

TRACT 1
 SURVEY SHOWING LOT ONE-G (1-G), BLOCK ONE (1),
 FOURTH MINOR AMENDED PLAT OF JARRELL TOWN
 CENTER PHASE ONE, ACCORDING TO THE PLAT OF
 RECORD IN DOCUMENT NO. 2015097491, OFFICIAL
 PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

TRACT 2
 SURVEY SHOWING A 0.365 ACRE TRACT OF LAND, LOCATED
 IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54,
 WILLIAMSON COUNTY, TEXAS, SAID 0.365 ACRE TRACT, BEING
 THE REMAINING PORTION OF THAT CALLED 0.678 ACRE
 TRACT OF LAND RECORDED IN DOCUMENT NO. 2014082113,
 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

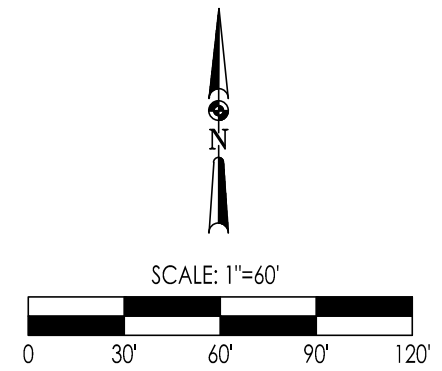
- NOTES:**
- 1) FIELD WORK PERFORMED ON: JANUARY 25, 2021
 - 2) OWNER: JARRELL TOWN CENTER LTD & TJ BRADSHAW CONSTRUCTION LTD
 - 3) ADDRESS: TOWN CENTER LOOP, JARRELL, TEXAS
 - 4) BASIS OF BEARING: NAD 83, TEXAS STATE PLANE CENTRAL ZONE
 - 5) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THE SURVEYOR TAKES NO LIABILITY IN EXISTING EASEMENTS THAT ARE NOT SHOWN ON THIS SURVEY
 - 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
 - 7) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 48491C0150F, EFFECTIVE DATE DECEMBER 20, 2019 THIS PROPERTY LIES IN ZONE X, WHICH IS DEFINED AS AREAS DETERMINED TO BE AN AREA OUTSIDE THE 100 YEAR FLOOD PLAN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - 8) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
 - 9) THE IMPROVEMENTS SHOWN HEREON ARE FOR GENERAL LOCATIVE PURPOSES ONLY AND HAVE NOT BEEN DETAILED IN THEIR ENTIRETY.

- KNOWN RESTRICTIONS & EASEMENTS:**
1. RECORDED IN DOCUMENT NO. 2011040538 (PLAT), DOCUMENT NO. 2013012234 (PLAT), DOCUMENT NO. 2015097491 (PLAT), DOCUMENT NO. 2013033609, AND DOCUMENT NO. 2019002464, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
 2. UTILITY EASEMENT TO BRAZOS RIVER AUTHORITY - RECORDED IN VOLUME 1972, PAGE 33, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (20' WIDE WATER LINE EASEMENT, SHOWN ON SURVEY)
 3. RIGHT-OF-WAY EASEMENT TO THE STATE OF TEXAS - RECORDED IN VOLUME 277, PAGE 530, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (REFERENCES HIGHWAY NO. 2, UNABLE TO DETERMINE EXACT LOCATION)
 4. RIGHT-OF-WAY EASEMENT TO TEXAS POWER & LIGHT COMPANY - RECORDED IN VOLUME 283, PAGE 458, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (WIDTH OF EASEMENT NOT SPECIFIED, UNABLE TO DETERMINE EXACT LOCATION)
 5. ELECTRIC UTILITY EASEMENT TO BARTLETT ELECTRIC COOPERATIVE, INC. - RECORDED IN DOCUMENT NO. 2010046691, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (20' WIDE UTILITY EASEMENT CENTERED ON INSTALLED LINES)
 6. EASEMENT AGREEMENT - RECORDED IN DOCUMENT NO. 2005045414, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (PERPETUAL SIGN EASEMENT, UNABLE TO DETERMINE EXACT LOCATION)
 7. 15' PUBLIC UTILITY EASEMENT ALONG EASTERLY LOT LINE AS SHOWN ON PLAT - RECORDED IN DOCUMENT NO. 2011040538, DOCUMENT NO. 2013012234, AND DOCUMENT NO. 2015097491, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SHOWN ON SURVEY)
 8. 10' DRAINAGE EASEMENT ALONG NORTHERLY LOT LINE AS SHOWN ON PLAT - RECORDED IN DOCUMENT NO. 2015097491, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SHOWN ON SURVEY)
 9. 25' BUILDING LINE ALONG WESTERLY LOT LINE AS SHOWN ON PLAT - RECORDED IN DOCUMENT NO. 2015097491, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SHOWN ON SURVEY)
 10. 35' BUILDING LINE ALONG EASTERLY LOT LINE AS SHOWN ON PLAT - RECORDED IN DOCUMENT NO. 2011040538, DOCUMENT NO. 2013012234, AND DOCUMENT NO. 2015097491, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SHOWN ON SURVEY)

