

LEGEND:

- ▲ NAIL FOUND
- ⊕ FENCE POST FOUND
- 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED CUPLIN
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- D.R.R.C.T. DEED RECORDS ROBERTSON COUNTY TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS ROBERTSON COUNTY TEXAS
- () RECORD INFORMATION
- U.E. UTILITY EASEMENT



CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	23°10'01"	430.00'	173.87'	N42°57'04"W	172.68'
C2	87°00'42"	25.00'	37.97'	N11°01'44"W	34.42'
C3	6°31'33"	1030.00'	117.31'	N29°12'51"E	117.25'
C4	9°11'25"	970.00'	155.59'	N30°32'46"E	155.42'
C5	22°59'55"	270.00'	108.38'	N46°38'26"E	107.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N54°32'05"W	61.62'

291.5 AC.
KENNETH M. ROBISON
784/423 O.P.R.R.C.

6.00 AC.
ERIC S. EDWARDS
739/289 O.P.R.R.C.

291.5 AC.
KENNETH M. ROBISON
784/423 O.P.R.R.C.

REMAINDER OF 297.91 ACRE TRACT
WILDWOOD FOREST, LLC.
DOC. NO. 20192733-O.P.R.R.C.

50.175 AC
KENNETH W. MANIORD
842/623 O.P.R.R.C.

13
10.01 ACRES
REMAINDER OF 297.91 ACRE TRACT
WILDWOOD FOREST, LLC.
DOC. NO. 20192733-O.P.R.R.C.

REMAINDER OF 297.91 ACRE TRACT
WILDWOOD FOREST, LLC.
DOC. NO. 20192733-O.P.R.R.C.

P.O.B.

N88°16'37"E 3048.36'
SE CORNER OF
297.91 ACRES

SECOND TRACT-120 AC.
CURRY TULLOUS, ET UX
296/190 D.R.R.C.

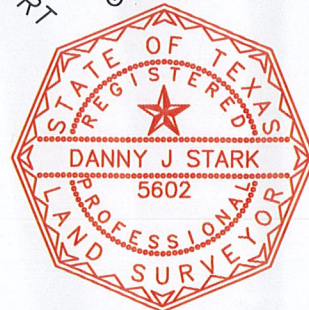
NOTES:

- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48395C0450C, EFFECTIVE 07/18/2011.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.

BOUNDARY SURVEY

LEGAL DESCRIPTION: BEING 10.01 ACRES OUT OF A 297.91 ACRE TRACT OF LAND OUT OF THE H. HENRY SURVEY, ABSTRACT NO. 17, AND CONVEYED TO WILDWOOD FOREST, LLC., IN DOCUMENT NO. 20192733 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS; SAID 10.01 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN A SEPARATE DOCUMENT INTENDED TO ACCOMPANY THIS SURVEY.

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF ROBERTSON COUNTY, TEXAS.



I HEREBY CERTIFY EXCLUSIVELY TO WILDWOOD FOREST, LLC., THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2019, CUPLIN & ASSOCIATES, INC. ©.

Danny J. Stark
DANNY J. STARK, R.P.L.S. NO. 5602

DATED 10/16/2019

PROJ. NO. 191096-13 PREPARED FOR: WILDWOOD FOREST, LLC. TECH: L.BELK APPROVED: D.STARK FIELDWORK PERFORMED ON: 07/24/2019 COPYRIGHT: 2019	1500 OLLIE LANE MARBLE FALLS, TX 78654 PH 325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>1</td> <td></td> <td></td> </tr> </table>	NO.	DATE	DESCRIPTION	2			1			SCALE 1" = 200'
NO.	DATE	DESCRIPTION										
2												
1												

