

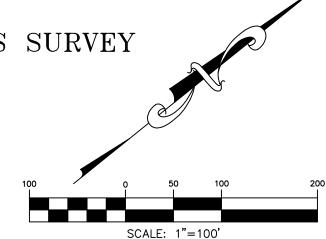
PRELIMINARY PLAT LODGES AT OPEN ACRES RANCH

41.692 ACRE TRACT OUT OF THE THOMAS A. GRAVES SURVEY

ABSTRACT NO. 252 WILLIAMSON COUNTY, TEXAS

NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE

SINGLE SHARED DRIVEWAY.



IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.



IRON ROD FOUND

IRON ROD SET

BENCHMARK

MATCH LINE - SHT: 1 (C = 1561.61') S38°51'42"W 1554.33' S68°10'08"E 62.75' 168.74' 168.74 163.19 178/13 385.57 "2.634 ACRES" GWD - EARL G. CLEVELAND, ET UX KATHY HOLLAND 3-17-2000 DOC.# 2000017011 OPRWC RANCH. L.P. 2008074425 S36*55'30"W S35°22'16"W 145.42 N35'22'16"E S40°33'48"W S37°16'23"W N37°16'23"E "2.634 ACRES"

GWD - MICHAEL EARL CLEVELND, ET UX JOYCE BOWEN 3-17-2000 DOC.# 2000021432 OPRWC LOT 7 1.020 ACRES LOT 12 7 0612 LOT 11 33 1006 ACRES 6 1.050 ACRES 0.206 ACRES I/E ESMT. / 0.500 ACRE GWD- OPEN ACRES RANCH, LP. \(**44,4**47 SQ. FT.)♡\ (43,824 SQ. FT.) (45,750 SQ. FT.) MANVILLE WATER SUPPLY CORPORATION "0.498 ACRES" 02-23-2022 DOC. NO. 2022024078 OPRWC J. R. JORDAN, ET UX TO TO WATER SUPPLY CORPORATION—8-2-1972 557/5 10.0' PUBLIC UTILITY EASEMEN HERÉBY MWSC 30.08'→ -30.561019ATED TO _30.<u>98</u>'-HEREBY DEDICATE 149.01 145.80³\ N36'49'26"E 152.02 -S38/16*28"W 80.42" (20' PAVEMENT_WIDTH) -S38'16'28"W 1126.19' ~598~ 598— 5' ROW DEDICATION 596 0.129 ACRES (5,633 SQ. FT.) 2596 ≥ LOTS 1, 2 AND 3 BLOCK C SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE LOTS 8, 9 AND 10 BLOCK C SHALL ONLY USE A SINGLE SHARED DRIVEWAY. SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE LOTS 5, 6 AND 7 BLOCK C SHALL ONLY USE A SINGLE SHARED DRIVEWAY.

ABBREVIATIONS.

FND. - FOUND P.O.B. - PLACE OF BEGINNING

I.R. - IRON ROD N.F. - NOT FOUND

R.O.W. - RIGHT-OF-WAY

DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

ORWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

SINGLE SHARED DRIVEWAY.

LOTS 12 AND 13 BLOCK C SHALL ONLY USE A SINGLE SHARED DRIVEWAY.

NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE

D W/VL - DEED WITH VENDOR'S LIEN

WCR - WILLIAMSON COUNTY ROAD {xx.xx'} - RECORD CALL

NOTE:

1. LOTS 3, 7, 8, AND 11 BLOCK C SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY 2. IF SIDEWALKS ARE CONSTRUCTED THEN ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS. **UTILITY PROVIDERS:** WATER: - MANVILLE WATER SUPPLY CORPORATION

ELECTRICITY: BLUEBONNET ELECTRIC COOPERATIVE

SEWAGE: ON-SITE SEWAGE FACILITY (OSSF)

THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83/93; DATUM BASED ON ALLTERRA VIRTUAL REFERÊNCE NETWORK AND ARE GRID VALUES; TO CONVERT TO SURFACE VALUES PLEASE DIVIDE BY A COMBINED SCALE FACTOR OF 0.999932041612. ELEVATIONS DERIVED FROM WILLIAMSON COUNTY LIDAR DATA 2015 / 2017 COMBINED.

