

- LEGEND
- ▲ MAG NAIL SET IN CONCRETE
  - 1/2 INCH IRON ROD FOUND
  - 5/8 INCH IRON ROD SET

ABBREVIATIONS  
OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
P.O.B. = POINT OF BEGINNING

CALLLED 217.9138 ACRES  
ALVIN F. RIBBECK, JR.  
TO  
NANNOLA FAMILY PARTNERSHIP, LTD.  
FILED: 5/9/2003  
DOC. 2003043370 OPRWC

BECKY RINDERKNECHT KRUEGER  
TO  
KYLE RINDERKNECHT AND  
AMY RINDERKNECHT  
FILED: 12/22/2005  
DOC. 2005101463 OPRWC

(CALLED 1,071.41')  
N21°28'41"W 1,071.96'

CALLLED 38.670 ACRES  
JUNE SCHMIDT AND  
STEVE W. SCHMIDT  
TO  
LOYD SHROUT AND LOIS SHROUT  
FILED: 04/15/2003  
DOC. 2003034190 OPRWC

CALLLED 36.007 ACRES  
JUNE SCHMIDT AND  
STEVE W. SCHMIDT  
TO  
DAVID DANNE CRANOR AND  
HEATHER NOEL CRANOR  
FILED: 03/07/2003  
DOC. 2003020582 OPRWC

TRACT 1  
38.466 ACRES  
(1,675,592 SQ. FT.)  
CALLLED 38.489 ACRES  
LOYD SHROUT AND  
LOIS SHROUT  
TO  
MAURICE W. HAMANN AND  
MILLICENT HAMANN  
FILED: 09/01/2009  
DOC. 2009064600 OPRWC

(CALLED 1,006.69')  
S21°44'08"E 1,006.47'

(CALLED 1,560.00')  
N68°15'28"E 1,560.06'  
TRACT 2  
4.405 ACRES  
(191,898 SQ. FT.)  
568°15'55"W 1,560.31'

CALLLED 31.607 ACRES  
MAURICE W. HAMANN AND  
MILLICENT A. HAMANN  
TO  
JAMES H. SCOTT AND  
NITA R. SCOTT  
FILED: 09/14/2012  
DOC. 2012018268 OPRWC

REMAINDER OF 36.00 ACRES  
JUNE SCHMIDT AND  
STEVEN W. SCHMIDT  
TO  
MAURICE W. HAMANN AND  
MILLICENT A. HAMANN  
FILED: 08/07/2002  
DOC. 2002060005 OPRWC

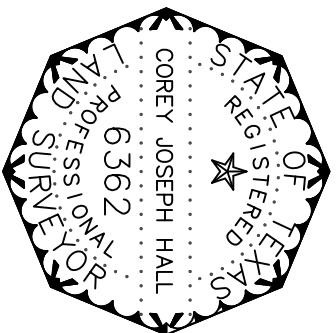
S68°05'39"W 3,044.31'  
(CALLED 3,046.70')

HALLE STREET  
TO  
ROBERT A. STREET AND  
ROGER L. STREET  
FILED: 11/21/2013  
DOC. 2013000212 OPRWC

(CALLED 1,563.18')  
N68°05'25"E 1,562.15'

THE UNDERSIGNED HEREBY CERTIFIES:  
THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON **MAY 21, 2024**,  
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 PLAN, THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN,  
ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, AND SET BACK  
FRONTAGE, SIDE SETBACKS, CORNER SETBACKS, EASEMENTS, EGRESS AS SHOWN, AND  
ENFORCEMENTS, EGRESS OR REGULATIONS, 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 48491C0729, EFFECTIVE DECEMBER 20, 2019, THE  
SUBJECT TRACT IS LOCATED IN ZONE "X", WHICH IN THIS CASE IS NOT LOCATED IN A  
SPECIAL FLOOD HAZARD AREA.



- NOTES:
1. NO TITLE COMMITMENT WAS SUPPLIED OR REVIEWED FOR THIS PROJECT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
  2. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83.

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 122.90 | N21°44'08"W |
| L2         | 123.10 | S21°51'17"E |
| L3         | 60.00  | S21°51'17"E |

### STANDARD LAND SURVEY



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

| NO. | DATE | REVISIONS | BY |
|-----|------|-----------|----|
|     |      |           |    |
|     |      |           |    |
|     |      |           |    |

DRAWN BY: BRC  
CHECKED BY: CHH  
DATE: 5/21/2024  
SCALE: 1" = 200'  
JOB NO.: 4338.001.00