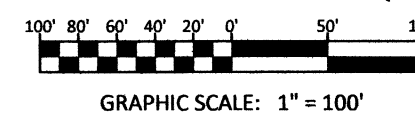


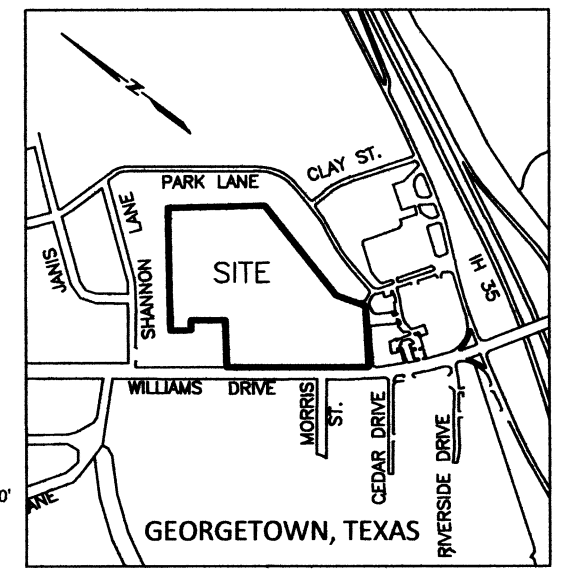
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LEGEND

- CONCRETE MONUMENT WITH BRASS DISC
- TX.D.O.T. TYPE II MONUMENT FOUND
- IRON REBAR FOUND (1/2", OR AS NOTED)
- CALCULATED POINT, NOT SET
- IRON REBAR WITH CAP SET (1/2" STAMPED "STEGER BIZZELL")
- ▲ PK NAIL FOUND
- COTTON SPINDLE FOUND
- 1/2" IRON PIPE FOUND
- OR OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- ROW RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- POB POINT OF BEGINNING



LOCATION MAP NOT TO SCALE



Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C5	51.05'	182.65'	016°00'48"	S 45°07'43" W	50.88'
C6	211.14'	454.06'	026°38'33"	S 66°29'00" W	209.24'
C7	236.99'	454.07'	029°54'13"	N 65°14'37" W	234.31'

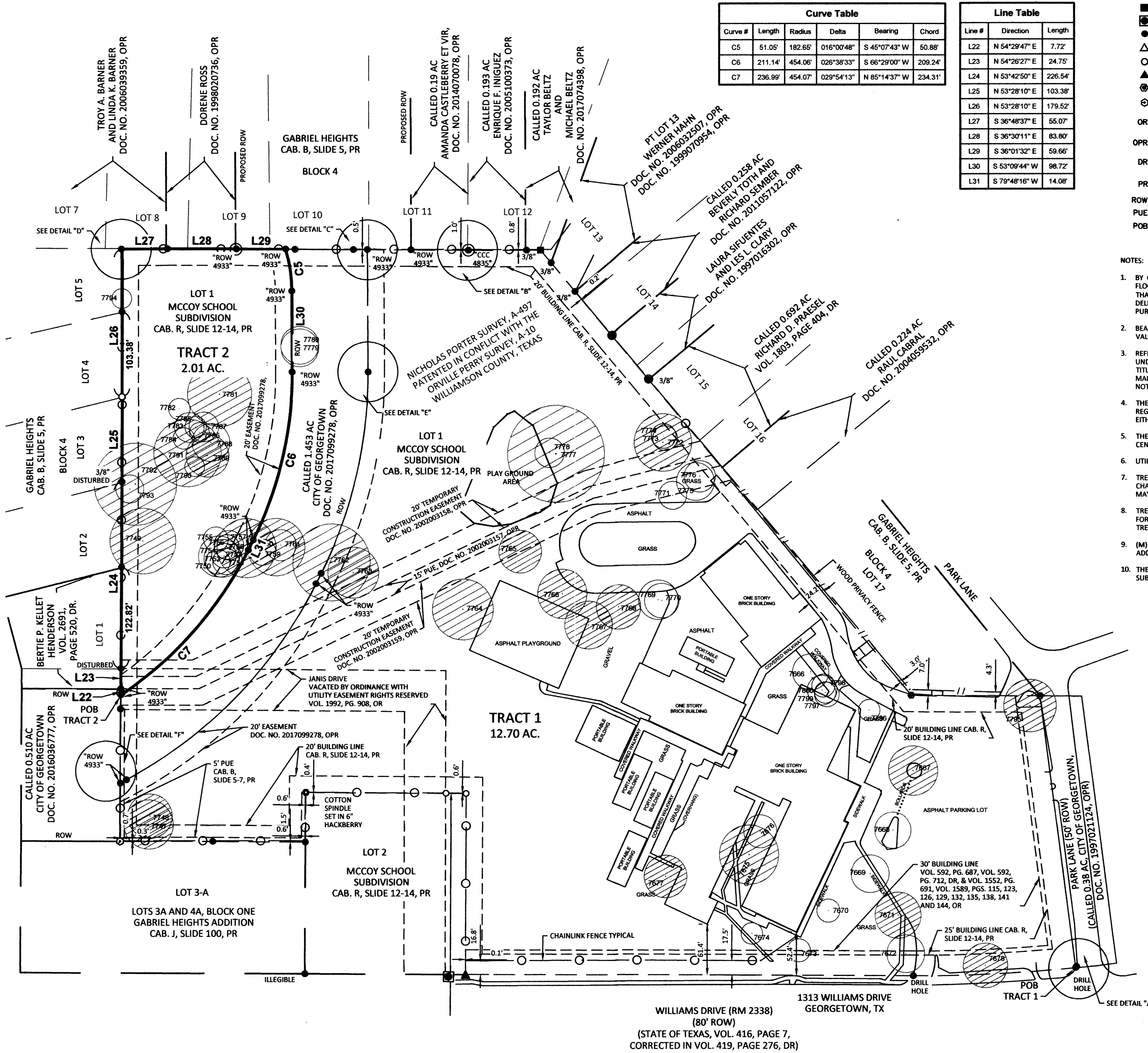
Line Table		
Line #	Direction	Length
L22	N 54°29'47" E	7.72'
L23	N 54°26'27" E	24.75'
L24	N 53°42'50" E	226.54'
L25	N 53°28'10" E	103.38'
L26	N 53°28'10" E	179.52'
L27	S 36°48'37" E	55.07'
L28	S 36°30'11" E	83.80'
L29	S 36°01'32" E	59.66'
L30	S 53°09'44" W	98.72'
L31	S 79°48'16" W	14.08'

