10162255.98, E=3114769.86) monumenting the southeast corner of said Park Reserve and the northeast corner of Lot 21, Block 11 of said Brushy Creek Subdivision Section One, same being on the west right-of-way Great Oaks Drive, from which a 1/2" iron rod found monumenting a point of curvature on the east boundary line of Lot 2, Block 11 of said Brushy Creek Subdivision, Section One, same being on said west right-of-way line of Great Oaks Drive, bears S 19°57'32" E for a distance of 394.65 feet;

THENCE, N 19°57'32" W with the east boundary line of said Park Reserve and said west right-of-way line of Great Oaks Drive for a distance of 576.70 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" (Grid Coordinates: N=10162797.98, E=3114573.02) for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE, departing said west right-of-way line of Great Oaks Drive, through the interior of said Park Reserve the following four (4) courses and distances:

1. **S 69°48'13" W** for a distance of **27.03 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying";
2. **S 84°08'06" W** for a distance of **72.38 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying";
3. **S 67°11'12" W** for a distance of **204.41 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying";
4. **S 79°00'22" W** for a distance of **57.04 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" on the north boundary line of said Park Reserve same being the south right-of-way line of Hairy Man Road (50' wide right-of-way) as shown on said Brushy Creek Subdivision Section One, for the west corner hereof, from which an iron pipe found monumenting the northeast corner of Lot 50, Block 10 and the northwest corner of Lot 51, Block 10 of said Brushy Creek Subdivision Section One, bears S 18°02'39" W for a distance of 48.51 feet;


THENCE, with the north boundary line of said Park Reserve and said south right-of-way line of Hairy Man Road, the following three (3) courses and distances:

1. **N 58°00'00" E** for a distance of **148.46 feet** to a calculated point;
2. **N 59°05'33" E** for a distance of **122.88 feet** to a calculated point;
3. **N 70°23'50" E** for a distance of **91.89 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on the northeast corner of said Park Reserve, same being on said west right-of-way line of Great Oaks Drive for the northeast corner hereof, from which a 1/2" iron rod found monumenting the northwest corner of the called 15.375 acre tract of land (Tract 2) conveyed to Fern Bluff Municipal Utility District, recorded in Document No. 2004079127 of the Official Public Records of Williamson County, Texas, same being on said south right-of-way line of Hairy Man Road, bears N 70°23'50" E for a distance of 104.36 feet;

THENCE, **S 19°57'32" E** with said east boundary line of the Park Reserve and said west right-of-way line of Great Oaks Drive for a distance of **69.96 feet** to the **POINT OF BEGINNING** hereof and containing 0.329 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor or 1.00011

A drawing has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.B.P.L.S. FIRM NO. 10006900



July 16, 2019

SHANE SHAFER, R.P.L.S. NO. 5281      DATE



Z:\WILLIAMSON COUNTY PSA PROJECTS\HAIRY MAN ROAD\ATKINS\row parcel Land Title Surveys\S12\ROW PARCEL S12 PART 2.doc



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.329 ACRE (14,351 SQUARE FEET) TRACT OF LAND IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE PARK RESERVE AS SHOWN ON BRUSHY CREEK SUBDIVISION, SECTION ONE, A SUBDIVISION RECORDED IN CABINET C, SLIDES 310-315 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

SCALE: 1" = 60'

BRUSHY CREEK MUNICIPAL  
UTILITY DISTRICT  
CALLED 2.9.57 A.C.  
DOC. NO. 2018064115

F.E.M.A.  
(ZONE AE - HATCHED)

F.E.M.A.  
(ZONE AE)

A. LINE

PARCEL 351 0.329 S. Q. ACRES 1.45 FT.

