

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That CITY OF JARRELL, TEXAS, a Type-A general law municipality, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) or other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Dedicated and by these presents do Donate, Grant, Bargain, Dedicate and Convey unto WILLIAMSON COUNTY, TEXAS, a political subdivision of the State of Texas, hereinafter referred to as County, all those certain tracts or parcels of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows:

All of that certain 0.318-acre (13,844 sq. ft.) tract of land situated in the Edmund Parsons Survey, Abstract No. 494, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A" attached hereto and incorporated herein;

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record;

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show;

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Deanne Pearce
Notary Public, State of Texas

ACCEPTED AND ACKNOWLEDGED:

WILLIAMSON COUNTY, TEXAS

By: _____
Steven Snell, County Judge

ACKNOWLEDGMENT

STATE OF TEXAS	§
	§
COUNTY OF WILLIAMSON	§

This instrument was acknowledged before me on this the ____ day of _____, 2025 by _____, in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

Exhibit "A"

County: Williamson
Project: CR 310/CR 314 P364
Tax ID: R366370
Parcel: City of Jarrell 0.318 Acre R.O.W. Parcel

METES AND BOUNDS DESCRIPTION

FOR A 0.318 ACRE (13,844 SQ. FT.) TRACT OF LAND SITUATED IN THE EDMUND PARSONS SURVEY, ABSTRACT NO. 494, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 2.36 ACRE TRACT OF LAND CONVEYED TO THE CITY OF JARRELL, RECORDED IN DOCUMENT NO. 2023008594 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.36 ACRE TRACT OF LAND BEING A PART OF THE THEO AND MAUDIE ZIMMERMAN SUBDIVISION, RECORDED IN CABINET K, SLIDE 137 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.318 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF NOVEMBER 2024, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found (Grid Coordinates: N=10260992.95, E=3146829.41) monumenting the southwest corner of said 2.36 acre City of Jarrell tract and the southwest corner of said Theo and Maude Zimmerman Subdivision, same being on the intersection of the existing east right-of-way line of Alsace Avenue (60' right-of-way width as shown on Sierra G Ranch Addition, recorded in Document No. 2023072591 of the Official Public Records of Williamson County, Texas) and the existing north right-of-way line of County Road 310 (Variable width right-of-way), from which a 1/2" iron rod found monumenting the most southerly southeast corner of said 2.36 acre City of Jarrell tract and the southwest corner of the called 2.640 acre tract of land conveyed to Pauline Knipper and Henri Knipper, husband and wife, recorded in Document No. 2003114730 of the Official Public Records of Williamson County, Texas, same being on the south boundary line of said Theo and Maude Zimmerman Subdivision, same being on said existing north right-of-way line of County Road 310, bears N 68°35'59" E for a distance of 30.03 feet;

THENCE, N 21°30'19" W with the west boundary line of said 2.36 acre City of Jarrell tract, the west boundary line of said Theo and Maude Zimmerman Subdivision, and said existing east right-of-way line of Alsace Avenue, for a distance of 331.78 feet to a 5/8" iron rod set with aluminum cap marked "Williamson County" (Grid Coordinates: N=10261301.59, E=3146707.80) for the southwest corner and **POINT OF BEGINNING** hereof and being 68.00 feet right of the Proposed Engineer's Baseline Station 8+74.23;

THENCE, **N 21°30'19" W** with said west boundary line of the 2.36 acre City of Jarrell tract, said west boundary line of the Theo and Maude Zimmerman Subdivision, and said existing east right-of-way line of Alsace Avenue, for a distance of **136.06 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County" for the northwest corner hereof, being 68.00 feet left of the Proposed Engineer's Baseline Station 8+78.12, from which a 1/2" iron rod

County: Williamson
Project: CR 310/CR 314 P364
Tax ID: R366370
Parcel: City of Jarrell 0.318 Acre R.O.W. Parcel

found monumenting the northwest corner of said 2.36 acre City of Jarrell tract, the northwest corner of said Theo and Maude Zimmerman Subdivision, and an exterior ell corner of the called 3.59 acre tract of land conveyed to 70 County Road LLC, recorded in Document No. 2022123711 of the Official Public Records of Williamson County, Texas, same being on said existing east right-of-way line of Alsace Avenue, bears N 21°30'19" W for a distance of 258.30 feet;