IGES INVESTMENTS, OPEN ACRES RANCH.LP 650 CR 468, ELGIN, TX 78621 512.423.0362 GIRLINGB@HOTMAIL.COM

SURVEYOR:

BRUCE BRYAN, RPLS BRYAN TECHNICAL SERVICES, INC. 911 NORTH MAIN TAYLOR, TEXAS 76574 BRUCE@BRYANTECHNICALSERVICES.COM

HAGOOD ENGINEERING ASSOCIATES 900 E. MAIN ST. ROUND ROCK, TX 78664 RAQUELR@HEAENG.COM

ACREAGE:

41.692 ACRES

NUMBER OF LOTS BY TYPE: DEVELOPMENT - 20

ACREAGE BY LOT TYPE: DEVELOPMENT - 41.692 ACRES TOTAL ACREAGE - 41.692 ACRES

PATENT SURVEY:

THOMAS A. GRAVES ABSTRACT NO. 252

NUMBER OF BLOCKS: 3

LINEAR FEET OF NEW STREETS: 0

CONNECTIVITY INDEX: NOT APPLICABLE

SUBMITTAL DATE:

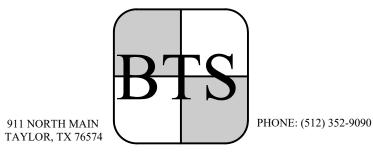
BENCHMARK DESCRIPTION:

1/2" IRON ROD N = 10,129,979.60 FEET E = 3,247,355.349 FEET ELEVATION = 609.53 FEET (NAVD 88, GEOID MODEL 2012)

PRELIMINARY PLAT OF ODGES AT OPEN ACRES RANCH

41.692 ACRE TRACT OUT OF THE THOMAS A. GRAVES SURVEY ABSTRACT NO. 252 WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



FIRM No. 10128500 Bruce@BryanTechnicalServices.com www.bryantechnicalservices.com

www.erjanusenmineunservices.				
NO.	DATE	REVISIONS		BY
DRAWN BY: JC		JC	CHECKED BY: BB	
SCALE: 1" = 1"=100'		1"=100'	APPROVED BY: BB	
PROJECT NO. 20-411			DATE: AUGUST 10, 2022	

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PRELIMINARY PLAT LODGES AT OPEN ACRES RANCH 41.692 ACRE TRACT OUT OF THE THOMAS A. GRAVES SURVEY ABSTRACT NO. 252 WILLIAMSON COUNTY, TEXAS

41.692 ACRES

These notes describe that certain tract of land situated in the THOMAS A. GRAVES SURVEY, A-252 located in Williamson County, Texas; subject tract being a part of and out of the residual portion of a called "203.15 Acres" conveyed in a Correction Warranty Deed from Open Acres Ranch Management, LLC, a Texas Limited Liability Company, to Open Acres Ranch, LP, a Texas Limited Partnership dated 09-18-2008 as recorded in Document No. 2008074425 of the Official Public Records of Williamson County (OPRWC) and all of a called "31.31 Acres" conveyed in a Warranty deed with Vendors Lien from Open Acres Ranch, LP, a Texas Limited Partnership to IGES Investments dated 10-21-2016 as recorded in Document No. 2016099501, OPRWC, being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of September, 2020 and being more fully described as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod (North = 10,132, 052.17 feet, East = 3,246,854.68 feet) in the South line of Williamson County Road No. 484, same being the Northwest corner of said "31.31 Acres" and the Northeast corner of a called "6.81 Acres" conveyed in a General Warranty Deed from Leslie D. Atherton and Isabel Mata to Mary Ellen Baxter-Breen dated 06-08-2020 as recorded in Document No. 2020060899. OPRWC:

THENCE with the North line of said "31.31 Acres" and said South line of Williamson County Road No. 484 as follows:

• South 66° 40' 18" East 63.74 feet to a found 1/2" iron rod.

