FOREST SURVEYING AND MAPPING COMPANY
1002 ASH STREET
GEORGETOWN, TEXAS
512-930-5927

sdsk/placke2/EPPERSON
opus Placke fb109p137 final/kh

SURVEY EXHIBIT FOR RANDOLPH AND JEANNETTE THIEM 69.14 AC. GINGER EPPERSON DOC. 2015110118 SITUATED IN THE JOHN W. WILBARGER SURVEY A-664 IN WILLIAMSON COUNTY, TEXAS

SCALE: 1"= 100'

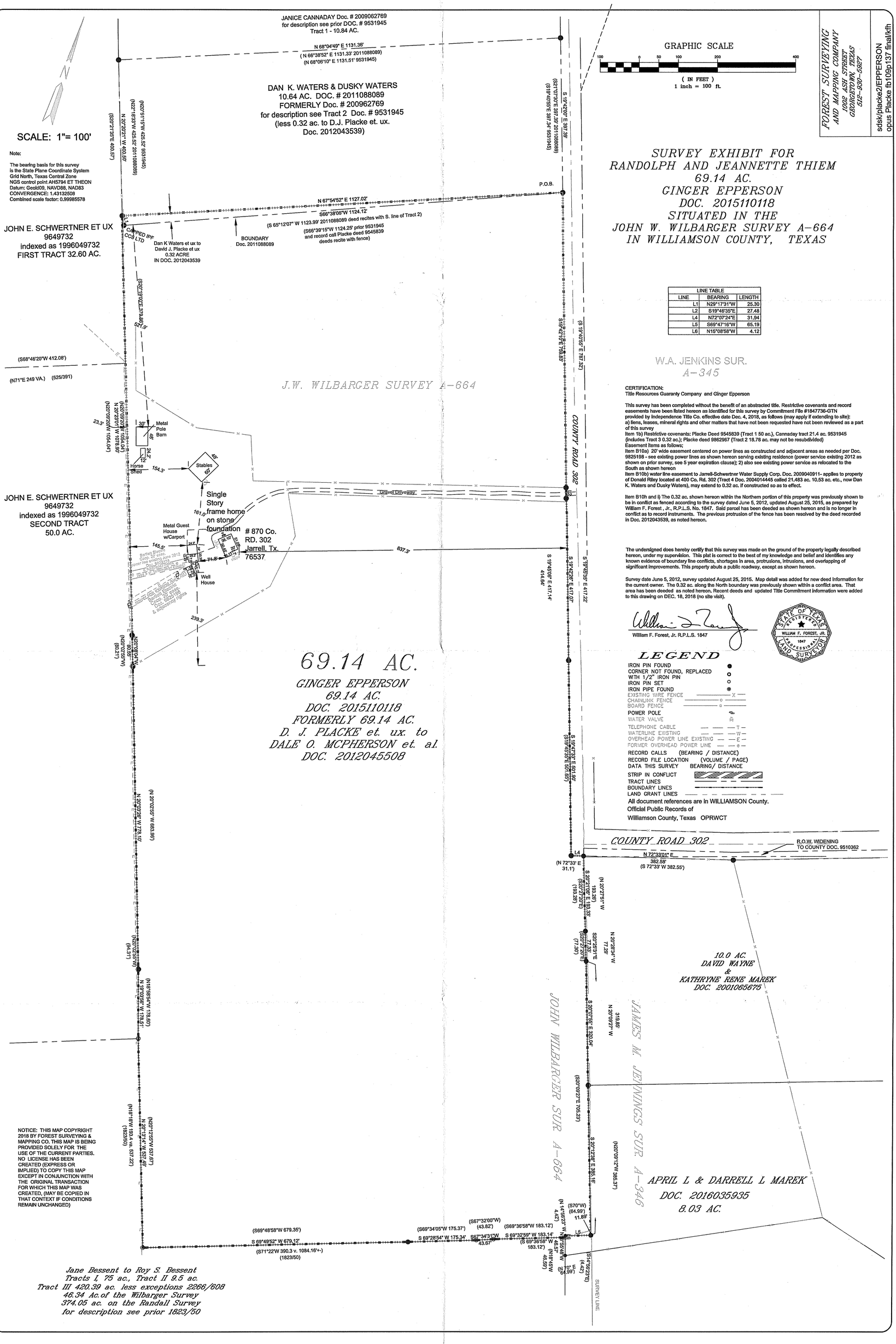
Note:

The bearing basis for this survey is the State Plane Coordinate System Grid North, Texas Central Zone NGS control point AH5794 ET THEON Datum: Geodd9, NAVD88, NAD83 CONVERGENCE: 1.43132508 Combined scale factor: 0.99985578

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N29°17'31"W	25.30
L2	S19°46'35"E	27.48
L4	N72°07'24"E	31.94
L5	S69°47'16"W	65.19
L6	N15°08'55"W	4.12

CERTIFICATION:
Title Resources Guaranty Company and Ginger Epperson

This survey has been completed without the benefit of an abstracted title. Restrictive covenants and record easements have been listed hereon as identified for this survey by Commitment File #1847736-GTN provided by Independence Title Co. effective date Dec. 4, 2018, as follows (may apply if extending to site):
a) liens, leases, mineral rights and other matters that have not been requested have not been reviewed as a part of this survey
Item 1b) Restrictive covenants: Placke Deed 9545839 (Tract 1 50 ac.), Cannaday tract 21.4 ac. 9531945 (includes Tract 3 0.32 ac.); Placke deed 9862967 (Tract 2 18.78 ac. may not be resubdivided)
Easement items as follows;
Item B10a) 20' wide easement centered on power lines as constructed and adjacent areas as needed per Doc. 9825198 - see existing power lines as shown hereon serving existing residence (power service existing 2012 as shown on prior survey, see 5 year expiration clause); 2) also see existing power service as relocated to the South as shown hereon
Item B10b) water line easement to Jarrell-Schwertner Water Supply Corp. Doc. 2009040911- applies to property of Donald Riley located at 400 Co. Rd. 302 (Tract 4 Doc. 2004014445 called 21.483 ac. 10.53 ac. etc., now Dan K. Waters and Dusky Waters), may extend to 0.32 ac. if constructed so as to effect.

Item B10h and i) The 0.32 ac. shown hereon within the Northern portion of this property was previously shown to be in conflict as fenced according to the survey dated June 5, 2012, updated August 25, 2015, as prepared by William F. Forest, Jr., R.P.L.S. No. 1847. Said parcel has been deeded as shown hereon and is no longer in conflict as to record instruments. The previous protrusion of the fence has been resolved by the deed recorded in Doc. 2012043539, as noted hereon.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This plat is correct to the best of my knowledge and belief and identifies any known evidence of boundary line conflicts, shortages in area, protrusions, intrusions, and overlapping of significant improvements. This property abuts a public roadway, except as shown hereon.

Survey date June 5, 2012, survey updated August 25, 2015. Map detail was added for new deed information for the current owner. The 0.32 ac. along the North boundary was previously shown within a conflict area. That area has been deeded as noted hereon. Recent deeds and updated Title Commitment Information were added to this drawing on DEC. 18, 2018 (no site visit).

William F. Forest, Jr. R.P.L.S. 1847

STATE OF TEXAS
REGISTERED
WILLIAM F. FOREST, JR.
1847
PROFESSIONAL
LAND SURVEYOR

LEGEND

IRON PIN FOUND
CORNER NOT FOUND, REPLACED
WITH 1/2" IRON PIN
IRON PIN SET
IRON PIPE FOUND
EXISTING WIRE FENCE
CHAINLINK FENCE
BOARD FENCE
POWER POLE
WATER VALVE
TELEPHONE CABLE
WATERLINE EXISTING
OVERHEAD POWER LINE EXISTING
FORMER OVERHEAD POWER LINE
RECORD CALLS (BEARING / DISTANCE)
RECORD FILE LOCATION (VOLUME / PAGE)
DATA THIS SURVEY BEARING/ DISTANCE
STRIP IN CONFLICT
TRACT LINES
BOUNDARY LINES
LAND GRANT LINES

All document references are in WILLIAMSON County.
Official Public Records of
Williamson County, Texas OPRWCT

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