



BEARINGS ARE BASED ON THE
TEXAS STATE PLANE COORDINATE SYSTEM
OF 1983, TEXAS CENTRAL ZONE

LARRY JOHNNY STEEF, ET UX
62.036 ACRES
DOC. #2008089306



NOTES:

1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE REFERENCED TITLE COMMITMENT
2. THE FOLLOWING EASEMENTS GRANT THE RIGHT OF INGRESS & EGRESS TO THIS TRACT:
A) TEXAS POWER & LIGHT COMPANY 337/022
B) TEXAS POWER & LIGHT COMPANY 346/140
3. THE FOLLOWING APPLIES AS A BLANKET EASEMENT TO THIS TRACT AND GRANTS THE RIGHT OF INGRESS:
C) SOUTHWEST MILAM WATER SUPPLY CORPORATION 646/575

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND; THIS PLAT HEREON AND THE FIELD NOTES ATTACHED TRULY AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN; PROPERTY HAS 3.7- & 10.9 ACRES WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD RATE MAPS COMMUNITY NO. 48491C0750E, WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 26, 2008; THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF MAY, 2018.

BRADLEY L. LIPSCOMB, RPLS.



PLOT DATE:



DOMINGO PEREZ
SURVEY
ABSTRACT NO. 503
WILLIAMSON COUNTY

1250

20.205 ACRES
TRACT ONE

1300

20.205 ACRES
TRACT TWO

NMN & NJN MANAGEMENT TRUST
TO
NMN & NJN LTD
40.411 ACRES - TRACT ONE
NOVEMBER 6, 2017
DOC #2017104163

BETTY PEGAR
40.411 ACRES (TRACT TWO)
DOC #2017104165

KAREN SIMCIK
126.22 ACRES.
DOC #1995038555

LEGEND

- ▲ - 6" WOODEN POST FOUND
- - 1/2" IRON ROD SET WITH RED CAP MARKED "TRIAD RPLS 5952"
- x- - BARB WIRE FENCE
- - 1/2" IRON ROD FOUND WITH RED CAP MARKED "TRIAD RPLS 5952" UNLESS OTHERWISE NOTED



G.F. No. 18056429 - TRACT ONE
SURVEYING, INC. FIRM REGISTRATION NO. 10007900
1311 WEST CAMERON P.O. BOX 1489 ROCKDALE, TX. 76567

20.205 ACRES - TRACT ONE
20.205 ACRES - TRACT TWO
DOMINGO PEREZ SURVEY
ABSTRACT NO. 503
WILLIAMSON COUNTY, TEXAS

Completion Date: 5/18/18	Drawn By: KH
Scale: 1"=200'	Surveyed by: GH/KW
Project No.: S17-143	Checked by: BL