

BEING 0.22 ACRES OF LAND, MORE OR LESS, OUT OF THE W. C. WILSON SURVEY, ABSTRACT NO. 856, WILLIAMSON COUNTY, TEXAS, BEING THAT TRACT CALLED THE EAST HALF OF LOT 2, BLOCK 2, OUT OF BARTLETTS 2ND ADDITION, SAID PLAT RECORDED IN CABINET A, SLIDE 6, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO FRANCES BAILEY FRANZ, BY DEED RECORDED IN DOCUMENT NO. 201900058061, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

JOB NO: 210165
 DRAWN: RCG
 F.C.: CC/LR

RESTRICTIVE COVENANTS:
 ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT #2104254-GTN, EFFECTIVE DATE OF JANUARY 17, 2021 AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY:
 NO SURVEY RELATED MATTERS LISTED.

MADDISYN HUSLAGE PROPERTIES, LLC
 #201700043286
 O.P.R.B.C.

ZENON MONTES ESTRADA, ET UX
 #201500044382
 O.P.R.B.C.

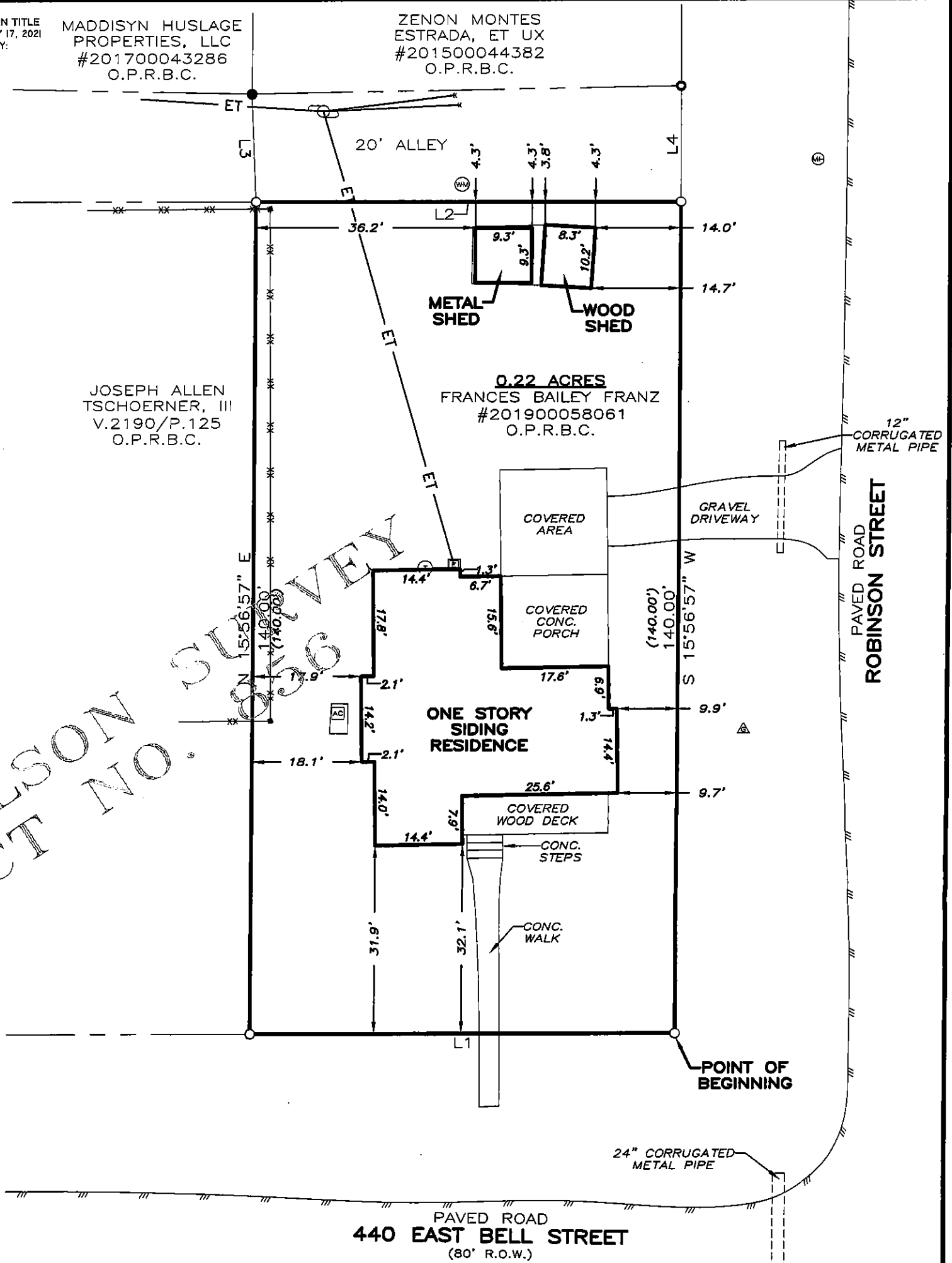
JOSEPH ALLEN TSCHOERNER, III
 V.2190/P.125
 O.P.R.B.C.

0.22 ACRES
 FRANCES BAILEY FRANZ
 #201900058061
 O.P.R.B.C.



Scale: 1" = 20'

BEARINGS CITED HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, TEXAS CENTRAL ZONE.



