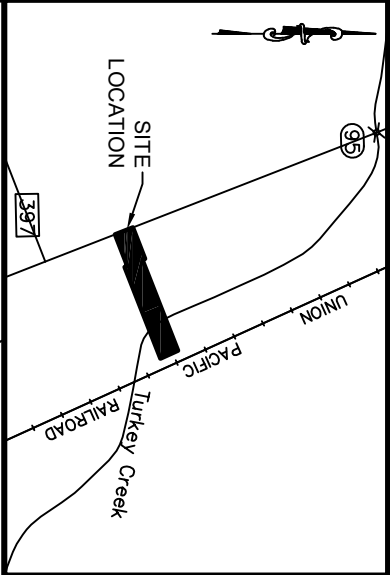
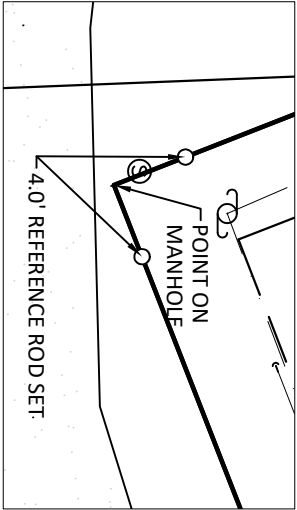




BEING LOT 2, BLOCK 2, OF THE THALER ADDITION, IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT RECORDED IN CABINET N, SLIDES 295-296 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.



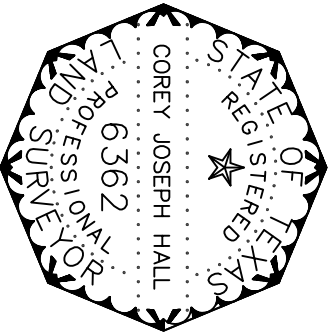
LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	N21°36'34"W
L2	126.66	S24°42'28"E

ABBREVIATIONS
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY

NOTES:

- THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY **LONGHORN TITLE COMPANY**, G.F. NO. **21060925**, EFFECTIVE DATE: **FEBRUARY 23, 2021**. 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 CABINET N, SLIDES 295-296 PRWC; 288/436, 337/281, 308/445, 354/262, 564/83 DRWC.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83.

- LEGEND**
- ▲ CALCULATED CORNER
 - 1/2 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET
 - ⊞ ELECTRIC METER
 - ⊞ GUY ANCHOR
 - ⊞ LIGHT STANDARD
 - ⊞ MANHOLE WASTEWATER
 - ⊞ MAILBOX
 - ⊞ POWER POLE
 - ⊞ PEDESTAL (TELEPHONE)
 - ⊞ BARBED WIRE FENCE
 - ⊞ CHAIN LINK FENCE
 - ⊞ OVERHEAD ELECTRIC