THENCE, through the interior of said 2.36 acre City of Jarrell tract, same being through the interior of said Theo and Maude Zimmerman Subdivision, with a curve to the right an arc length of **300.91 feet**, said curve having a radius of **1608.00 feet**, a delta angle of **10°43'19"** and a chord which bears **N 72°17'20" E** for a distance of **300.47 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County" on the east boundary line of said 2.36 acre City of Jarrell tract, the east boundary line of said Theo and Maude Zimmerman Subdivision, and a westerly boundary line of said 3.59 acre 70 County Road LLC tract, for the northeast corner hereof and being 68.00 feet left of the Proposed Engineer's Baseline Station 11+66.31, from which a 1/2" iron rod found on the northeast corner of said 2.36 acre City of Jarrell tract, the northeast corner of said Theo and Maude Zimmerman Subdivision, and an interior ell corner of said 3.59 acre 70 County Road LLC tract, bears N 21°28'45" W for a distance of 277.40 feet;

THENCE, **S 21°28'45" E** with said east boundary line of the 2.36 acre City of Jarrell tract, said east boundary line of said Theo and Maude Zimmerman Subdivision, and said westerly boundary line of the 3.59 acre 70 County Road LLC tract for a distance of **22.57 feet** to an iron rod found with cap marked "FOREST RPLS 1847" monumenting the most easterly southeast corner of said 2.36 acre City of Jarrell tract and the northeast corner of said 2.640 acre Knipper tract, for the most easterly southeast corner hereof and being 45.72 feet left of the Proposed Engineer's Baseline Station 11+69.79, from which a 1/2" iron rod found monumenting the southeast corner of said 2.640 acre Knipper tract, the southeast corner of said Theo and Maude Zimmerman Subdivision, and the southwest corner of said 3.59 acre 70 County Road LLC tract, same being on said existing north right-of-way of County Road 310, bears S 21°32'50" E for a distance of 425.93 feet;

THENCE, **S 68°38'38" W** with a southerly boundary line of said 2.36 acre City of Jarrell tract and the north boundary line of said 2.640 acre Knipper tract, same being through the interior of said Theo and Maude Zimmerman Subdivision, for a distance of **270.00 feet** to a 1/2" iron rod found monumenting the northwest corner of said 2.640 acre Knipper tract and an interior ell corner of said 2.36 acre City of Jarrell tract and being 25.71 feet left of the Proposed Engineer's Baseline Station 9+06.31;

County: Williamson
Project: CR 310/CR 314 P364
Tax ID: R366370
Parcel: City of Jarrell 0.318 Acre R.O.W. Parcel

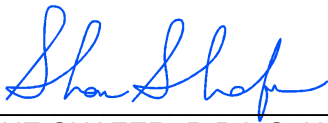
THENCE, **S 21°32'07" E** with a easterly boundary line of said 2.36 acre City of Jarrell tract and the west boundary line of said 2.640 acre Knipper tract, same being through said interior of Theo and Maude Zimmerman Subdivision, for a distance of **93.72 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County" for the most southerly southeast corner hereof and being 68.00 feet right of the Proposed Engineer's Baseline Station 9+05.47, from which the aforementioned 1/2" iron rod found monumenting the most southerly southeast corner of said 2.36 acre City of Jarrell tract and the southwest corner of said 2.640 acre Knipper tract, same being on said existing north right-of-way line of County Road 310, bears S 21°32'07" E for a distance of 332.43 feet;

THENCE, through the interior of said 2.36 acre City of Jarrell tract and said interior of Theo and Maude Zimmerman Subdivision, with a curve to the left an arc length of **29.86 feet**, said curve having a radius of **1472.00 feet**, a delta angle of **1°09'44"** and a chord which bears **S 67°21'51" W** for a distance of **29.86 feet** to the **POINT OF BEGINNING** hereof and containing 0.318 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Coordinates and distances for this project are surface based on a combined surface adjustment factor of 0.99985232 per Document No. 2024086042 of the Official Public Records of Williamson County, Texas.

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

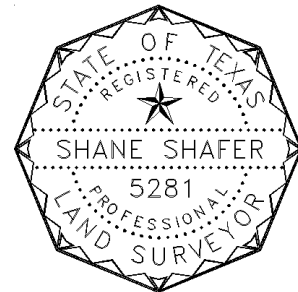
 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900



December 04, 2024

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

DATE



Z:\WCRB__2024 WCRB WA-4 ON-CALL ROW TRACTS HNTB 2024-101\2024-101B - LONE STAR RWA ROW PARCEL JARRELL 2024-101B\FINAL LAND TITLE SURVEY ROW\CR 310 CITY OF JARRELL ROW PARCEL M&B 20241204.doc

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.318 ACRE (13,844 SQ. FT.) TRACT OF LAND SITUATED IN THE EDMUND PARSONS SURVEY, ABSTRACT NO. 494, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 2.36 ACRE TRACT OF LAND CONVEYED TO THE CITY OF JARRELL, RECORDED IN DOCUMENT NO. 2023008594 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.36 ACRE TRACT OF LAND BEING A PART OF THE THEO AND MAUDIE ZIMMERMAN SUBDIVISION, RECORDED IN CABINET K, SLIDE 137 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
PROPERTY ADDRESS: 120 CR 310, JARRELL, TX 76537