398.25 feet to a found 1/2" iron rod and • South 68° 02' 48" East

 South 68° 10' 08" East 729.18 feet to a found ½" iron rod at the Northeast corner of said "31.31 Acres", same being the Northwest corner of a called "2.634 Acres" conveyed in a General Warranty Deed from Earl G. Cleveland, et ux to Kathy Holland dated 03-17-2000 as recorded in Document no. 2000017011, OPRWC;

THENCE South 38° 51' 42" West with the common line of said "31.31 Acres" and "2.634 Acres", generally along a wire game fence, a distance of 385.57 feet to a set ½" iron rod (capped BTS) at the Southwest corner of said "2.634 Acres", same being the upper Northwest corner of aforementioned "203.15 Acres";

THENCE South 66° 34' 38" East with the common line of said "2.634 Acres" and "203.15 Acres", passing a found ½" iron rod at the Southeast corner of said "2.634 Acres" at a distance of 245.00 feet, same being the Southwest corner of a called "2.634 Acres" conveyed in a General Warranty deed from Michel Earl Cleveland to Joyce Bowen dated 3-17-2000 as recorded in Document No. 2000021432, OPRWC, and continuing with the common line of said "203.15 Acres" and "Bowen 2.634 Acres" an additional 11.67 feet for a total distance of 256.67 feet to a set ½" iron rod (capped BTS) at an exterior corner of subject tract; found a ½" iron rod at the Northwest corner of a called "0.498 Acre" conveyed in a Deed from J. R. Jordan, et ux, to Manville Water Supply Corporation dated 8-2-1972 as recorded in Volume 557, Page 97 of the Deed Records of Williamson County (DRWC) bearing South 66° 34' 38" East a distance of 150.36 feet;

THENCE, over and across said "203.15 Acres", the following two calls:

- 148.95 feet to a set ½" iron rod (capped BTS) at an interior South 36° 55' 30" West corner of subject tract and
- South 66° 10' 27" East 150.00 feet to a found ½" iron rod at the Southwest corner of said "0.498 Acre", same being a corner of said "203.15 Acres";

THENCE South 66° 11' 59" East with the South line of said "0.498 Acre" tract a distance of 149.99 feet to a found 1/2" iron rod at the Southeast corner of same in the West line of Williamson County Road No. 468, same being the Northeast corner of said "203.15 Acres"; found a ½" iron rod at the Northeast corner of said "0.498 Acre" tract, same being the Southeast corner of aforementioned "Bowen 2.634 Acres", bearing North 36° 49' 26" East a distance of 152.02 feet:

THENCE South 38° 16' 28" West with the common line of said "203.15 Acres" and Williamson County Road No. 468 a distance of 1127.11 feet to a set ½" iron rod (capped BTS) at the Southeast corner of subject tract; found a steel "T"-post at an interior corner of said "203.15 Acres" bearing South 38° 16' 28" West a distance of 80.42 feet;

THENCE North 55° 58' 50" West, over and across said "203.15 Acres", a distance OF 655.68 feet to a ½" iron rod found at the Southwest corner of a called "20.876 Acres" as conveyed in a General Warranty Deed from IGES Investments, LP to Freddy Gola dated 05-19-2021 as recorded in Document No. 2021075697, OPRWC;

THENCE North 55° 48' 25" West with the West line of said "20.876 Acres", same being an interior line of said "203.15 Acres", generally along a wire game fence, a distance of 478.40 feet to a found ½" iron rod at an exterior corner of said "203.15 Acres", same being the Westernmost Northwest corner of said "20.876 Acres", same being an exterior corner of a called "142.906 Acres" conveyed in a General Warranty Deed from Open Acres Ranch, LP, to Ciegen Eight Point Ranch dated 10-15-2021 as recorded in Document No. 2021158926, OPRWC;

THENCE North 18° 29' 16" West with the Westernmost North line of said "20.876 Acres", same being an exterior line of said "142.906 Acres", generally along a wire game fence, a distance OF 643.35 feet to a set ½" iron rod (capped BTS) at an interior corner of said "31.31 Acres", same being an exterior corner of said "142.906 Acres;