BEING A 10.01 ACRE TRACT OF LAND OUT OF THE HUGH HENRY SURVEY, ABSTRACT NO. 17 IN ROBERTSON COUNTY, TEXAS, BEING A PORTION OF THAT SAME TRACT OF LAND CALLED 297.91 ACRES AS DESCRIBED IN A WARRANTY DEED DATED AUGUST 9, 2019, FROM CHYRELL BOTTS, ET AL, TO WILDWOOD FOREST, LLC., OF RECORD IN DOCUMENT NO. 20192733 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS. SAID 10.01 ACRE TRACT (HEREAFTER CALLED TRACT 13), BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin set with plastic survey cap stamped "Cuplin", at the easternmost corner hereof, WHENCE a 60D nail found in the centerline of said County Road 324 also known as Henry Prairie Road, and the western boundary line of a 50.175 acre tract of land conveyed to Kenneth W. Maniord in Volume 842, Page 623 of the Official Public Records of Robertson County, Texas, at the northeast corner of a 120 acre tract of land conveyed to Curry Tullous, et ux in Volume 296, Page 190 of the Deed Records of Robertson County, Texas, and the southeast corner of said 297.91 acre tract bears N 88°16'37" E, a distance of 3048.36 feet;

THENCE S 52°08'35" W, over and across said 297.91 acre tract of land, a distance of 910.50 feet to a 1/2" iron pin set with plastic survey cap stamped "Cuplin", along the east right-of-way of Falling Oak Court for the southernmost corner hereof;

THENCE along a curve to the left, with a radius of 430.00 feet, a central angle of 23°10'01", and a chord of 172.68 feet, bearing N 42°57'04" W, an arc distance of 173.87 feet, to a 1/2" iron pin set with plastic survey cap stamped "Cuplin" for the point of tangency of same;

THENCE N 54°32'05" W, along the east right-of-way of said Falling Oak Court, a distance of 61.62 feet to a 1/2" iron pin set with plastic survey cap stamped "Cuplin" at the point of curvature of a curve to the right;

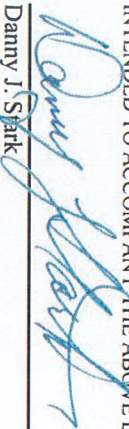
THENCE along said curve to the right, with a radius of 25.00 feet, a central angle of 87°00'42", and a chord of 34.42 feet bearing N 11°01'44" W, an arc distance of 37.97 feet, to a 1/2" iron pin set with plastic survey cap stamped "Cuplin" and along the south right-of-way of N. Edwards Road at the point of curvature of a curve to the left;

THENCE with the southern right-of-way line of said N. Edwards Road, the following six (6) courses and distances:

1. along said curve to the left, with a radius of 1030.00 feet, a central angle of 6°31'33", and a chord of 117.25 feet bearing N 29°12'51" E, an arc distance of 117.31 feet, to a 1/2" iron pin set with plastic survey cap stamped "Cuplin" for the point of tangency of same,
2. N 25°57'04" E, a distance of 369.26 feet to a 1/2" iron pin set with plastic survey cap stamped "Cuplin" for the point of curvature of a curve to the right,
3. along said curve to the right, with a radius of 970.00 feet, a central angle of 9°11'25", and a chord of 155.42 feet bearing N 30°32'46" E, an arc distance of 155.59 feet, to a 1/2" iron pin set with plastic survey cap stamped "Cuplin" for the point of tangency of same,
4. N 35°08'29" E, a distance of 75.75 feet to a 1/2" iron pin set with plastic survey cap stamped "Cuplin" for the point of curvature of a curve to the right,
5. Along said curve to the right, with a radius of 270.00 feet, a central angle of 22°59'55", and a chord of 107.65 feet, bearing N 46°38'26" E, an arc distance of 108.38 feet, to a 1/2" iron pin set with plastic survey cap stamped "Cuplin" for the point of tangency of same, and
6. N 58°08'24" E, a distance of 226.57 feet to a 1/2" iron pin set with plastic survey cap stamped "Cuplin" fir the northernmost corner hereof;

THENCE S 31°23'31" E, a distance of 539.86 feet to the **POINT OF BEGINNING**, and calculated to contain 10.01 acres.

I HEREBY CERTIFY EXCLUSIVELY TO SERVICE TITLE CO. & WILDWOOD FOREST, LLC, THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2019, CUPLIN & ASSOCIATES, INC. © BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. A PLAT OF SURVEY OF EVEN DATE WAS PREPARED AND IS INTENDED TO ACCOMPANY THE ABOVE DESCRIBED TRACT OF LAND.



Dated: 10/16/2019

Danny J. Stark
Registered Professional Land Surveyor No. 5602

