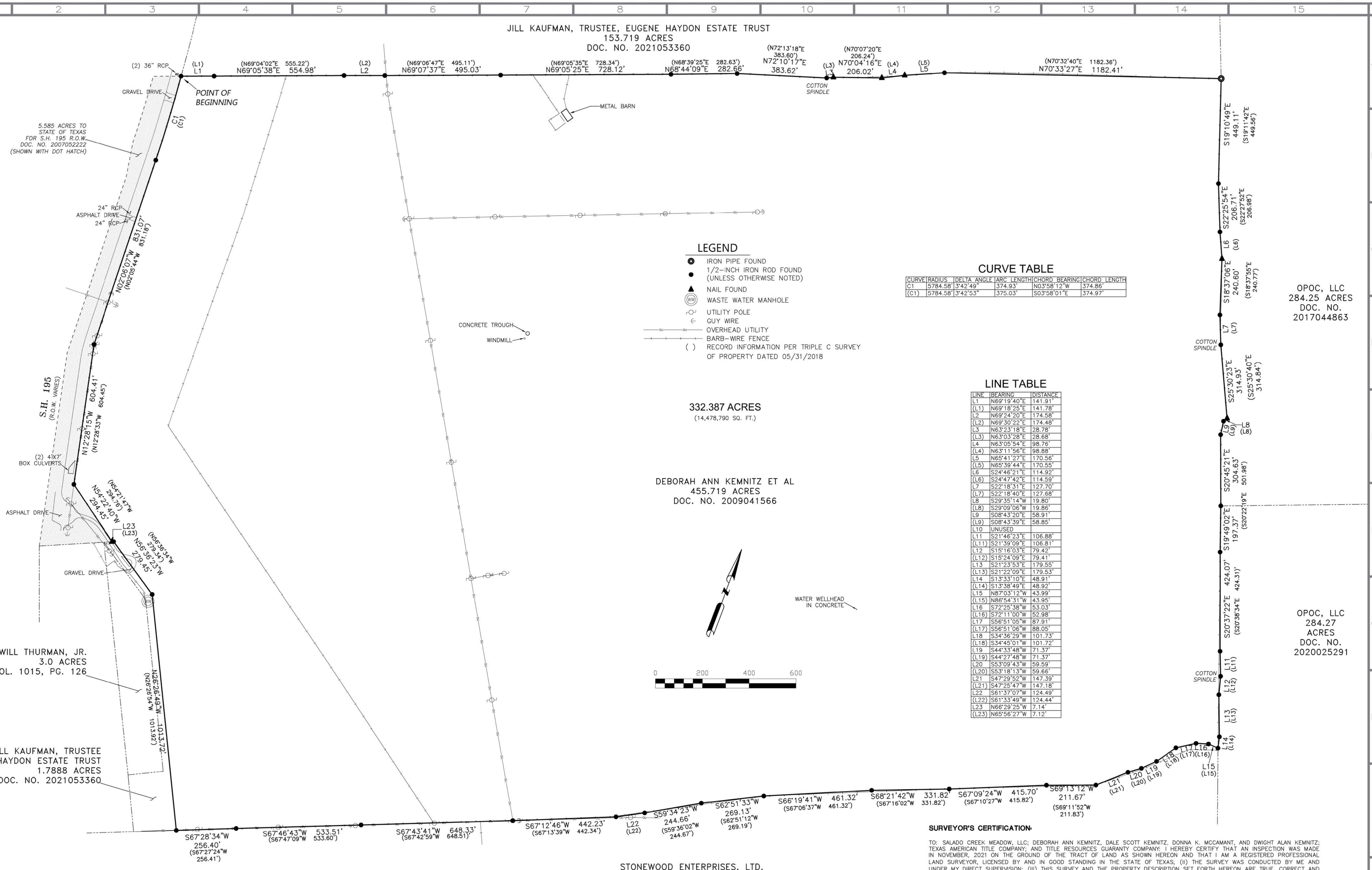

LEGEND

- IRON PIPE FOUND
- 1/2-INCH IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- NAIL FOUND
- WASTE WATER MANHOLE
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITY
- BARB-WIRE FENCE
- ( ) RECORD INFORMATION PER TRIPLE C SURVEY OF PROPERTY DATED 05/31/2018

