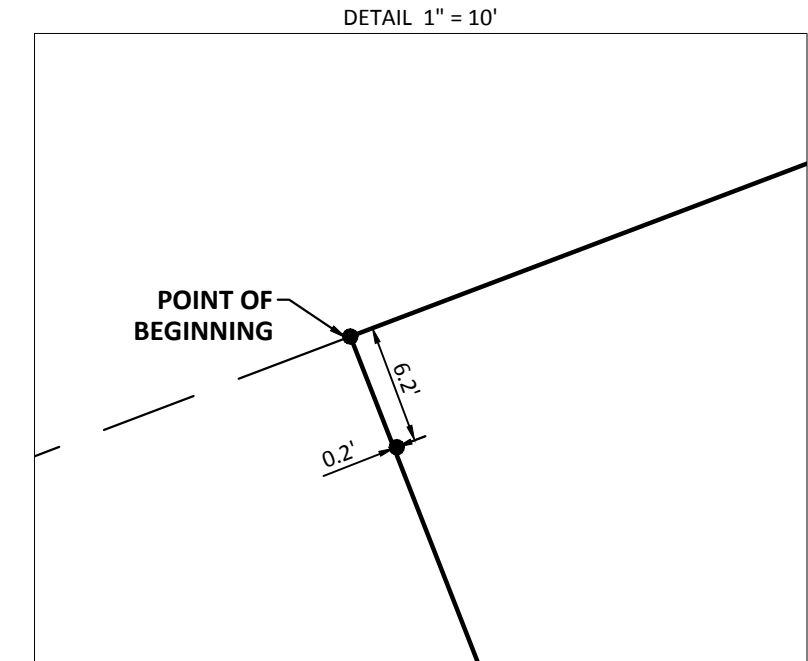
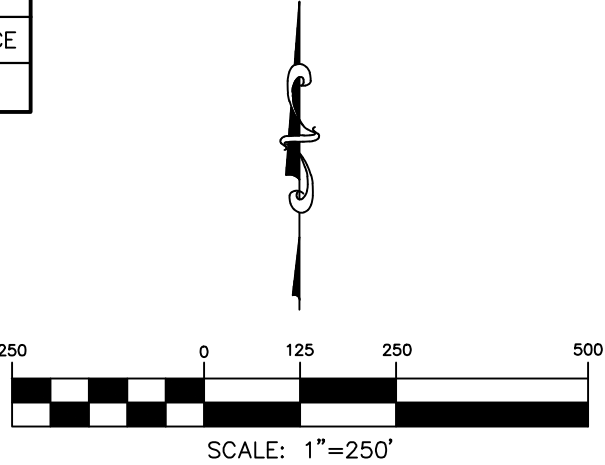


CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	1455.60	2082.52	040°02'51"	758.95	N86°35'18"W	1426.15

LINE TABLE		
LINE	LENGTH	BEARING
L1	202.66	S08°24'50"W
L2	276.06	S21°24'29"E
L3	142.15	S66°33'52"E
L4	20.56	N66°33'52"W
L5	169.94	S73°17'36"W




- LEGEND
- 1/2 INCH IRON ROD FOUND
  - 5/8 INCH IRON ROD SET
  - ⊗ POST FOUND

- ABBREVIATIONS
- R.O.W. = RIGHT-OF-WAY
  - SET = SAFETY END TREATMENT
  - DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
  - ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
  - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
  - WD = WARRANTY DEED
  - GWD = GENERAL WARRANTY DEED
  - SWD = SPECIAL WARRANTY DEED
  - WVL = DEED WITH VENDOR'S LIEN

TO: GUADALUPE R. SANCHEZ  
JERRY W. ROZNOVAK

THE UNDERSIGNED HEREBY CERTIFIES:  
THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON **JANUARY 21, 2019**,  
AND IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS  
DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS  
INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN,  
ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, AND SET BACK  
FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO  
ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID  
PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR WILLIAMSON COUNTY,  
TEXAS, COMMUNITY PANEL NUMBER **48491C0510E**, **EFFECTIVE SEPTEMBER 26, 2008**, THE  
SUBJECT TRACT IS LOCATED IN **ZONE "X"**, WHICH IN THIS CASE **IS NOT** LOCATED IN A  
SPECIAL FLOOD HAZARD AREA.