NOTES:

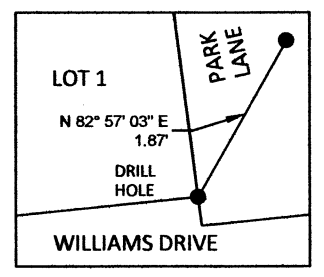
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (NOT SHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0295, THAT BEARS AN EFFECTIVE/REVISED DATE OF SEPTEMBER 26, 2008. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD_83 (2011)). ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00013.
- REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY STEWART TITLE GUARANTY COMPANY, UNDER GF NO. 180073594, EFFECTIVE APRIL 06, 2018, ISSUED APRIL 16, 2018. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.
- THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
- UTILITIES WERE NOT LOCATED AT THE TIME OF THIS SURVEY.
- TREES SHOWN HERE ON WERE LOCATED AND MEET THE STANDARDS SET FORTH IN THE CITY OF GEORGETOWN UNIFIED DEVELOPMENT CODE, CHAPTER 8: TREE PRESERVATION, LANDSCAPING AND FENCING, SECTION 8.02 TREE PRESERVATION AND PROTECTION. OTHER TREES AND VEGETATION MAY EXIST ON SITE.
- TREE CROWNS SHOWN HERE ON ARE A GRAPHICAL DEPICTION OF THE PROBABLE EXTENTS OF THE TREE CANOPY BASED ON THE TRUNK SIZE USING THE FORMULA OF ONE (1) FOOT OF RADIUS FOR EVERY ONE (1) INCH OF TRUNK DIAMETER AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE TREE CANOPY.
- (M) - TREE DIAMETER OF MULTI-TRUNK TREE DETERMINED BY ADDING THE DIAMETER OF THE LARGEST TRUNK TO 1/2 THE DIAMETER OF EACH ADDITIONAL TRUNK
- THE FORGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.