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5784.58'	3°42'49"	374.93'	N03°58'12"W	374.86'
(C1)	5784.58'	3°42'53"	375.03'	S03°58'01"E	374.97'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N69°19'40"E	141.91'
(L1)	N69°18'25"E	141.78'
L2	N69°24'20"E	174.58'
(L2)	N69°30'22"E	174.48'
L3	N63°23'18"E	28.78'
(L3)	N63°03'28"E	28.68'
L4	N63°05'54"E	98.76'
(L4)	N63°11'56"E	98.88'
L5	N65°41'27"E	170.56'
(L5)	N65°39'44"E	170.55'
L6	S24°46'21"E	114.92'
(L6)	S24°47'42"E	114.59'
L7	S22°18'31"E	127.70'
(L7)	S22°18'40"E	127.68'
L8	S29°35'14"W	19.80'
(L8)	S29°09'06"W	19.86'
L9	S08°43'20"E	58.91'
(L9)	S08°43'39"E	58.85'
L10	UNUSED	
L11	S21°46'23"E	106.88'
(L11)	S21°39'09"E	106.81'
L12	S15°16'03"E	79.42'
(L12)	S15°24'09"E	79.41'
L13	S21°23'53"E	179.55'
(L13)	S21°22'09"E	179.53'
L14	S13°33'10"E	48.91'
(L14)	S13°38'49"E	48.92'
L15	N87°03'12"W	43.99'
(L15)	N86°54'31"W	43.95'
L16	S72°25'38"W	53.03'
(L16)	S72°11'00"W	52.98'
L17	S56°51'05"W	87.91'
(L17)	S56°51'06"W	88.05'
L18	S34°36'29"W	101.73'
(L18)	S34°45'01"W	101.72'
L19	S44°33'48"W	71.37'
(L19)	S44°27'48"W	71.37'
L20	S53°09'43"W	59.59'
(L20)	S53°18'13"W	59.66'
L21	S47°29'52"W	147.39'
(L21)	S47°25'47"W	147.18'
L22	S61°37'07"W	124.49'
(L22)	S61°33'49"W	124.44'
L23	N66°29'25"W	7.14'
(L23)	N65°56'27"W	7.12'

GENERAL NOTES:

1. ONLY VISIBLE, ABOVE-GROUND IMPROVEMENTS ARE SHOWN HEREON.
2. THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.
3. THE LOCATION OF THE SUBJECT TRACT ON THE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 48491C0100E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 INDICATES THAT THE SUBJECT TRACT LIES WITH ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
4. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
5. A METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED TO ACCOMPANY THIS SURVEY AND CAN BE REFERENCED AS FIELDNOTE FILE NO. 2021.163.

IN REFERENCE TO TEXAS AMERICAN TITLE COMPANY TITLE COMMITMENT GF NO. 2769521-02290, EFFECTIVE DATE AUGUST 26, 2021 THE FOLLOWING SURVEY-RELATED MATTERS OF TITLE ARE LISTED BELOW:

SCHEDULE B:

10E. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 419, PAGE 267 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. -DOES NOT AFFECT THIS TRACT

10F. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 438, PAGE 177 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. -DOES NOT AFFECT THIS TRACT

10G. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 527, PAGE 552 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. -DOES NOT AFFECT THIS TRACT

10H. EASEMENT GRANTED TO TEXAS UTILITIES ELECTRIC COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1593, PAGE 974 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. -DOES NOT AFFECT THIS TRACT

10I. PUBLIC UTILITY EASEMENT GRANTED TO CITY OF FLORENCE AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 2667, PAGE 679 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. -DOES NOT AFFECT THIS TRACT

10J. EASEMENT AND RIGHT OF WAY GRANTED TO ONCOR ELECTRIC DELIVERY COMPANY AS SET FORTH IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2007100934 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. -SUBJECT TO; NOT PLOTTABLE BY DESCRIPTION

