

SURVEY SHOWING

Being a 32.10 Acres of Land, more or less, situated in the C.H. DELANEY SURVEY, ABSTRACT NO. 181, Williamson County, Texas; being a remainder of that 108 Acres described in Warranty Deed(s) to Robert B. Noren, recorded in Volume 2332, Page 765, Deed Records, and Document No. 2002053493, Official Public Records, Williamson County, Texas; LESS, SAVE AND EXCEPT that property described or conveyed in Volume 78, Page 53, Deed Records, Volume 416, Page 60, Deed Records, Document No. 2002059972, Official Public Records, and Cabinet W, Slide 268, Plat Records, Williamson County, Texas. Said 32.099 Acres is more particularly described by metes and bounds as follows:

BEGINNING at an iron pin (steel pin) that was found in the East line of County Road 248 and in the present West line of the said 108 Acre Parcel, as it now exists (less R.O.W.). This corner exists at the Northwest corner of Lot 1 of Noren Oaks according to the Plat that is filed in Cabinet W, Slide 268;

THENCE with the East line of County Road 248;

North 20°46'07" West, a distance of 265.96 feet to an iron pin that was set (capped Surveyor No. 1847), and

North 22°02'27" West, a distance of 672.04 feet to a capped 1/2 inch iron pin that was found at a fence corner in the South line of F.M. 2338;

THENCE with the South line of F.M. 2338 (R.O.W. Deed Vol. 416, Pg. 60), North 69°02'31" East, a distance of 779.31 to a capped 1/2 inch iron pin that was set in the West line of the 3 Acre Tract that was conveyed to Oak Grove Cumberland Presbyterian Church (3 Acres Less Right Of Way as set out in Vol. 416, Pg. 60);

THENCE with the boundary of the property of said Church, along or near the general line of an existing old fence;

South 20°51'34" East a distance of 177.87 to a capped 1/2 inch iron pin that was set (fence cuts corner), continuing with a line that departs the fence;

North 69°08'26" East, a distance of 625.00 feet to a capped 1/2 inch iron pin that was set at a fence corner; and

North 20°51'34" West, a distance of 178.95 feet to an iron pin that was set West of the fence corner, in the South line of F.M. 2338;

THENCE with the South line of F.M. 2338, with a line that departs from the existing fence, North 69°02'31" East, a distance of 218.74 feet to an iron pin that was found in the West line of the property that was conveyed by Sandra D. Barr (IE) to Sandra D. Barr (76.78 Ac. Doc. 2014004313);

THENCE with the common boundary of Noren and Barr, along or near the general line of an existing fence, South 20°56'49" East, a distance of 931.81 feet to an iron pin that was found at the Northeast corner of Lot 1 of Noren Oaks, a Subdivision Plat that is filed in Cabinet W, Slide 268, Plat Records;

THENCE with the North line of said Lot 1, South 68°49'33" West, a distance of 1611.06 feet to the POINT OF BEGINNING and containing 1,398,216 square feet or 32.10 acres more or less.

BASIS OF BEARING:

Bearing system of this survey is based upon the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

The following Easements, Rights-of-way, and Restrictive covenants as listed on the title commitment furnished by: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF No. TXA249131

- a) Any portion of subject property that lies within the boundaries of any public or private roadway or used in connection therewith.
- b) Easements as set forth in the instrument recorded in Volume 954, Page 531, and any amendments thereto, recorded in the Deed Records of Williamson County, Texas.
 - l. Affects property but not locatable
- c) Easements as set forth in the instrument recorded in Volume 938, Page 577, and any amendments thereto, recorded in the Deed Records of Williamson County, Texas.
 - l. Affects property but not locatable
- d) Oil, Gas and Mineral Lease(s) granted in instrument recorded in Volume 375, Page 265, of the Deed Records of Williamson County, Texas, and all terms, conditions and stipulations contained therein. Title to this lease has not been investigated subsequent to date thereof.
 - l. Affects property but not locatable
- e) Oil, Gas and Mineral Lease(s) granted in instrument recorded in Volume 493, Page 278, of the Deed Records of Williamson County, Texas, and all terms, conditions and stipulations contained therein. Title to this lease has not been investigated subsequent to date thereof.
 - l. Affects property but not locatable
- f) Oil, Gas and Mineral Lease(s) granted in instrument recorded in Volume 744, Page 879, of the Deed Records of Williamson County, Texas, and all terms, conditions and stipulations contained therein. Title to this lease has not been investigated subsequent to date thereof.
 - l. Affects property but not locatable
- g) Oil, Gas and Mineral Lease(s) granted in instrument recorded in Volume 800, Page 222, of the Deed Records of Williamson County, Texas, and all terms, conditions and stipulations contained therein. Title to this lease has not been investigated subsequent to date thereof.
 - l. Affects property but not locatable
- h) Oil, Gas and Mineral Lease(s) granted in instrument recorded in Volume 803, Page 726, of the Deed Records of Williamson County, Texas, and all terms, conditions and stipulations contained therein. Title to this lease has not been investigated subsequent to date thereof.
 - l. Affects property but not locatable
- i) All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 431, Page 103, of the Deed Records of Williamson County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.)
 - l. Affects property but not locatable



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This survey plat is being provided solely for the use of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY and CHAPIN TITLE COMPANY, and that no license has been created, express or implied, to copy the survey plat except as is necessary in conjunction with the original transaction dated August 30, 2021, which shall take place within 90 days after the survey was provided

