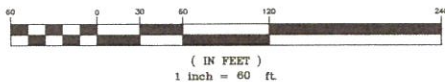


# GRAPHIC SCALE



SCALE: 1"=60'

## 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 (1978 DEED), ENCLOSED THE PROPERTY THAT WAS CONVEYED TO EMMA & CHARLIE PERRY (NORTH HALF OF LOT 1 IN BLOCK 66 OF THE CITY OF JARRELL, PER PLAT CAB A, SL. 17 (PR) AS DESCRIBED IN VOL. 423, PG. 263 (1967 DEED), AN AFFIDAVIT OF HEIRSHIP AS RECORDED VOL. 1622, PG. 737 (1987 INSTRUMENT) REPORTS THE FAMILY HISTORY AND NAMES THE HEIRS OF EMMA PERRY, WIFE OF CHARLIE PERRY AS KNOWN TO A FAMILY FRIEND (WILLARD TANSLEY) AT THAT TIME. THE HEIRS REPORTED WERE: SEPARATED SPOUSE CHARLES EUGENE PERRY, SON, ERNEST LEE PERRY (MARRIED TO JOYCE); AND DAUGHTER, BARBARA JUNE PERRY (DIVORCED). WOOD IDENTIFIED SAID PARCEL AS REMAINS OF EMMA PERRY ET AL. PER A PRORATED WILL THAT IS NOT IDENTIFIED BY CITATION. TAX STATEMENTS ARE MAILED TO GEORGE PERRY AT 405 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 OPINION REGARDING OWNERSHIP OR TITLE.  
KNOWN GENERAL TYPE RECORD UTILITY EASEMENTS & OTHER MATTERS WHICH MAY BE APPLICABLE TO THIS SITE ARE LISTED HEREFTER AS DOCUMENTED BY THE OWNER.

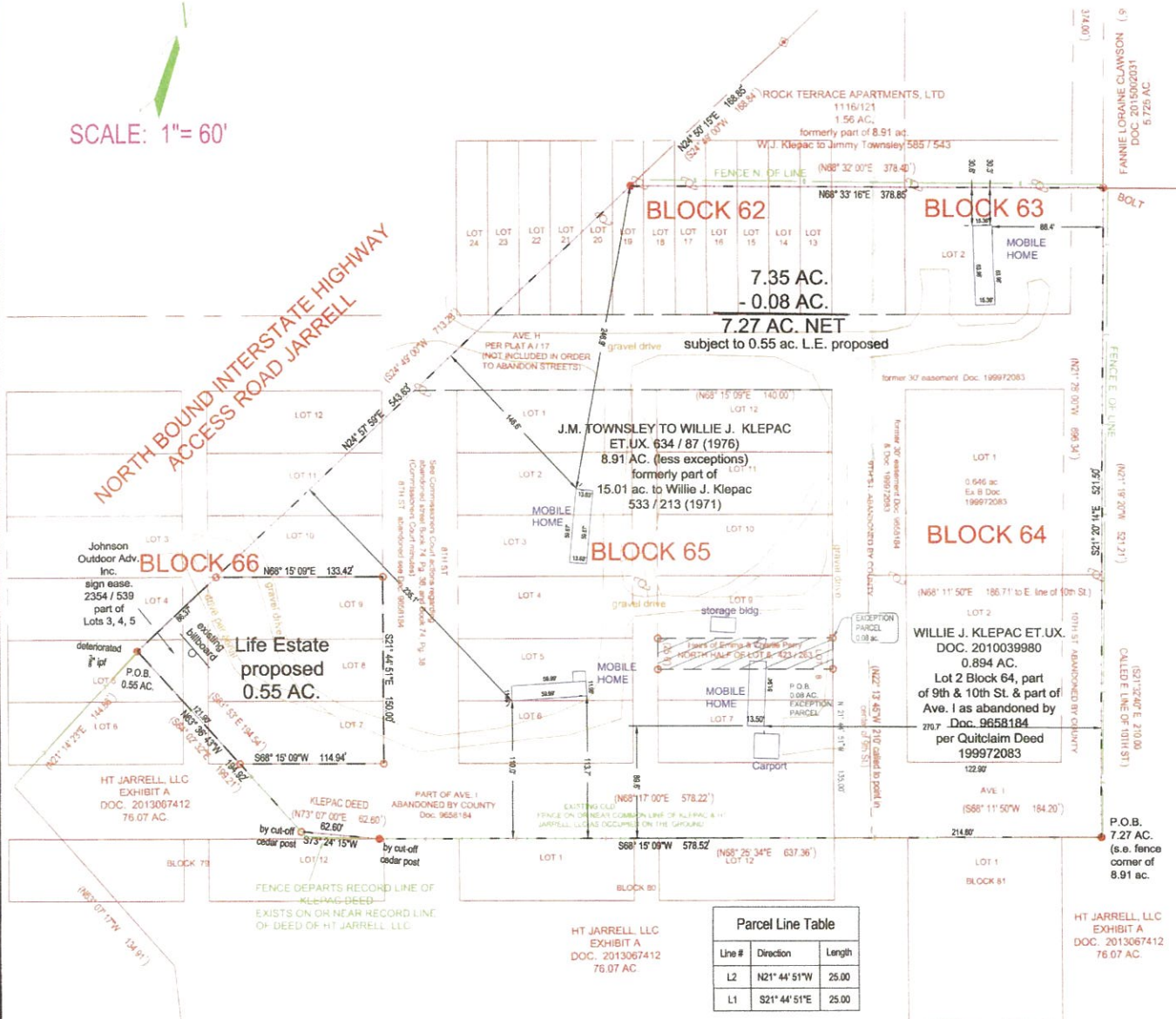
1. 15' Water line easement from W.J. Klepac & Dorothy Klepac to Bill & Monica Shivers, crossing 15' ac. described in Vol. 630, Pg. 756 (may apply if applicable to this site and constructed so as to reflect 15' width centered on utility line as constructed).
2. 1985 ORDER OF COMMISSIONERS' COURT TO ABANDON 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 hereon, under my supervision. This plat 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 hereon.  
SURVEY DATE January 4, 2017

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

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

NORTH BOUND INTERSTATE HIGHWAY  
ACCESS ROAD JARRELL



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

**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

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Note:  
The bearing basis of this survey is the State Plane Coordinate System  
Texas Central Zone  
Western Data VRS Network  
Datum: Geoid 12a, NAVD83, NAD83  
Convergence: 1°24'24.4"



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