W. C. WILSON SURVEY ABSTRACT NO. 856

LEGEND	
●	1/2" IRON ROD FOUND
○	1" PIPE FOUND
///	PAVEMENT
■	FENCE POST
-XX-	CHAIN LINK FENCE
○	UTILITY POLE
○	GUY ANCHOR
ET	ELECTRIC/TELEPHONE LINES
⊠	AIR CONDITIONER
⊠	ELECTRIC
⊠	GAS METER
⊠	MANHOLE
⊠	TELEPHONE
⊠	WATER METER
()	RECORD INFORMATION
CONC.	CONCRETE
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

LINE TABLE			RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	N 74°03'03" W	70.00'	L1	NO RECORD	70.00'
L2	S 74°03'03" E	70.00'	L2	NO RECORD	70.00'
L3	N 13°53'12" E	18.34'			
L4	N 15°56'57" E	19.62'			

CERTIFY TO: INDEPENDENCE TITLE / TITLE RESOURCES GUARANTY COMPANY / DANA MYZER / GF# 2104254-GTN

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF WILLIAMSON §

THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.

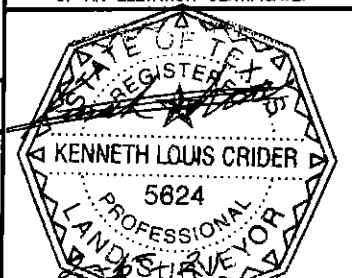
-A Land Surveying and Geoscience Firm-

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
 (512) 930-1600/(512) 930-9389 fax www.texas-ls.com

TBPELS LAND SURVEYING FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

THIS AREA DOES NOT APPEAR TO BE IN SPECIAL FLOOD HAZARD AREAS PER FEMA'S FLOOD INSURANCE RATE MAP #48027C0700E, DATED SEPT. 26, 2008. THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.



Witness my hand and seal this the 3rd Day of February, 2021 A.D.

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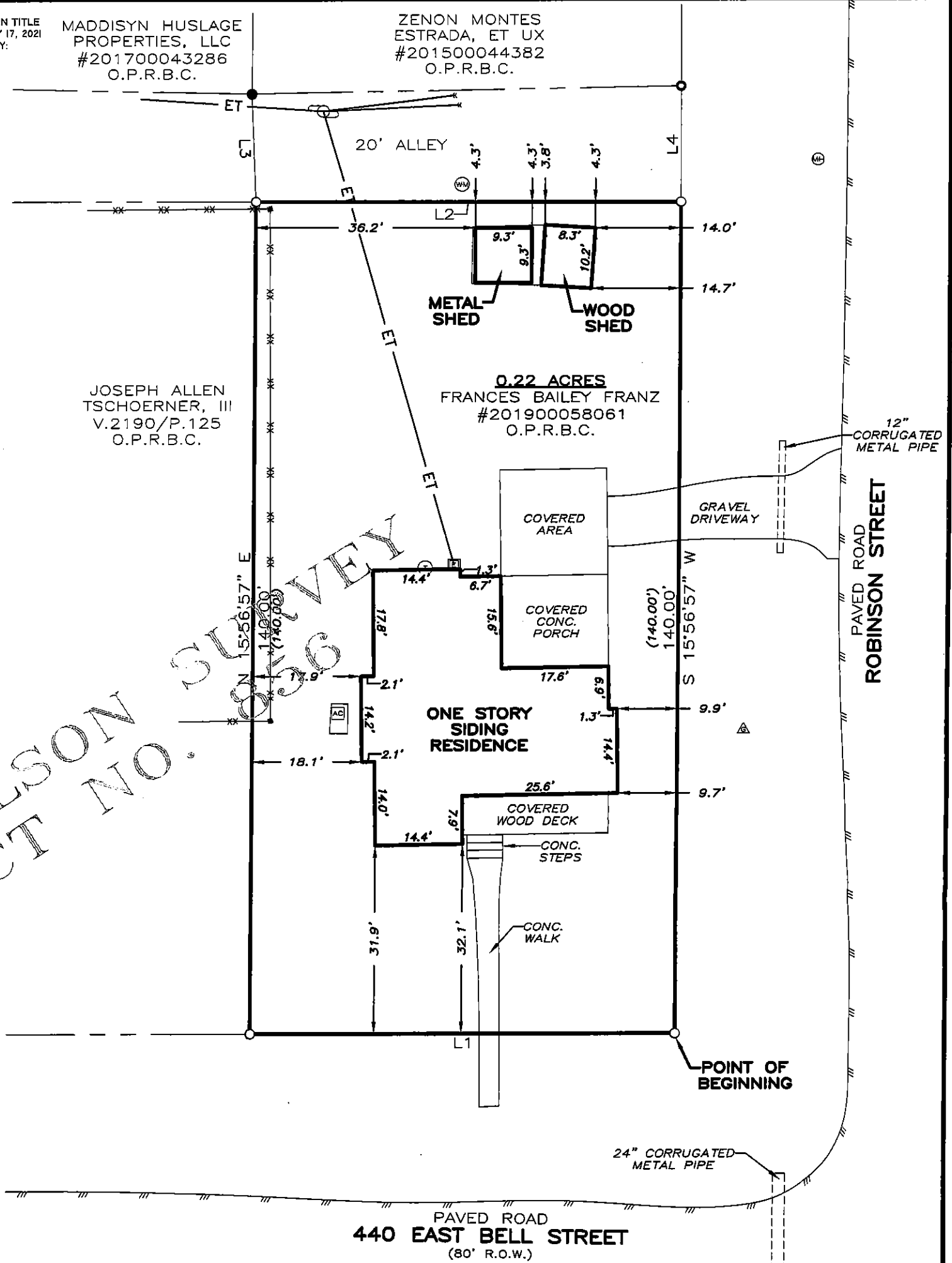
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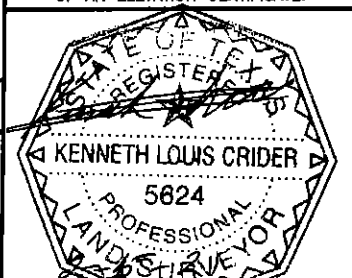
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