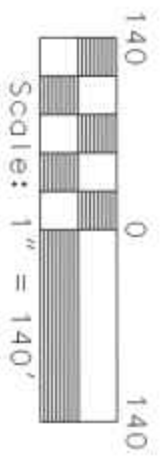
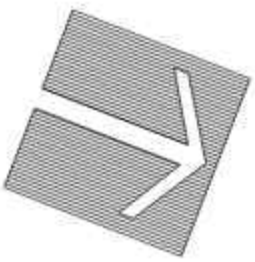
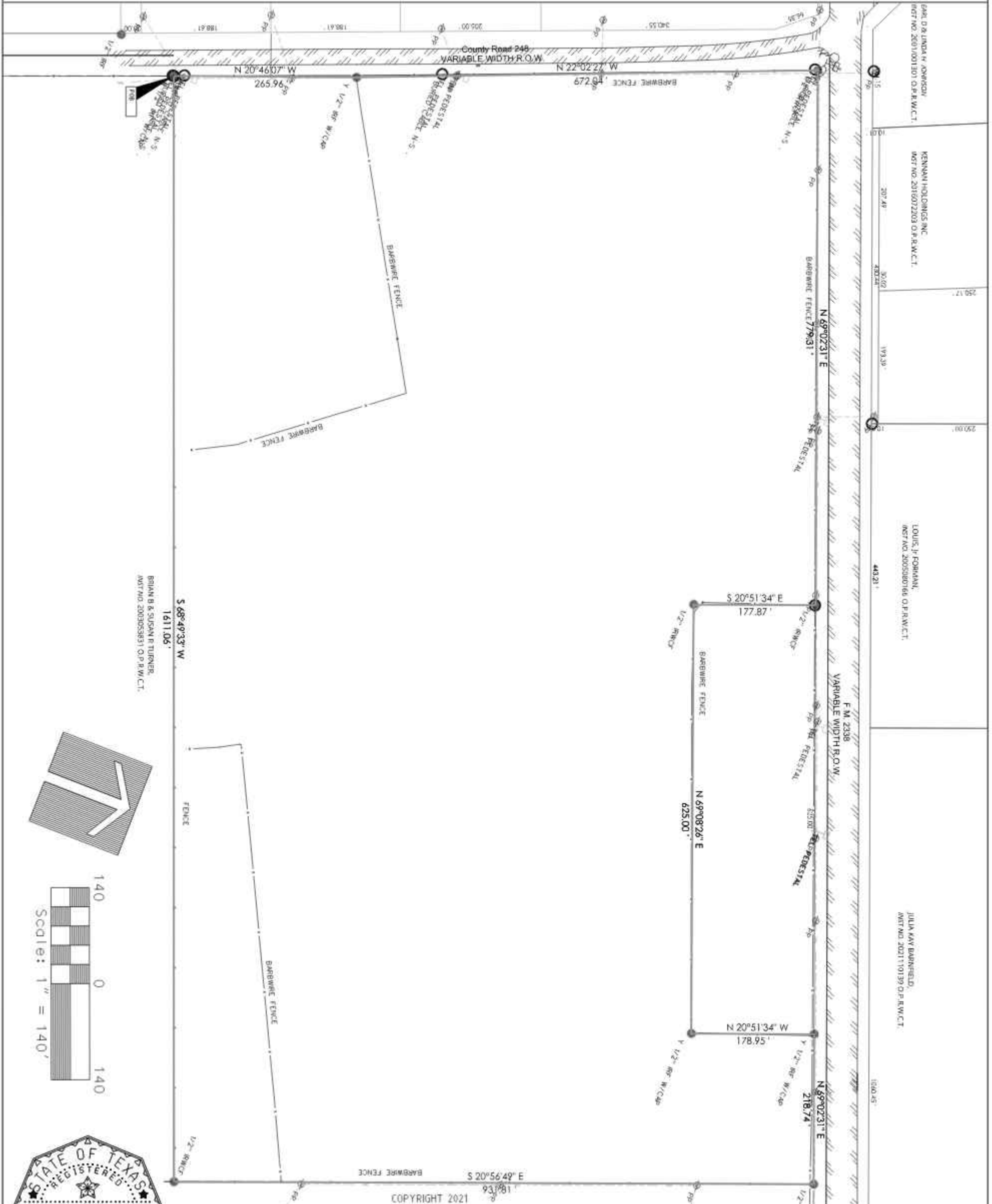
FLOOD CERTIFICATION

The property shown hereon is in either zone "X", areas determined to be outside the 0.2% annual flood plain, according to community panel 48491C0100E of the federal emergency management agency insurance rate map or flood hazard boundary map dated September 26, 2008

Sheet of	File No.	REVISIONS			AAAA PLUS SURVEYORS, LLC 1500 HICKORY CREEK LN. ROCKWALL, TEXAS 75032 OFFICE (972) 771-9888 FAX (972) 771-9888 plat@aaaaplussurveyors.com	This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The fieldwork was completed on <u>08/30/2021</u> [date]	Designed
		Date	Description	Approved			Drawn E.O.
					Date of Plat or Map <u>08/30/2021</u> Wilkens A. Engmann Registered Professional Land Surveyor No. 5629	Checked W.E.	
						Approved _____ Date <u>08/30/2021</u> Title _____ Job Class ____	

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	Date	Description	Approved

AAAA PLUS SURVEYORS, LLC
 1500 HICKORY CREEK LN.
 ROCKWALL, TEXAS 75032
 OFFICE (972) 771-9888
 FAX (972) 771-9888
 plot@aaaaplussurveyors.com

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Date of Plat or Map 08/30/2021
 Wilkens A. Engmann
 Registered Professional Land Surveyor No 5629

Designed	
Drawn	E.O. E.O.
Checked	W.E. W.E.
Approved	Date 08/30/2021
Title	Job Class