TITLE COMMITMENT NOTES

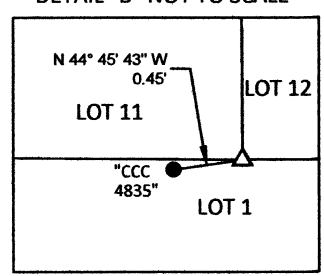
- SCHEDULE B, ITEM 10.
- EASEMENT DATED NOVEMBER 3, 1947, GRANTED BY W. I. WILLIAMS AND WIFE, LORA WILLIAMS TO BRAZOS RIVER TRANSMISSION ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 350, PAGE 64, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. BLANKET-TYPE EASEMENT
 - 5' UTILITY EASEMENT ALONG REAR AND SIDE LOT LINES AS SHOWN ON PLAT RECORDED IN CABINET B, SLIDES 5-7, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS. SHOWN HEREON.
 - BUILDING LINE ALONG FRONT LOT LINE AS SHOWN ON PLAT RECORDED IN CABINET B, SLIDES 5-7, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS. SHOWN HEREON.
 - BUILDING LINES AS SET OUT IN RESTRICTIONS ON PLAT RECORDED IN CABINET B, SLIDES 5-7, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS. SHOWN HEREON.
 - PUBLIC UTILITY EASEMENTS RESERVED BY THE CITY OF GEORGETOWN IN ORDINANCE DATED JUNE 6, 1981 AND RECORDED IN VOLUME 1992, PAGE 908, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. SHOWN HEREON.
 - BUILDING LINES AS SHOWN ON PLAT RECORDED IN CABINET R, SLIDES 12-14, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS. SHOWN HEREON.
 - AVIGATION EASEMENT AS SET OUT ON PLAT RECORDED IN CABINET R, SLIDES 12-14, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS. BLANKET-TYPE EASEMENT
 - EASEMENT DATED DECEMBER 18, 2001, BY GEORGETOWN INDEPENDENT SCHOOL DISTRICT TO THE CITY OF GEORGETOWN, RECORDED UNDER DOCUMENT NO. 2002003157, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. PUBLIC UTILITY EASEMENT SHOWN HEREON.
 - EASEMENT DATED DECEMBER 18, 2001, BY GEORGETOWN INDEPENDENT SCHOOL DISTRICT TO THE CITY OF GEORGETOWN, RECORDED UNDER DOCUMENT NO. 2002003158, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. TEMPORARY CONSTRUCTION EASEMENT SHOWN HEREON. EASEMENT "SHALL CONTINUE UNTIL COMPLETION OF CONSTRUCTION", NO APPARENT CONSTRUCTION AT THE TIME OF THIS SURVEY.
 - EASEMENT DATED DECEMBER 18, 2001, BY GEORGETOWN INDEPENDENT SCHOOL DISTRICT TO THE CITY OF GEORGETOWN, RECORDED UNDER DOCUMENT NO. 2002003159, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. TEMPORARY CONSTRUCTION EASEMENT SHOWN HEREON. EASEMENT "SHALL CONTINUE UNTIL COMPLETION OF CONSTRUCTION", NO APPARENT CONSTRUCTION AT THE TIME OF THIS SURVEY.
 - BUILDING LINES AS SET OUT IN RESTRICTIONS RECORDED IN VOLUME 592, PAGE 687, VOLUME 592, PAGE 712, DEED RECORDS, VOLUME 1552, PAGE 691, VOLUME 1589, PAGES 115, 123, 126, 129, 132, 135, 138, 141 AND 144, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. SHOWN HEREON.
 - RIGHTS OF PARTIES IN POSSESSION. NOT SURVEY RELATED
 - ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS DEFINED HEREIN, INCLUDING, BUT NOT LIMITED TO, ROADS OR UTILITIES IN USE ON THE LAND.



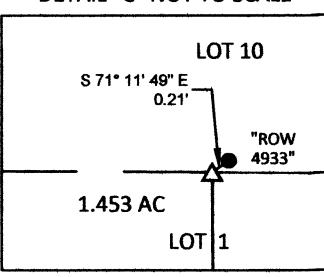
DETAIL "A" NOT TO SCALE



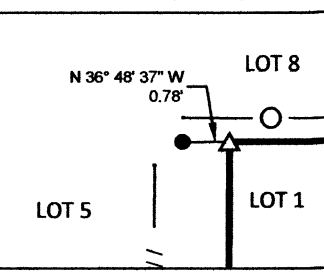
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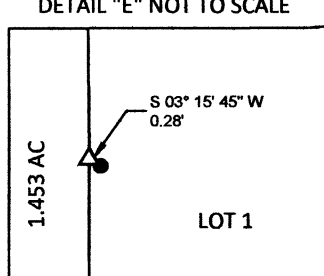
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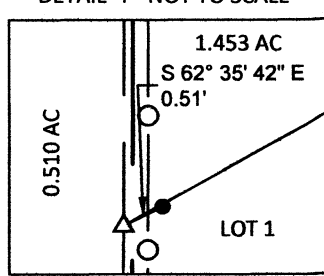
DETAIL "D" NOT TO SCALE