SURVEYOR'S CERTIFICATION:

TO: SALADO CREEK MEADOW, LLC; DEBORAH ANN KEMNITZ, DALE SCOTT KEMNITZ, DONNA K. MCCAMANT, AND DWIGHT ALAN KEMNITZ; TEXAS AMERICAN TITLE COMPANY; AND TITLE RESOURCES GUARANTY COMPANY: I HEREBY CERTIFY THAT AN INSPECTION WAS MADE IN NOVEMBER, 2021 ON THE GROUND OF THE TRACT OF LAND AS SHOWN HEREON AND THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY AND IN GOOD STANDING IN THE STATE OF TEXAS; (II) THE SURVEY WAS CONDUCTED BY ME AND UNDER MY DIRECT SUPERVISION; (III) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON ARE TRUE, CORRECT AND ACCURATE TO THE BEST OF MY ABILITIES AND WERE PREPARED FROM AN ACTUAL ON-THE-GROUND STAKED SURVEY OF THE REAL PROPERTY (THE "SUBJECT PROPERTY") SHOWN HEREON; (IV) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON WAS MADE FOR THE BENEFIT OF AND RELIANCE BY THE PARTIES LISTED ABOVE WITH RESPECT TO TEXAS AMERICAN TITLE COMPANY TITLE COMMITMENT OF NO. 2769521-02290, EFFECTIVE DATE AUGUST 26, 2021; (V) THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AS SHOWN HEREON AND THE DISTANCE OF THE SUBJECT PROPERTY FROM THE NEAREST INTERSECTING STREET OR ROAD IS SHOWN HEREON; (VI) EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, IMPROVEMENTS, OVERLAPPING OF IMPROVEMENTS, SET-BACK LINES, EASEMENTS OR ROADWAYS; (VII) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; (VIII) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE SHOWN HEREON AND ALL ARE LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AND ARE SET BACK FROM THE SUBJECT PROPERTY BOUNDARY LINES THE DISTANCE INDICATED; (IX) THE BOUNDARIES, DIMENSIONS, OTHER DETAILS AND THE NUMBER OF GROSS ACRES AND GROSS SQUARE FEET SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES; (X) THE LOCATION OF THE SUBJECT TRACT ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0610F, EFFECTIVE DATE OF DECEMBER 20, 2019 INDICATES THAT THE SUBJECT TRACT LIES WITH ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) (XI) THERE IS NO PHYSICAL EVIDENCE OF POSSESSION OF THE SUBJECT PROPERTY BY ANY PARTY EXCEPT AS SHOWN HEREON AND (XII) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II SURVEY UNDER THE MOST CURRENT EDITION OF THE MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS (TEXAS SOCIETY OF PROFESSIONAL SURVEYORS)".

ABRAM C. DASHNER
RPLS NO. 5901
6448 E HWY 290, STE. B-105
AUSTIN, TX 78723

STATE OF TEXAS
REGISTERED
12/13/21
ABRAM C. DASHNER
5901
PROFESSIONAL LAND SURVEYOR

ABRAM DASHNER RPLS, LLC
6448 E HWY. 290 STE B-105
AUSTIN, TX 78723
abe@rpls5901.com
512-244-3395

CLIENT INFORMATION: SALADO CREEK MEADOW, LLC

332.387 ACRES OUT OF THE W.P. REESE SURVEY, ABSTRACT NO. 523 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 455.719 ACRE TRACT CONVEYED TO DEBORAH ANN KEMNITZ, ET AL BY DEED OF RECORD IN DOCUMENT NO. 2009041566, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LAND TITLE SURVEY

NOVEMBER 12, 2021

CHECKED BY: AD
JOB NUMBER: 153-03
ISSUE DATE: 12/13/2021
SHEET:

REV | REVISION / DESCRIPTION | DATE

FILE: T:\ABRAM DASHNER RPLS\153-03\153-03TI.DWG PLOTTED BY: CAD STATION 2 PLOTTED ON: 12/15/21 12:35:36 PM