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO SIGNIFICANT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, APPARENT BOUNDARY LINE CONFLICTS, VISIBLE ENCROACHMENTS, OVERLAPPING OF VISIBLE IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS, EXCEPT AS SHOWN, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

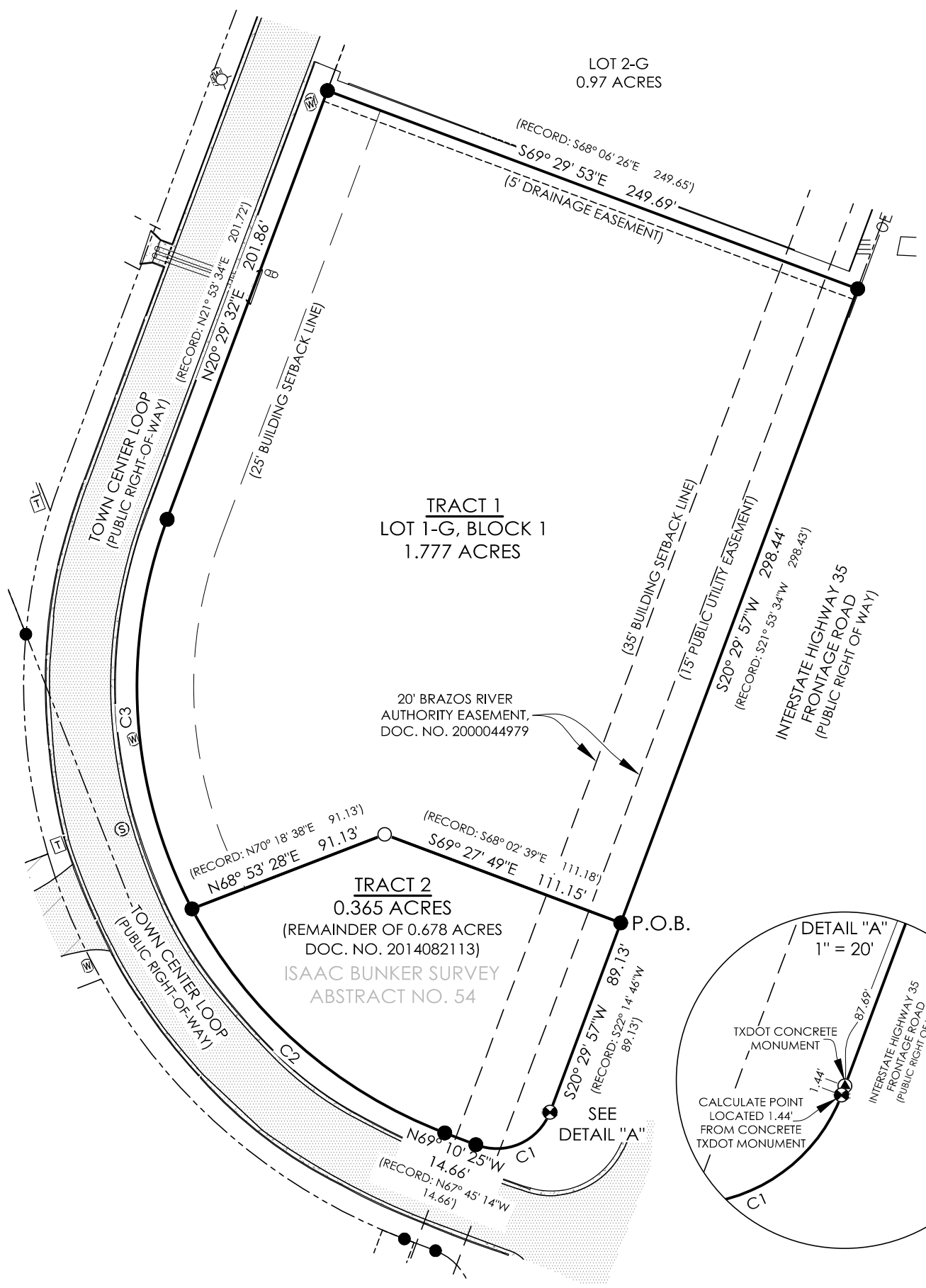


Travis L. Quicksall
 TRAVIS L. QUICKSALL DATE: FEBRUARY 5, 2021
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6447
 JOB NO. 21-2002.2



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - () RECORD CALL PER DOCUMENT NO. 2015097491
 - 1/2" IRON ROD FOUND
 - ⊙ CALCULATED POINT
 - ⊙ TxDOT CONCRETE MONUMENT FOUND
 - SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP
 - ⊞ ELECTRIC BOX
 - ⊘ UTILITY POLE
 - ⊘→ UTILITY POLE WITH GUY WIRE
 - ⊞ WATER METER
 - ⊞ WATER VALVE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.75'	91°05'44"	S66° 21' 41"W	35.69'
C2	210.59'	152.23'	41°25'01"	N48° 27' 54"W	148.94'
C3	210.59'	177.27'	48°13'47"	N03° 38' 30"W	172.08'



Quick Inc.
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 1430 N. Robertson Road, Salado, Texas 76571