DETAIL "E" NOT TO SCALE



DETAIL "F" NOT TO SCALE



HERITAGE TREE LIST	
TAG #	Description
7867	30in POST OAK
7671	28in LIVE OAK
7675	36in LIVE OAK
7677	26in RED OAK
7678	27in POST OAK
7747	30in (M) LIVE OAK
7748	27in LIVE OAK
7749	40in LIVE OAK
7758	36in LIVE OAK
7760	35in (M) LIVE OAK
7762	47in LIVE OAK
7763	31in (M) LIVE OAK

HERITAGE TREE LIST	
TAG #	Description
7764	37in LIVE OAK
7765	26in (M) LIVE OAK
7766	30in LIVE OAK
7767	29in LIVE OAK
7768	27in LIVE OAK
7772	35in (M) LIVE OAK
7777	59in (M) LIVE OAK
7781	39in (M) LIVE OAK
7789	26in LIVE OAK
7791	41in (M) LIVE OAK
7792	50in (M) LIVE OAK
7795	32in LIVE OAK

PROTECTED TREE LIST	
TAG #	Description
7666	22in LIVE OAK
7668	22in ASH
7669	23in ASH
7670	14in UNKNOWN
7672	23in ASH
7673	14in RED OAK
7674	13in RED OAK
7676	20in LIVE OAK
7750	15in LIVE OAK
7751	25in (M) LIVE OAK
7752	23in (M) LIVE OAK
7753	15in (M) LIVE OAK

PROTECTED TREE LIST	
TAG #	Description
7754	16in LIVE OAK
7755	15in LIVE OAK
7756	15in LIVE OAK
7757	18in LIVE OAK
7759	16in LIVE OAK
7761	19in LIVE OAK
7769	24in (M) LIVE OAK
7770	21in LIVE OAK
7771	17in LIVE OAK
7773	18in LIVE OAK
7774	15in LIVE OAK
7775	23in LIVE OAK

PROTECTED TREE LIST	
TAG #	Description
7776	19in LIVE OAK
7778	18in LIVE OAK
7779	23in LIVE OAK
7780	23in LIVE OAK
7782	13in ELM
7783	18in (M) LIVE OAK
7784	13in LIVE OAK
7785	13in LIVE OAK
7786	12in LIVE OAK
7787	18in LIVE OAK
7788	23in LIVE OAK
7790	12in LIVE OAK

PROTECTED TREE LIST	
TAG #	Description
7793	17in LIVE OAK
7794	12in (M) LIVE OAK
7796	13in UNKNOWN
7797	15in LIVE OAK
7798	13in LIVE OAK
7799	18in LIVE OAK
7800	14in LIVE OAK

TO: GEORGETOWN INDEPENDENT SCHOOL DISTRICT, STEWART TITLE GUARANTY COMPANY

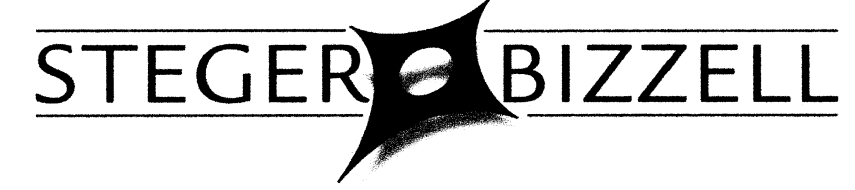
THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND IN APRIL, 2018, BY ME OR UNDER MY SUPERVISION, THAT THIS SURVEY PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II LAND TITLE SURVEY.

STEGER BIZZELL

MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
TEXAS REG. NO. 5630



TSPS CATEGORY 1A, CONDITION II LAND TITLE SURVEY OF A PORTION OF LOT 1, MCCOY SCHOOL SUBDIVISION RECORDED IN CAB. R, SLIDE 12-14, PLAT RECORDS OUT OF THE NICHOLAS PORTER SURVEY, A-497 PATENTED IN CONFLICT WITH THE ORVILLE PERRY SURVEY, A-10 WILLIAMSON COUNTY, TEXAS



ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700
SERVICES	>>ENGINEERS >>PLANNERS >>SURVEYORS	