- PARK RESERVE -  
BRUSHY CREEK SUBDI

P.O.B.  
GRID COORDINATES  
N=10162797.98  
E=3114573.02

576.70 57.32" W

WILLIAM DUGAN SURVEY  
TRACT 2 - CALLED 15.375 AC  
DOC. 2004079127  
FERN BLUFF MUNICIPAL UTILITY DISTRICT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S69°48'13"W	27.03'
L2	S84°08'06"W	72.38'
L3	S79°00'22"W	57.04'
L4	N58°00'00"E	148.46'
L5	N59°05'33"E	122.88'
L6	N70°23'50"E	91.89'
L7	S19°57'32"E	69.96'
L8	S18°02'39"W	48.51'
L9	N70°23'50"E	104.36'

ROW PARCEL S12 - PART 2

 **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.L.S. FIRM NO. 10006900

SHEET 1 OF 3

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.329 ACRE (14,351 SQUARE FEET) TRACT OF LAND IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE PARK RESERVE AS SHOWN ON BRUSHY CREEK SUBDIVISION, SECTION ONE, A SUBDIVISION RECORDED IN CABINET C, SLIDES 310-315 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

# TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Schedule B of Title Resources Guaranty Company, Commitment for Title Insurance GF No. 18252239-KFD, which bears an effective date of June 18, 2018 and an issued date of June 27, 2018 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

## Restrictive covenants of record:

Cabinet C, Slide 310, Plat Records, Williamson County, Texas. Subject tract is a part of the property described in said instrument. Volume 672, Page 529, Deed Records, Williamson County, Texas. Subject tract is a part of the property described in said instrument.

10a) Building setback lines as shown on the recorded plat and dedication and being 25' along the front property line. No building setback lines are shown on the plat in the vicinity of the subject tract.

10b) Building setback lines as set forth in instrument recorded in Volume 672, Page 529, Deed Records, Williamson County, Texas. Subject tract is a part of the setback restrictions listed in said instrument.

10c) Electric distribution line and appurtenances to Texas Power & Light Company, recorded in Volume 684, Page 167, Deed Records, Williamson County, Texas. Not a part of subject tract.

10d) Temporary Working Space Easement for Sanitary Sewer to Brushy Creek Water Control and Improvement District, recorded in Volume 1619, Page 308, Official Records, Williamson County, Texas. Said easement being further affected by conveyance/assignment in Document Nos. 9650486 and 9734854, Official Records of Williamson County, Texas and Document No. 200072219, Official Public Records, Williamson County, Texas. Is a part of the subject tract, unable to plot with any certainty of the location of said easement, the easement is based on a baseline established by wastewater manholes shown in Exhibit 'A' of said instrument. The actual on the ground measurements between manholes do not match the distances of the baseline shown in Exhibit 'A'. The Temporary Working Space Easement for Sanitary Sewer states: "TD HAVE AND TD HOLD the same during construction period.

10e) Temporary Working Space Easement for Sanitary Sewer to Brushy Creek Water Control and Improvement District, recorded in Volume 1619, Page 313, Official Records, Williamson County, Texas. Said easement being further affected by conveyance/assignment in Document Nos. 9650486 and 9734854, Official Records of Williamson County, Texas and Document No. 200072219, Official Public Records, Williamson County, Texas. Not a part of subject tract.

10f) Notice regarding Edwards Aquifer Protection Plan, recorded in Document No. 2004005144 corrected in Document No. 2004008054, of the Official Public Records, Williamson County, Texas. Not a survey matter.

ROW PARCEL S12 - PART 2  
SHEET 2 OF 3



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.329 ACRE (14,351 SQUARE FEET) TRACT OF LAND IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE PARK RESERVE AS SHOWN ON BRUSHY CREEK SUBDIVISION, SECTION ONE, A SUBDIVISION RECORDED IN CABINET C, SLIDES 310-315 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

GENERAL NOTES:

- 1) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
  - 2) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM, DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.
  - 3) THE TRACT SHOWN HEREON LIES WITHIN ZONE AE, BASE FLOOD ELEVATION DETERMINED, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0490E, DATED SEPTEMBER 26, 2008.
- THE F.E.M.A. FLOOD LINES SHOWN HEREON ARE APPROXIMATE BY GRAPHIC PLOTTING ONLY AND WERE SCALED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS.