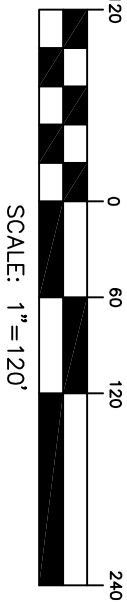
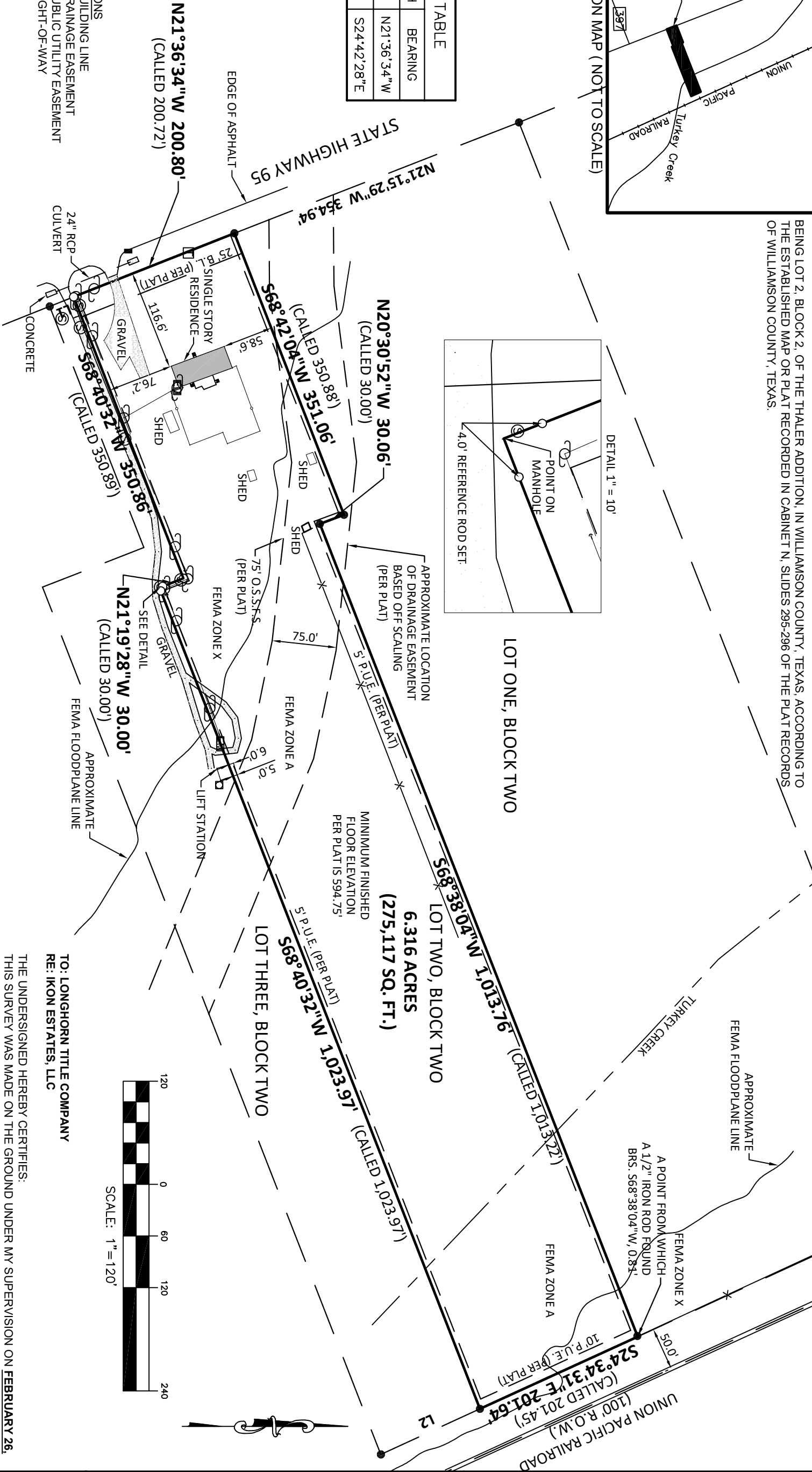


TO: **LONGHORN TITLE COMPANY**
RE: **IKON ESTATES, LLC**

THE UNDERSIGNED HEREBY CERTIFIES:
THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON **FEBRUARY 26, 2021**, 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 **48491C0531F**, EFFECTIVE **DECEMBER 20, 2019**, THE SUBJECT TRACT IS LOCATED IN ZONE **"A"** & **"X"**, WHICH IN THIS CASE IS **PARTIALLY** LOCATED IN A SPECIAL FLOOD HAZARD AREA.

COREY JOSEPH HALL, RPLS
TEXAS REGISTRATION NO. 6362



DRAWN BY: BRC	DATE: 2/26/2021
JOB NO.: 4067.001	SCALE: 1" = 120'
	SHEET 1 OF 1

LAND TITLE SURVEY
4002 N. MAIN ST.
TAYLOR, TEXAS 76574

KONTUR
TECHNICAL, LLC

26 WOODLAND LANE, ROUND ROCK, TEXAS 78664
TEL: (512) 360-0012 TBPELS REGISTRATION #10194591