THENCE North 50° 13' 44" West with a common line of said "20.876 Acres" and "142.906 Acres" a distance of 169.13 feet to a to a set ½" iron rod (capped BTS) at an exterior corner of said "31.31 Acres", same being an interior corner of said "142.906 Acres;

THENCE North 21° 06' 58" East with a common line of said "20.876 Acres" and "142.906 Acres" a distance of a distance of 797.64 feet to the PLACE OF BEGINNING, containing according to the dimensions herein stated, an area of 41.692 Acres.

Surveyor's Note: Bearings shown hereon based on Texas State Plane Coordinate System, Central Zone 4203, NAD 83/93 datum based on Allterra virtual reference network and are grid values; to convert to surface values please divide by a combined scale factor of 0.999932041612.

SIGNATURE BLOCKS WILL NOT BE SIGNED DURING THE PRELIMINARY PLAT PROCESS

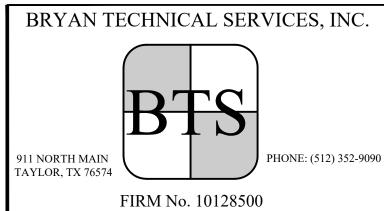
STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS COUNTY OF WILLIAMSON

I, BRUCE L. BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE WILLIAMSON COUNTY REGULATIONS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20___.

BRUCE I BRYAN

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4249



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	VV	www.bryanteemme	caiser vices.com	
NO.	DATE	RE	EVISIONS	BY
DRA	WN BY:	JC	CHECKED BY: BB	
SCA	LE: 1" =	1"=100'	APPROVED BY: BB	
PRO	DJECT NO	. 20-411	DATE: AUGUST 10, 2022	

PRELIMINARY PLAT LODGES AT OPEN ACRES RANCH

41.692 ACRE TRACT OUT OF THE THOMAS A. GRAVES SURVEY ABSTRACT NO. 252 WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS \$ KNOW ALL MEN BY THESE PRESENTS COUNTY OF WILLIAMSON \$	ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE DAY OF, 20, A.D.
I, TERRY HAGOOD, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NUMBER ####################################	WILLIAMSON COUNTY ADDRESSING COORDINATOR IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS DAY OF, 20	THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
TERRY HAGOOD DATE REGISTERED PROFESSIONAL ENGINEER, NO. 52960 STATE OF TEXAS	THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON—SITE SEWAGE FACILITY REGULATIONS. THE CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.	STATE OF TEXAS \$.
J. TERRON EVERTSON, P.E., D.R., C.F.M. DATE WILLIAMSON COUNTY ENGINEER	BILL GRAVELL JR., COUNTY JUDGE DATE WILLIAMSON COUNTY, TEXAS
BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS	STATE OF TEXAS \$ KNOW ALL MEN BY THESE PRESENTS COUNTY OF WILLIAMSON \$
AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OF SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS VERIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.	I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF, 20 A.D., ATO'CLOCK,M., AND DULY RECORDED THIS THE DAY OF, 20, 20 A.D., ATO'CLOCK,M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO
J. TERRON EVERTSON, P.E., D.R., C.F.M. DATE	TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE DATE LAST SHOWN ABOVE WRITTEN.
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR	NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS
NOTE: SIGNATURE BLOCKS WILL NOT BE SIGNED DURING THE PRELIMINARY PLAT PROCESS.	BY:

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

REVISIONS CHECKED BY: BB DRAWN BY: JC SCALE: 1" = 1"=100'APPROVED BY: BB PROJECT NO. 20-411 DATE: AUGUST 10, 2022

PRELIMINARY PLAT LODGES AT OPEN ACRES RANCH

41.692 ACRE TRACT OUT OF THE THOMAS A. GRAVES SURVEY ABSTRACT NO. 252 WILLIAMSON COUNTY, TEXAS

SCHEDULE B EXCEPTIONS FROM COVERAGE

10.

a. Easement: Recorded:

Recorded: Volume 301, Page 536, Deed Records, Williamson County, Texas. To: Lower Colorado River Authority Purpose: Electric (Tracts 1 and 2) **DOES NOT AFFECT**

o. Easement:

Recorded: Volume 581, Page 738, Deed Records, Williamson County, Texas. To: Manville Water Supply Corporation Purpose: Pipeline (Tracts 1 and 2) MAY AFFECT BLANKET TYPE EASEMENT BASE ON LINE LOCATION

c. Easement:

Recorded: Document Nos. 9540121, 9536594 and 9555361, Official Records, Williamson County, Texas. To: Koch Refining Company, L.P.
Purpose: Pipeline (Tracts 1 and 2) **AFFECTS AS SHOWN**

- d. Mineral and/or royalty interest in and to all coal, lignite, oil, gas and other minerals; together with all rights incident thereto: Recorded: Volume 536, Page 5, Deed Records, Williamson County, Texas.

 Title to said interest has not been researched subsequent to the date of the above referenced instrument and the Company makes no representation as to the ownership or holder of such interest(s). (Tracts 1 and 2) NOT RELATED TO SURFACE RIGHTS, NOT RESEARCHED
- e. Rights of Marvin William Sundbeck and son, Dennis Sundbeck to hunt upon subject property, as reserved in Deed recorded in Volume 2114, Page 717, Official Records, Williamson County, Texas. Said rights released and relinquished to Daniel R. Pittsford in Document No. 2003092073, Official Public Records, Williamson County, Texas. (Tracts 1 and 2) NOT RELATED TO SURFACE RIGHTS, NOT RESEARCHED
- f. Easement:

Recorded: Document No. 2020037818, Official Public Records, Williamson County, Texas.

To: Bluebonnet Electric Cooperative, Inc. Purpose: Electric and Telecommunications Systems (Tract 2) **DOES NOT AFFECT TRACT TRACT 1**

g. Easement:

Recorded: Document No. 2003081885, Official Public Records, Williamson County, Texas.

To: Manville Water Supply Corporation Purpose: Water Distribution Lines (Tracts 3 and 4) **DOES NOT AFFECT TRACT 1**

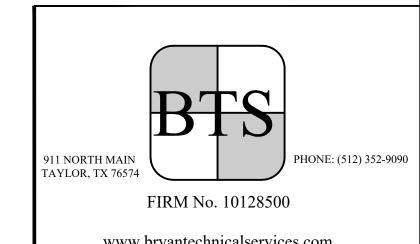
h. Easement:

Recorded: Document No. 2020062629, Official Public Records, Williamson County, Texas.

To: Manville Water Supply Corporation Purpose: Temporary Workspace Easement (Tracts 3 and 4) **DOES NOT AFFECT TRACT 1**

- i. Any portion of subject property lying within the boundaries of a dedicated or undedicated public or private roadway as shown on that survey dated March 1, 2022, prepared by Bruce Lane Bryan, No. 4249. (Tract 3) **DOES NOT AFFECT**
- j. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other mineral, together with all rights, privileges, and immunities relating thereto appearing in the public records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. **NOTED**
- k. Any visible and apparent easement, either public or private, located on or across the land, the existence of which is not disclosed by the Public Records as herein defined. **NOTED**
- I. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. **NOTED**
- m. Rights of tenants, as tenants only, under any and all unrecorded leases or rental agreements. (NOTE: This item can be deleted upon receipt of an Affidavit executed by the seller evidencing there are not any outstanding leases or rental agreements. If the Affidavit reveals unrecorded outstanding leases or rental agreements the exception may be modified to make specific exception to those matters.) NOTED

THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY INDEPENDENCE TITLE, GF NO. 2208947—ELG, EFFECTIVE DATE: MARCH 4, 2022.,



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NO.	DATE	REVISIONS		BY	
DRA	DRAWN BY: JC		CHECKED BY: BB		
SCA	SCALE: 1" = 1"=100'		APPROVED BY: BB		
PROJECT NO. 20-411			DATE: AUGUST 10, 2022		