GINA M. CORTES AND
DEBRA A. FROELICH
CALLED 10.00 AC.
DOC. NO. 2023059346

SCALE: 1" = 100'

ALSACE AVENUE
AS SHOWN ON
SIERRA G RANCH ADDITION
DOC. NO. 2023072591

60' WIDE RECIPROCAL
EASEMENT AGREEMENT
CALLED 4.64 AC.
DOC. NO. 2004013607

SOUTHWEST ALSACE, LLC
TRACT ONE - CALLED
9.997 AC.
DOC. NO. 2021182582

W/CAP
"FOREST RPLS 1847"

PROPOSED R.O.W.

PROPOSED ENGINEERS BASELINE

P.O.B.
8+74.23
68.00' RT.
GRID COORDINATES:
N=10261301.59
E=3146707.80

W/CAP
"FOREST RPLS 1847"

EDMUND PARSONS SURVEY
ABSTRACT NO. 494

SEE DETAIL 'A'
SHEET 3

W/CAP
"FOREST RPLS 1847"

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DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.318 ACRE (13,844 SQ. FT.) TRACT OF LAND SITUATED IN THE EDMUND PARSONS SURVEY, ABSTRACT NO. 494, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 2.36 ACRE TRACT OF LAND CONVEYED TO THE CITY OF JARRELL, RECORDED IN DOCUMENT NO. 2023008594 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.36 ACRE TRACT OF LAND BEING A PART OF THE THEO AND MAUDIE ZIMMERMAN SUBDIVISION, RECORDED IN CABINET K, SLIDE 137 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
PROPERTY ADDRESS: 120 CR 310, JARRELL, TX 76537

LEGEND

- IRON ROD FOUND
- ⊙ 5/8" IRON ROD SET WITH ALUMINUM CAP MARKED "WILLIAMSON COUNTY"
- PP POWER POLE
- PPA POWER POLE ABANDONED
- ⌋ DOWN GUY
- PBX ELECTRIC PULL BOX (FRONTIER COMMUNICATIONS)
- EM ELECTRIC METER
- EB ELECTRIC BOX (RTU CONTROL PANEL)
- WV WATER VALVE
- WM WATER METER
- MB MAIL BOX
- S1 SIGN
- 6MR 6" METAL RISER
- " — " — " — " — " — " WOOD FENCE (WDF)
- o — o — o — o — o — o CHAIN LINK FENCE (CLF)
- x — x — x — x — x — x WIRE FENCE (WF)
- // — // — // — // — // — // EDGE OF PAVEMENT
- OU — OU — OU — OU — OU — OU OVERHEAD UTILITY LINE
- MG METAL GATE
- MSP METAL STORM PIPE
- CLG CHAIN LINK GATE
- CMP CORRUGATED METAL PIPE
- CDS CONCRETE DRAINAGE STRUCTURE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1608.00'	300.91'	10°43'19"	N72°17'20"E	300.47'
C2	1472.00'	29.86'	1°09'44"	S67°21'51"W	29.86'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21°30'19"W	331.78'
L2	N21°30'19"W	136.06'
L3	S21°28'45"E	22.57'
L4	S21°32'07"E	93.72'
L5	N68°35'59"E	30.03'
L6	S69°05'27"W	60.19'
L7	N21°30'19"W	258.30'
L8	N21°26'58"W	30.04'
L9	N21°26'58"W	31.52'
L10	S68°36'48"W	59.96'
L11	S21°23'12"E	56.52'
L12	S21°30'35"E	250.51'
L13	S21°27'38"E	229.93'

SIGN LEGEND
S1 = 20 MPH
S2 = STOP

<>

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

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.318 ACRE (13,844 SQ. FT.) TRACT OF LAND SITUATED IN THE EDMUND PARSONS SURVEY, ABSTRACT NO. 494, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 2.36 ACRE TRACT OF LAND CONVEYED TO THE CITY OF JARRELL, RECORDED IN DOCUMENT NO. 2023008594 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.36 ACRE TRACT OF LAND BEING A PART OF THE THEO AND MAUDIE ZIMMERMAN SUBDIVISION, RECORDED IN CABINET K, SLIDE 137 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
PROPERTY ADDRESS: 120 CR 310, JARRELL, TX 76537

TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Schedule B of Texan Title Insurance Company, Commitment for Title Insurance (T-7) GF No. GT2403316, which bears an Effective Date November 12, 2024 and an Issued Date of November 26, 2024 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

The following restrictive covenants of record:
Cabinet K, Slide 137, Plat Records, Williamson County, Texas. The R.O.W. Parcel is a part of the plat recorded in said instrument.