To: Williamson County, Texas and Title Resources Guaranty Company, exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on July 8, 2019. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a Category 1A, Condition III Land Title Survey per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

SHANE SHAFER, R.P.L.S. NO. 5281  
JULY 16, 2019  
DATE

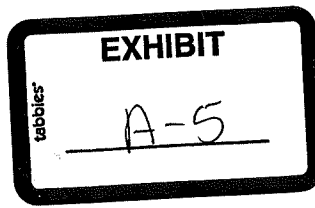
LEGEND

●	IRON ROD FOUND	WIF	WROUGHT IRON FENCE
⊙	IRON PIPE FOUND	CLF	CHAIN LINK FENCE
○	1/2" IRON ROD W/CAP SET MARKED "DIAMOND SURVEYING"	WDF	WOOD FENCE
Δ	CALCULATED POINT	HR	HANDRAIL
▽	SIGN	RW	RETAINING WALL
⊙ <sup>PP</sup>	POWER POLE	HDWL	HEADWALL
—	GUY ANCHOR	DS	DRAINAGE STRUCTURE
• <sup>WV</sup>	WATER VALVE	WVC	WATER VAULT ON CONCRETE
• <sup>WM</sup>	WATER METER	CONC.	CONCRETE
• <sup>ICV</sup>	IRRIGATION CONTROL VALVE	PLTR	PLANTER
• <sup>FH</sup>	FIRE HYDRANT	E.O.P.	EDGE OF PAVEMENT
• <sup>FHC</sup>	FIRE HYDRANT-CAPPED	P.O.C.	POINT OF COMMENCEMENT
• <sup>WF</sup>	WATER FAUCET	P.O.B.	POINT OF BEGINNING
☆	LIGHT POLE	F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY
• <sup>TP</sup>	TELEPHONE PEDESTAL	— ou —	OVERHEAD UTILITIES
• <sup>BP</sup>	BOLLARD POST	— . . . . .	APPROXIMATE F.E.M.A. LINE
• <sup>VENT3</sup>	3" VENT PIPE		
• <sup>PVC8</sup>	8" PVC RISER		
•	SIGN		
⊙ <sup>UT</sup>	UNDERGROUND TELEPHONE SIGN		
⊙ <sup>NW</sup>	WASTEWATER MANHOLE		
⊙ <sup>SS</sup>	STORM SEWER MANHOLE		
⊙ <sup>TEL</sup>	TELEPHONE MANHOLE		



ROW PARCEL S12 - PART 2  
SHEET 3 OF 3

<> DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.L.S. FIRM NO. 10006900



## METES AND BOUNDS DESCRIPTION

### ROW PARCEL S12

BEING A 0.043 ACRE (1,855 SQUARE FEET) TRACT OF LAND IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE PARK RESERVE SHOWN ON BRUSHY CREEK SUBDIVISION SECTION ONE, A SUBDIVISION RECORDED IN CABINET C, SLIDES 310-315 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.043 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 3/8" iron rod found (Grid Coordinates: N=10162223.01, E=3113358.61) monumenting the northwest corner of said Park Reserve and the northeast corner of the called 32.709 acre tract of land (Exhibit D), conveyed to Fern Bluff Municipal Utility District, recorded in Document No. 9551845 of the Official Records of Williamson County, Texas, same being on the south right-of-way line of Hairy Man Road, from which an iron pipe found monumenting the southeast corner of said Park Reserve, the northwest corner of Lot 40, Block 10 of said Brushy Creek Subdivision Section One, and the most easterly southeast corner of said 32.709 acre Fern Bluff Municipal Utility District tract, bears S 18°26'16" E for a distance of 263.95 feet and S 21°50'28" E for a distance of 75.47 feet;

THENCE, with the north boundary line of said Park Reserve and said south boundary line of Hairy Man Road, the following three (3) courses and distances:

1. N 68°29'51" E for a distance of 300.34 feet to a calculated point;
2. N 64°43'03" E for a distance of 72.52 feet to a calculated point;
3. N 60°28'08" E for a distance of 49.87 feet to a cotton gin spindle set (Grid Coordinates: N=10162388.63, E=3113746.97) on the northwest corner and **POINT OF BEGINNING** hereof;

THENCE, continuing with the north boundary line of said Park Reserve and said south boundary line of Hairy Man Road, the following two (2) courses and distances:


1. **N 60°28'08" E** for a distance of **2.54 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying";
2. **N 58°00'00" E** for a distance of **295.84 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on the northeast corner hereof;



THENCE, through the interior of said Park Reserve, the following five (5) courses and distances:

1. **S 31°50'16" E** for a distance of **2.91 feet** to a PK nail set on the southeast corner hereof, from which a 1/2" iron rod found monumenting the northeast corner of Lot 49, Block 10 and the northwest corner of Lot 50, Block 10 of said Brushy Creek Subdivision Section One, same being on the south boundary line of said Park Reserve, bears N 66°05'46" E for a distance of 117.50 feet;
2. **S 58°09'44" W** for a distance of **75.56 feet** to a PK nail set;
3. **S 31°50'16" E** for a distance of **5.00 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying";
4. **S 58°09'44" W** for a distance of **222.28 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on the southwest corner hereof;
5. **N 36°07'48" W** for a distance of **7.20 feet** to the **POINT OF BEGINNING** hereof and containing 0.043 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plain System. Distances shown hereon are surface distances based on a combined surface adjustment factor or 1.00011

 **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
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T.B.P.L.S. FIRM NO. 10006900



August 6, 2018

SHANE SHAFER, R.P.L.S. NO. 5281

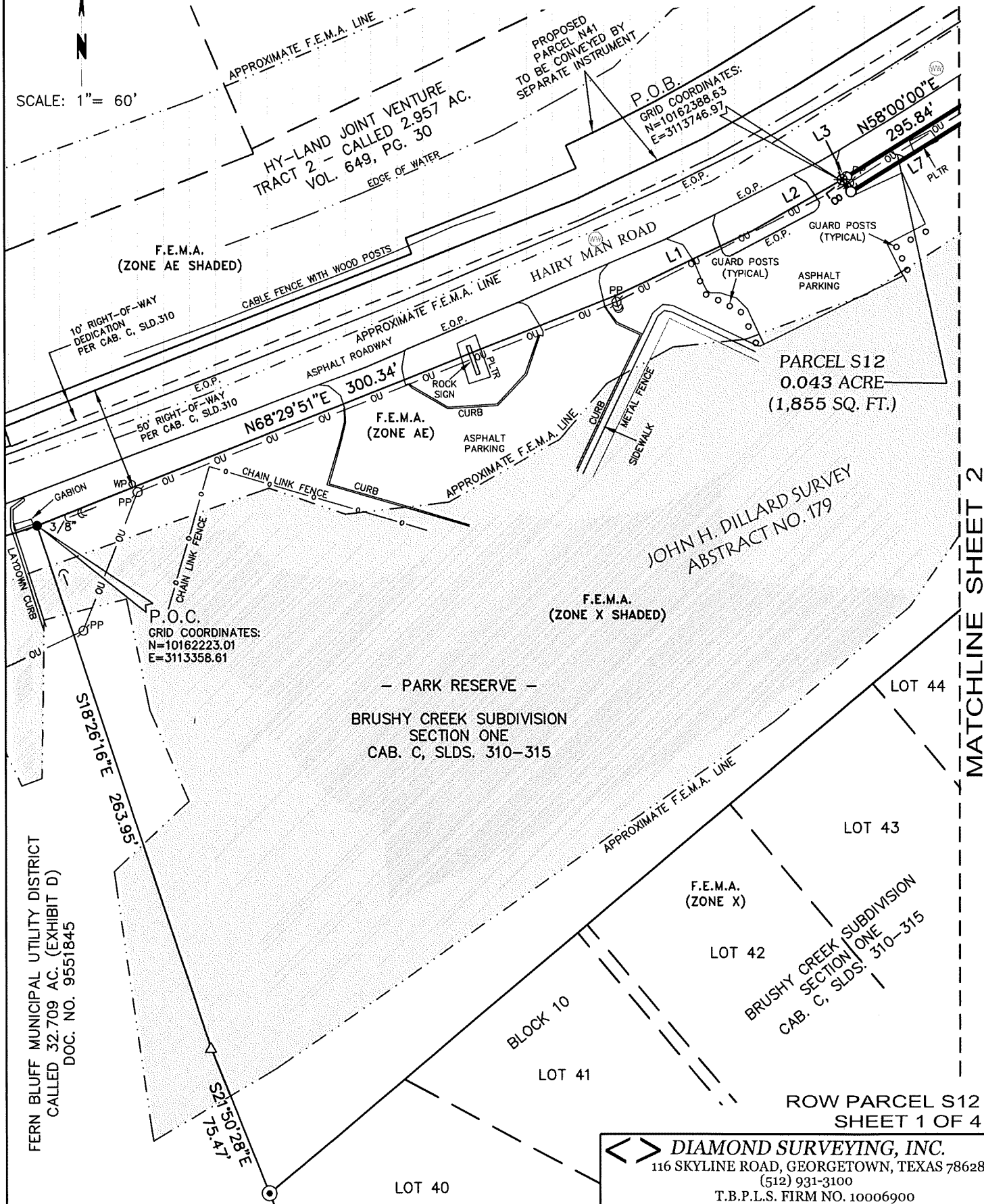
DATE



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S12.doc

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.043 ACRE (1,855 SQUARE FEET) TRACT OF LAND IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE PARK RESERVE AS SHOWN ON BRUSHY CREEK SUBDIVISION, SECTION ONE, A SUBDIVISION RECORDED IN CABINET C, SLIDES 310-315 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

SCALE: 1" = 60'



MATCHLINE SHEET 2

ROW PARCEL S12  
SHEET 1 OF 4

**<> DIAMOND SURVEYING, INC.**  
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[illegible]

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DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.043 ACRE (1,855 SQUARE FEET) TRACT OF LAND IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE PARK RESERVE AS SHOWN ON BRUSHY CREEK SUBDIVISION, SECTION ONE, A SUBDIVISION RECORDED IN CABINET C, SLIDES 310-315 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

