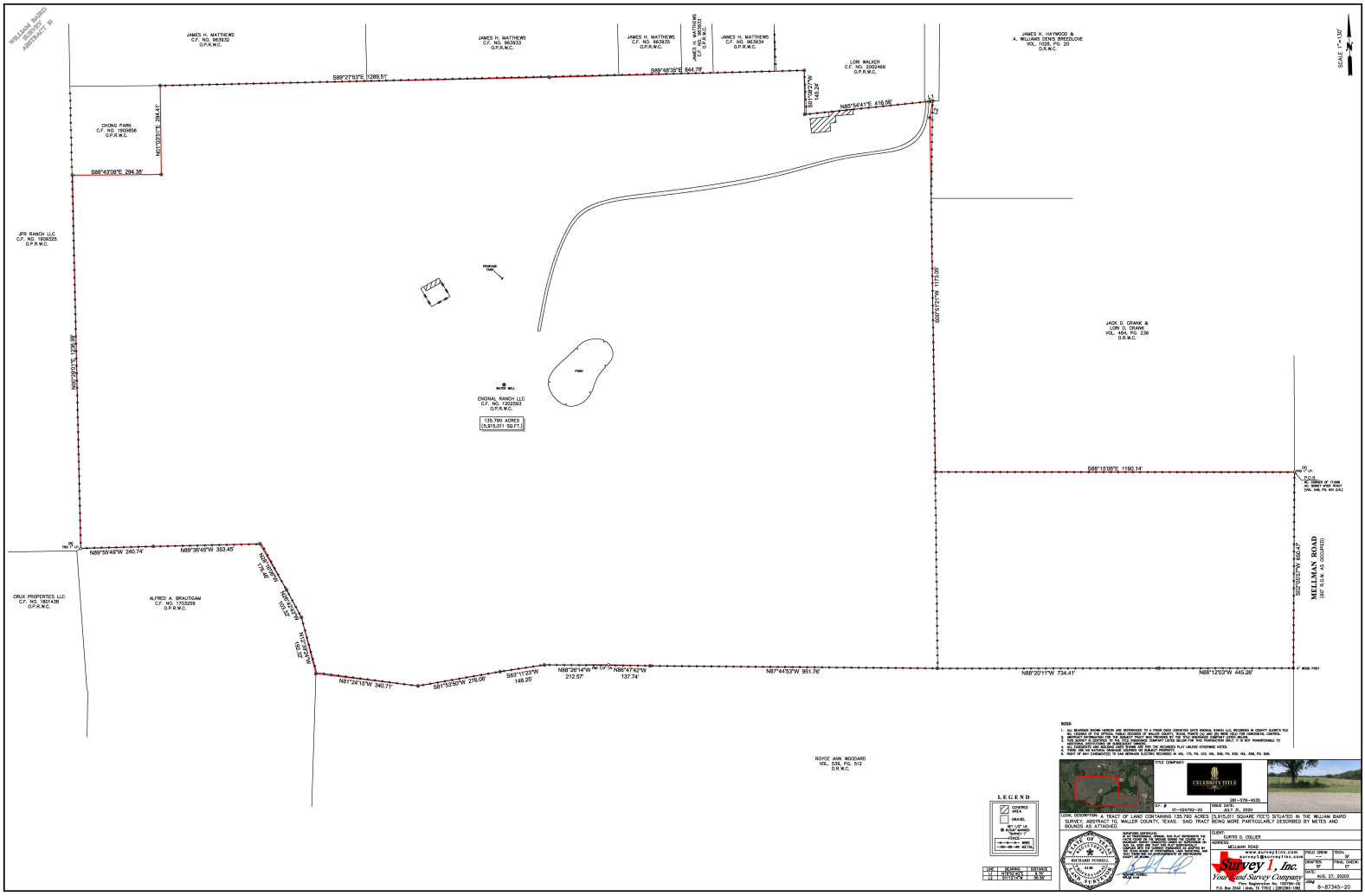

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A FIXED GRID ORIENTED UNITS ENGINAL RANCH LLC RECORDED IN COUNTY CLERK'S FILE NUMBER 1202563 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF WILLIAMSON COUNTY, TEXAS, NAD83 (NA2011) GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE COMMITMENT. THE TITLE TRANSACTION ONLY, IT IS NOT WARRANTABLE TO ADJOINERS AND SUCCESSORS OR ASSIGNEES.
4. THIS SURVEY WAS PREPARED FOR THE PURPOSE OF DEPICTING THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE DID NOT APPEAR TO BE ANY CEMETERIES ON SUBJECT PROPERTY.
6. RIGHT OF WAY EASEMENT(S) TO SAN BERNARD ELECTRIC RECORDED IN VOL. 175, PG. 210, VOL. 506, PG. 430, VOL. 608, PG. 326.

TITLE COMPANY: CELEBRITY TITLE
281-376-4335
GF: # 01-024762-20
ISSUE DATE: JULY 31, 2020

LEGEND

COVERED AREA	
GRAVEL	
SET 1/2" I.R. W/ CAP STAMPED "SURVEY 1"	
FENCE	
WIRE	
METAL	

LINE	BEARING	DISTANCE
L1	S01°09'27"W	5.00'
L2	S11°11'24"W	36.00'

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 135.790 ACRES (5,915,011 SQUARE FEET) SITUATED IN THE WILLIAM BARD SURVEY, ABSTRACT 10, WILLIAMSON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

STATE OF TEXAS
MATTHEW DYCHUS
5746
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND IN THE ON-GROUND SURVEY THE LOCATION OF ALL VISIBLE ENCROACHMENTS, IF ANY, ARE SHOWN HEREON. THIS PLAT DOES NOT PLAT ABSTRACTS OF TITLE, SEE ABSTRACT OF TITLE FOR ALL EASEMENTS AND RIGHTS OF WAY THAT MAY BE ENCUMBERING THE SUBJECT TRACT. THIS PLAT WAS PREPARED FOR THE PURPOSE OF DEPICTING THE SUBJECT TRACT AND ANY EASEMENTS OR RIGHTS OF WAY.

MATTHEW DYCHUS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5746

CLIENT: CURTIS D. COLLIER
ADDRESS: MELLMAN ROAD

Survey 1, Inc.
Your Land Survey Company
www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 10074-00
P.O. Box 2543 | Hutto, TX 78634 | (281)393-1292

FIELD CREW:	TECH:
DRAFTER:	FINAL CHECK:
DATE: AUG. 27, 2020	
JOB #: 8-87345-20	