  
COREY J. HALL, RPLS  
TEXAS REGISTRATION NO. 6362





**CivilCorp**  
ENGINEERS • SURVEYORS  
116 E. MAIN STREET, ROUND ROCK, TEXAS 78664  
TEL: (512) 828-0406 FAX: (512) 828-0429  
TBPE REGISTRATION #F-10283 TBPLS REGISTRATION #10194152

LAND TITLE SURVEY

BEING A 114.037 ACRE (4,967,461 SQUARE FOOT) TRACT OF LAND OUT OF THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, LOCATED IN WILLIAMSON COUNTY, TEXAS, BEING THE REMAINING NORTH PORTION OF A CALLED 220.01 ACRE TRACT CONVEYED IN A TERM GENERAL WARRANTY DEED FROM GUADALUPE R. SANCHEZ AND MINERVA G. SANCHEZ TO JERRY W. ROZNOVAK, FILED JUNE 1, 2012 AND RECORDED IN DOCUMENT NO. 2012041502 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

NO.	DATE	REVISIONS	BY	DRAWN BY:	CJH
				CHECKED BY:	CJH
				DATE:	01/21/19
				SCALE:	1" = 250'
				JOB NO.:	19-00180

- TITLE COMMITMENT COMMENTS FOR ITEM 10, GF#19057435.
10. a. OIL, GAS AND MINERAL LEASE, TOGETHER WITH RIGHTS INCIDENT THERETO, DATED AUGUST 6, 1954, BY AND BETWEEN LAMBERT S. JOHNSON AND AMY JOHNSON, AS LESSOR AND C.R. JONES, AS LESSEE, RECORDED ON SEPTEMBER 21, 1954, IN VOLUME 399, PAGE 588, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATIONS AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).  
**DID NOT RESEARCH**
- b. EASEMENT DATED MARCH 31, 1947, EXECUTED BY LAMBERT S. JOHNSON AND AMY JOHNSON TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 346, PAGE 378, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.  
**DOES NOT AFFECT**
- c. EASEMENT DATED SEPTEMBER 23, 1964, EXECUTED BY AMY JOHNSON TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 476, PAGE 237, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.  
**DOES NOT AFFECT**
- d. RIGHT OF WAY EASEMENT DATED JANUARY 10, 1972, EXECUTED BY MRS. LAMBERT S. JOHNSON TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 563, PAGE 693, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.  
**DOES NOT AFFECT**
- e. EASEMENT DATED MARCH 25, 1974, EXECUTED BY MRS. LAMBERT S. JOHNSON TO TEXAS POWER & LIGHT COMPANY AND GENERAL TELEPHONE COMPANY OF THE SOUTHWEST, RECORDED IN VOLUME 600, PAGE 127, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.  
**DOES NOT AFFECT**
- f. TERMS, PROVISIONS AND STIPULATIONS OF CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE DEVELOPMENT AGREEMENT DATED OCTOBER 15, 2010, RECORDED UNDER DOCUMENT NO. 2010082222, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.  
**DOES NOT AFFECT**
- g. DRAINAGE EASEMENT DATED SEPTEMBER 22, 2011, EXECUTED BY GUADALUPE R. SANCHEZ AND MINERVA G. SANCHEZ TO WILLIAMSON COUNTY, TEXAS, RECORDED UNDER DOCUMENT NO. 2011064674, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.  
**AFFECTS - SEE SURVEY**

- NOTES:
- THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY **LONGHORN TITLE COMPANY**, G.F. NO. **19057435**, EFFECTIVE DATE: **JANUARY 7, 2019**. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
  - THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN 2012022258 OPRWC.
  - THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83, 93 ADJ.
  - ALL IRON RODS SET HAVE A YELLOW PLASTIC CAP STAMPED "CIVILCORP".