











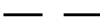
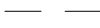
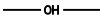

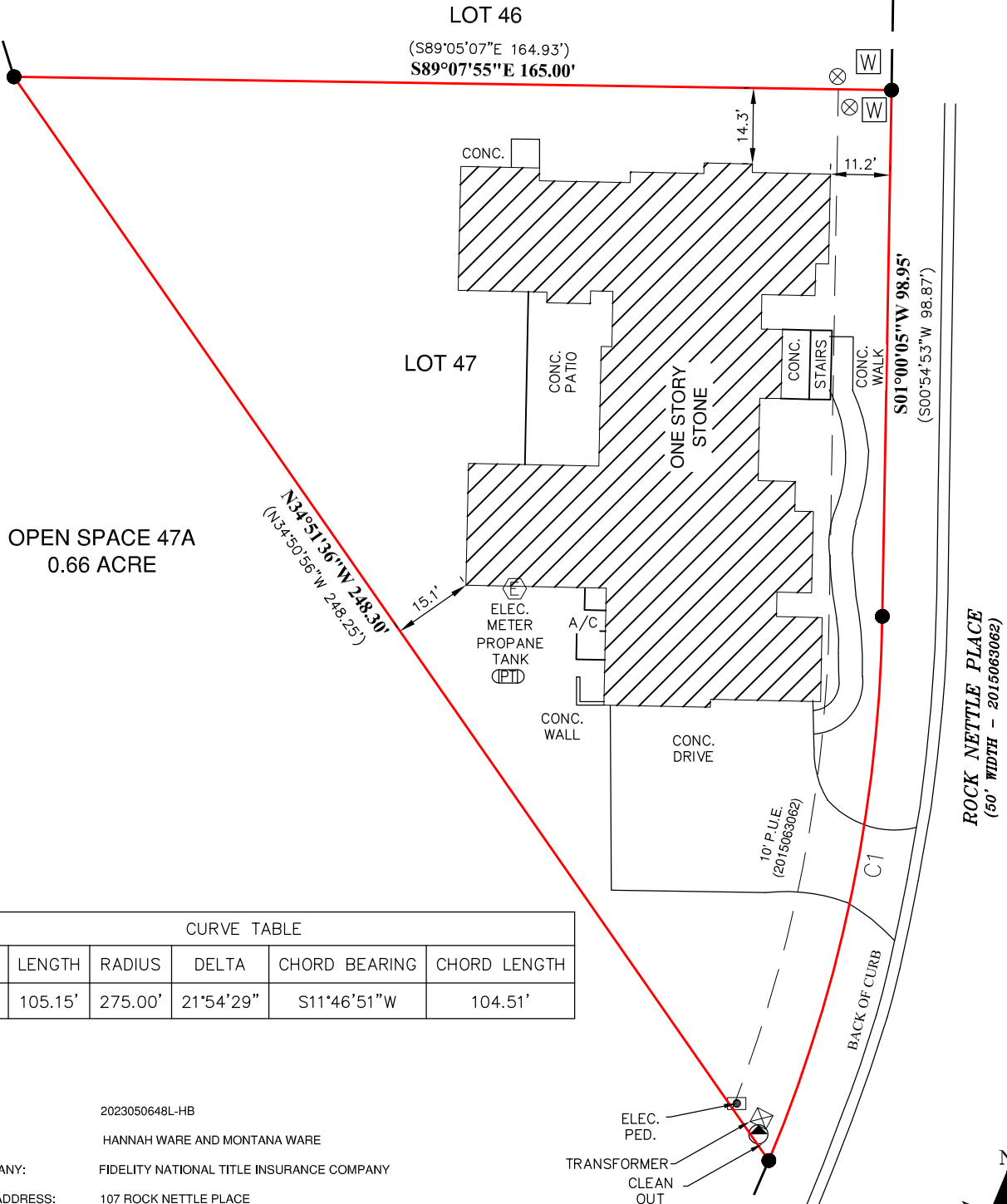


LEGEND

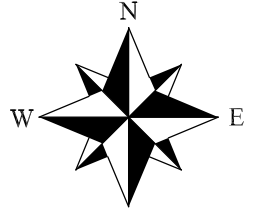
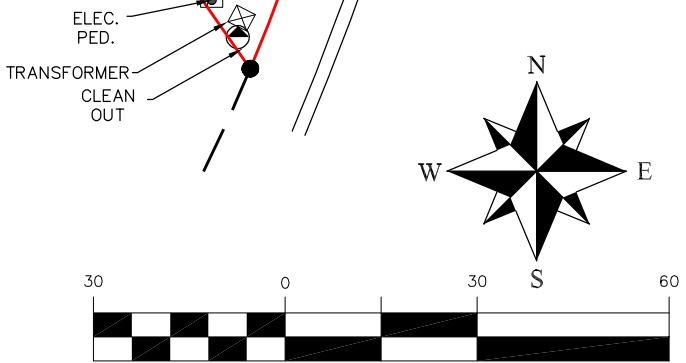
-  CLEANOUT
-  SIGN #1
-  MAILBOX
-  WATER VALVE
-  WATER METER
-  R.O.W.
-  IR
-  OPRWCT
-  PRWCT
-  DRWCT
-  RPRWCT
-  SUBJECT BOUNDARY
-  ADJOINER
-  EASEMENT
-  ELECTRIC OVERHANG
-  POWER POLE
- SET IRON ROD
- FOUND IRON ROD
- OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- DEED RECORDS, WILLIAMSON COUNTY, TEXAS
- REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS

SEE PAGE 2 FOR NOTES



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	105.15'	275.00'	21°54'29"	S11°46'51"W	104.51'

GF NUMBER: 2023050648L-HB
 BUYER: HANNAH WARE AND MONTANA WARE
 TITLE COMPANY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
 PROPERTY ADDRESS: 107 ROCK NETTLE PLACE
 GEORGETOWN, TEXAS 78628

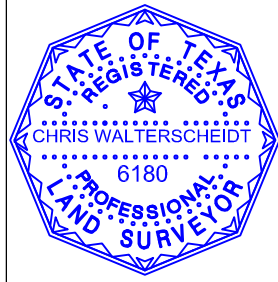


(IN FEET)
 1 inch = 30 ft.

TITLE SURVEY
CIMARRON HILLS COUNTRY
CLUB PHASE TWO
 LOT 47
 DOCUMENT NO. 2015063062
 PLAT RECORDS
 WILLIAMSON COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON 04/23/2023, THAT THIS PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

Chris Walterscheidt
 CHRIS WALTERSCHEIDT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 6180



JOB: 23002536	CAD: ELG
DR: XXX	CH: CW
BOOK: N/A	PG: N/A
01 OF 02	DATE: 06-20-2023

ATWELL, LLC
 10100 REUNION PLACE
 SUITE 700
 SAN ANTONIO, TEXAS 78216
 (866) 850-7200
 ATWELL-GROUP.COM
 TBPELS FIRM NO. 10194153


NOTES

1. ALL BEARINGS & DISTANCES SHOWN HEREON ARE GRID BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, US SURVEY FOOT.
2. PROPERTY LINES HAVE BEEN ESTABLISHED BASED UPON FOUND MONUMENTS, MEASUREMENTS, AND EVIDENCE OBTAINED IN THE FIELD AND RECORD DATA.
3. ALL 1/2" IRON PINS SET WITH RED CAP MARKED ATWELL
4. THIS TRACT IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND COVENANTS RECORDED IN DOCUMENT NO. 2000056857, DOCUMENT NO. 2015063062 AND DOCUMENT NO. 2014081751 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
5. THIS PROPERTY IS SUBJECT TO BUILDING SETBACK LINES AS SET OUT IN THE RESTRICTIONS RECORDED IN DOCUMENT NO. 2D001010234, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
6. THIS PROPERTY IS SUBJECT TO EASEMENT RIGHTS AS RESERVED IN RESTRICTIONS OF RECORD IN DOCUMENT NO. 2000056857, RE-RECORDED IN DOCUMENT NO. 2001010233, AND IN DOCUMENT NO. 2001007792, RE-RECORDED IN DOCUMENT NO. 2001010234, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
7. THIS PROPERTY IS NOT SUBJECT TO AN EASEMENT GRANTED TO SOUTHWESTERN STATE TELEPHONE CO. RECORDED IN VOLUME 443, PAGE 140, DEED RECORDS WILLIAMSON COUNTY, TEXAS.
8. THIS PROPERTY IS NOT SUBJECT TO AN EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY RECORDED IN VOLUME 851, PAGE 705, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; BEING FURTHER AFFECTED BY VOLUME 2212, PAGE 294 AND VOLUME 2241, PAGE 447, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND PARTIAL RELEASE RECORDED IN DOCUMENT NO. 2001014783 AND DOCUMENT NO. 2001014784, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
9. THIS PROPERTY IS NOT SUBJECT TO AN EASEMENT GRANTED TO CHISHOLM TRAIL W.S.C. RECORDED IN Volume 854, Page 801, Deed Records of Williamson County, Texas; being further affected by Volume 2168, Page 44, Official Records of Williamson County, Texas.
10. THIS PROPERTY IS NOT SUBJECT TO AN EASEMENT GRANTED TO CHARLIE D. DYE RECORDED IN VOLUME 1111, PAGE 494, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
11. THIS PROPERTY IS NOT SUBJECT TO AN EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY RECORDED IN DOCUMENT NO. 2001007245, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
12. THIS PROPERTY IS NOT SUBJECT TO EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY RECORDED IN DOCUMENT NO. 2001007247, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
13. THIS PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED IN DOCUMENT NO. 2016102964, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS.
14. THIS PROPERTY IS SUBJECT TO AN EASEMENTS AND MATTERS CONTAINED IN DOCUMENT NO. 2000056857, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON 04/23/2023, THAT THIS PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

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