**TITLE COMMITMENT NOTES:**

Only those easements and restrictions listed in Schedule B of Title Resources Guaranty Company, Commitment for Title Insurance GF No. 1825239-KFD, which bears an effective date of June 18, 2018 and an issued date of June 27, 2018 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

**Restrictive covenants of record:**

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**ROW PARCEL S12  
SHEET 3 OF 4**

 **DIAMOND SURVEYING, INC.**  
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2) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM.  
DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.

3) THE TRACT SHOWN HEREON LIES WITHIN ZONE AE, BASE FLOOD ELEVATION DETERMINED, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0490E, DATED SEPTEMBER 26, 2008.

THE F.E.M.A. FLOOD LINES SHOWN HEREON ARE APPROXIMATE BY GRAPHIC PLOTTING ONLY AND WERE SCALED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N64°43'03"E	72.52'
L2	N60°28'08"E	49.87'
L3	N60°28'08"E	2.54'
L4	S31°50'16"E	2.91'
L5	S58°09'44"W	75.56'
L6	S31°50'16"E	5.00'
L7	S58°09'44"W	222.28'
L8	N36°07'48"W	7.20'
L9	N66°05'46"E	117.50'

#### LEGEND

●	IRON ROD FOUND
⊙	IRON PIPE FOUND
✱	COTTON GIN SPINDLE SET
△	PK NAIL SET
○	½" IRON ROD W/CAP SET MARKED "DIAMOND SURVEYING"
△	CALCULATED POINT
⊥	SIGN
⊙ <sup>PP</sup>	POWER POLE
⊥	GUY ANCHOR
○ <sup>WP</sup>	WOOD POST
⊙ <sup>WM</sup>	WASTEWATER MANHOLE
○ <sup>WV</sup>	WATER VALVE
○ <sup>FH</sup>	FIRE HYDRANT
— ou —	OVERHEAD UTILITIES
— · · · —	APPROXIMATE F.E.M.A. LINE
— - - —	APPROXIMATE B.F.E. LINE
CONC.	CONCRETE
PLTR	PLANTER
E.O.P.	EDGE OF PAVEMENT
CMP	CORRUGATED METAL PIPE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY
B.F.E.	F.E.M.A. BASE FLOOD ELEVATION

To: Williamson County, Texas and Title Resources Guaranty Company, exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on August 1, 2018. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a Category 1A, Condition III Land Title Survey per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



ROW PARCEL S12  
SHEET 4 OF 4

*Shane Shafer*  
SHANE SHAFER, R.P.L.S. NO. 5281

AUGUST 6, 2018  
DATE

<> DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.L.S. FIRM NO. 10006900