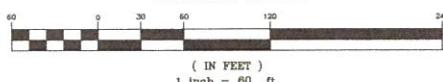
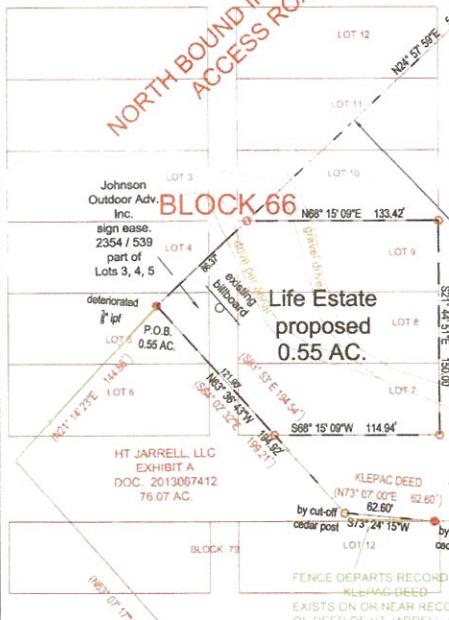


## GRAPHIC SCALE



SCALE: 1"= 60'

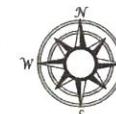
NORTH BOUND INTERSTATE HIGHWAY  
ACCESS ROAD JARRELL



**SURVEY FOR DOROTHY KLEPAC**  
7.27 ac. - subject to Life Estate proposed  
7.35 ac. less 0.08 ac. of Perry Heirs = 7.27 ac.  
2 parcels of W.J. Klepac & Dorothy Klepac  
8.91 ac. 634 / 87 & 0.894 ac. Doc. 2010039980  
in the Isaac Bunker Survey A-54  
in Williamson County, Texas

NOTICE: THIS MAP COPYRIGHT 2017 BY FOREST SURVEYING & MAPPING CO. THIS MAP IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES. NO LICENSE HAS BEEN CREATED (EXPRESS OR IMPLIED) TO COPY THIS MAP EXCEPT IN CONJUNCTION WITH THE ORIGINAL TRANSACTION FOR WHICH THIS MAP WAS CREATED, (MAY BE COPIED IN THAT CONTEXT IF CONDITIONS REMAIN UNCHANGED)

Note:  
The bearing basis of this survey is the State Plane Coordinate System Texas Central Zone Western VRS Network Datum: Geoid 12a, NAVD88, NAD83 Convergence: 1°24'44"



Forest Surveying & Mapping Company  
1002 Ash St. Georgetown, Texas  
phone: 512-930-5927  
www.forestsurveying.com  
TBPLS FIRM NO. 10002000

MAP DATE: January 4, 2017
FILE #
MAP #
PROJECT NAME: KLEPAC, D.
Dwg: KLEPAC, D layout sheet 1

## LEGEND

SQUARE BOLT
IRON PIN FOUND (STEEL PIN)
CORNER NOT FOUND, REPLACED WITH 1/2" IRON PIN
IRON PIN SET
RECORD CALLS (BEARING / DISTANCE)
RECORD FILE LOCATION (VOLUME / PAGE)
DATA THIS SURVEY BEARING/ DISTANCE
SPECIAL FLOOD HAZARD AREA PER F.E.M.A. - (APPROXIMATE LIMIT WILL VARY WITH CONDITIONS)
TRACT LINES
BOUNDARY LINES

All document references are in Williamson County.  
Official Public Records of Williamson County, Texas OPRWCT

EXCEPTION PARCEL  
(CHARLIE & EMMA PERRY)



SURVEY NOTE: SEE EMMA PERRY OUTLOT AS DESCRIBED IN PRIOR DEED AS SHOWN HEREON. IT IS NOTED THAT THE REMAINDER PROPERTY OF DOROTHY KLEPAC THAT WAS CONVEYED BY VOL. 634, PG 87 (1970 DEED) ENCLUSES THE PROPERTY THAT WAS CONVEYED TO EMMA & CHARLIE PERRY (NOTED AS OF W. J. KLEPAC & DOROTHY KLEPAC, PER PLAT OF H. T. JARRELL, AS DESCRIBED IN VOL. 420, PG. 106 (1971 DEED). AN APPURTENANCY OF HERDERS IS RECORDED VOL. 1022, PG. 737 (1987 INSTRUMENT) REPORTS THE FAMILY HISTORY AND NAMES THE HERDERS OF EMMA PERRY, WIFE OF CHARLIE PERRY AS KNOWN TO A FAMILY FRIEND (HILARD TANKSLEY) AT THAT TIME. THE HERDERS REPORTED WERE: SEPARATED SPOUSE CHARLES EUGENE PERRY, SON ERNEST LEE PERRY (PERRY, JR.), AND SON BILLY BARBARA JUNE PERRY (DIVORCED). WCCAD IDENTIFIES SAID PARCEL AS PERTAINING TO EMMA PERRY ET. AL. PER A PREBATED WILL THAT IS NOT IDENTIFIED BY CITATION. TAX STATEMENTS ARE MAILED TO GEORGE PERRY AT 465 W. SECOND STREET, GEORGETOWN, TX. 78626-4902.

STANDARD SURVEY NOTE:  
THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACTED TITLE. A CURRENT TITLE COMMITMENT HAS NOT BEEN PROVIDED TO IDENTIFY ADDITIONAL RECORD EASEMENTS WHICH MAY BE APPLICABLE. RESTRICTIVE COVENANTS AND OTHER MATTERS HAVE NOT BEEN RESEARCHED AS A PART OF THIS SURVEY. SEE APPLICABLE RESTRICTIVE COVENANTS AND LOCAL CODES FOR APPLICABLE DEVELOPMENT LIMITATIONS. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OWNERSHIP OR TITLE.

KNOWN GENERAL TYPE RECORD UTILITY EASEMENTS & OTHER MATTERS WHICH MAY BE APPLICABLE TO THIS SITE ARE LISTED HEREIN AS DOCUMENTED BY THE OWNER:

1. Water line easement from W.J. Klepac and Dorothy Klepac to Bill and Monica Sheek, crossing 15 ac. described in Vol. 630, Pg. 758 (may apply if applicable to this site and constructed so as to effect) - 15' wide centered on utility line as constructed.

2. 1986 ORDER OF COMMISSIONERS' COURT TO ABANDON PARTS OF AVE. 1, 8TH ST. 9TH ST. AND 10TH ST. TO BILL KLEPAC (CALLED VACANT LAND) DOC. 9658184

The undersigned does hereby certify that this survey was made on the ground of the property legally described herein, under my supervision. This plot is true and correct to the best of my knowledge and belief and identifies any evidence of boundary line conflicts, shortages in area, protrusions, intrusions, and overlapping of significant improvements. This property gains access to County Road 147 by the existing private roadways and easements that are shown herein.

SURVEY DATE January 4, 2017

William F. Forest, Jr. R.P.L.S. 1847

It is noted that Avenue H as identified by the Plat of Town of Jarrell recorded in Cab. A, Slide 17 was a public roadway. Said roadway was not abandoned.

Parcel Line Table		
Line #	Direction	Length
L2	N21° 44' 51" W	25.00
L1	S21° 44' 51" E	25.00