Volume 2122, Page 712, Official Records, Williamson County, Texas. The R.O.W. Parcel is a part of the 5.00 acre tract of land referenced in said instrument.

10a. Part of 150-foot radius sanitary setback as shown on plat recorded in Cabinet K, Slide 137, Plat Records, Williamson County, Texas. Not a part of the R.O.W. Parcel, however the approximate location of said sanitary setback is shown hereon as scaled from said plat. The 150-foot radius is shown to be revised to 100-foot in Document No. 2008049107.

10b. Overhead power line along south boundary line as shown on plat recorded in Cabinet K, Slide 137, Plat Records, Williamson County, Texas. Not a part of the R.O.W. Parcel, however is shown hereon.

10c. Easement dated March 8, 1972, to Jarrell-Schwertner Water Service Corporation, recorded in Volume 601, Page 238, Deed Records, Williamson County, Texas. Not a part of the R.O.W. Parcel.

10d. Electric power line and telephone line easement dated November 7, 1974, to Texas Power and Light Company, recorded in Volume 603, Page 89, Deed Records, Williamson County, Texas. Not a part of the R.O.W. Parcel.

10e. Access easement over the 30-foot wide strip extending to County Road No. 310 retained by Grantor's, their heirs and assigns, in deed dated January 29, 1997, executed by Theo J. Zimmerman and wife, Maudie R. Zimmerman, to Jarrell-Schwertner Water Supply Corporation, and recorded under Document No. 9704711, Official Records, Williamson County, Texas. Is a part of the R.O.W. Parcel as shown hereon. (Cross hatched area)

10f. Sanitary Control Easement dated November 11, 1999, to Jarrell Schwertner Water Supply Corporation, recorded under Document No. 199974570, Official Records, Williamson County, Texas. Is a part of the R.O.W. Parcel as shown hereon.

10g. Easement dated June 17, 2008, to Henri Knipper and wife, Pauline Knipper, recorded under Document No. 2008049107, Official Records, Williamson County, Texas. Is a part of the R.O.W. Parcel as shown hereon. (Cross hatched area)

10h. An Oil, Gas and Mineral Lease dated April 5, 1980, by and between W. K. McClain and wife, Rosamond McClain as Lessor, and M. L. McGinnis as Lessee, recorded in Volume 811, Page 647, Deed Records, Williamson County, Texas. Not a survey matter.

SHEET 3 OF 4



DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100

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

(E1) OVERHEAD POWER LINE
CAB. K, SLD. 137

(E2) JARRELL SCHWERTNER
WATER SUPPLY
CORPORATION
SANITARY CONTROL
EASEMENT
DOC. NO. 199974570

(E3) HENRI KNIPPER & WIFE
PAULINE KNIPPER
EASEMENT
DOC. NO. 200849107
(CROSS HATCHED AREA)

(E4) REVISED
100' SANITARY SETBACK
AS SHOWN IN
DOC. NO. 2008049107

(E5) ACCESS EASEMENT
DOC. NO. 9704711
(CROSS HATCHED AREA)

1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM. COORDINATES AND DISTANCES FOR THIS PROJECT ARE SURFACE BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.99985232 PER DOCUMENT NO. 2024086042 D.P.R.W.C.T.

2) BASELINE SHOWN HEREON PER DGN FILE "CR 314 ALIGNMENT" RECEIVED FROM HNTB ON SEPTEMBER 16, 2024.

3) PROPOSED RIGHT-OF-WAY LINES WEST OF IH35 ARE 136' WIDE BASED ON THE BASELINE ARC RADIUS = 1540.00' AND THE PROPOSED NORTH RIGHT-OF-WAY LINE RADIUS = 1608.00'. PROPOSED NORTH RIGHT-OF-WAY AS SHOWN IN PDF "ARPA SITE PLAN", PROVIDED BY HNTB ON AUGUST 13, 2024.

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

5) THE TRACT SHOWN HEREON LIES WITH IN ZONE 'X' (NO SCREEN) AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NOS. 48491C0125F AND 48491C0150F, FOR WILLIAMSON COUNTY, TEXAS, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019.

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 November 13, 2024. 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.




 DECEMBER 04, 2024
 SHANE SHAFER, R.P.L.S. NO. 5281 DATE

Z:\WCRB\	2024	WCRB	WA-4	ON-CALL	ROW	TRACTS	HNTB	2024-101\	2024-101B -	LONE	STAR	RWA	ROW	PARCEL	JARRELL	2024-101B\	FINAL	LAND	TITLE	SURVEY	ROW\	CR	310	CITY OF	JARRELL	ROW	PARCEL	20241204.dwg
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