GRAPHIC SCALE

0 200 400

1 INCH = 200 FT.

LEGEND / ABBREVIATIONS

ABSTRACT LINE	
ADJOINER LINE	
BOUNDARY LINE	
CENTERLINE	
EASEMENT LINE	
ASPHALT	
GRAVEL	
WIRE FENCE	
GRARDRAIL	
WOOD FENCE	
METAL FENCE	
OHE	OVERHEAD ELEC LINE
STM	STORM SEWER LINE
	CONC MON FOUND (TYPE 1)
	IRON ROD FOUND
	CAPPED IRON ROD SET
	FENCE CORNER POST
	ELECTRIC METER
	POWER POLE
	GUY WIRE
PTD	PROPANE TANK
	CLEANOUT
SEPTIC	SEPTIC LID
SMH	SANITARY MANHOLE
UTM	UNDERGROUND TELEPHONE MARKER
WELL	WATER WELL
	SIGN
MB	MAILBOX
	BENCHMARK
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET

HOUSE DETAIL

1" = 20'

GENERAL NOTES

1. The surveyor has not abstracted the site. This survey was performed without benefit of title commitment and does not show all easements and encumbrances of record.

2. Bearings based on Texas State Plane Coordinates, Central Zone, 4203, NAD83-US Survey feet, derived from GPS observations.

3. All "CIRS" are 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.

4. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.

5. Flood Statement: This site is situated in Non-shaded Zone "X" and Zone "A" in Williamson County, Texas according to FEMA map number 48491C0125F, dated DECEMBER 20, 2019. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

LEGAL DESCRIPTION

Being all that certain tract or parcel of land situated in the N.B. Anderson Survey, Abstract No. 31, and the Edmond Parsons, Abstract No. 494, Williamson County, Texas, and being a portion of a called 77 acre tract described as "Tract Two" in the deed to Fayrene A. Tonn, described in County Clerk's File Number 2022125151, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.) and also being a portion of a called 42 acre tract, described as "Tract One" in the deed to Fayrene A. Tonn recorded in County, Clerk's File Number 2022125151, O.P.R.W.C.T. and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron stamped "QUICK INC" found the in the West line of said called 42 acre tract and in the East line of a called 52.540 acre tract described in the deed to 487 Properties LLC recorded in County Clerk's File Number 2021133725, O.P.R.W.C.T., and being in the South right-of-way line of Farm to Market Road No. 487;

THENCE with the South right-of-way line of said Farm to Market Road No. 487 the following courses and distances;

N 68° 34' 31" E, a distance of 1,792.38 feet to a concrete monument found;

N 78° 30' 05" E, a distance of 75.50 feet to a 1/2-inch iron rod found in the East line of said called 77 acre tract and in the common West line of called 100 acre tract of land described in a deed to Dennis Ray Schwausch and Kenneth Wayne Schwausch recorded in County Clerk's File Number 2015057208, O.P.R.W.C.T.

THENCE S 21° 23' 38" E, a distance of 2,741.66 feet to a 5/8-inch capped iron rod stamped "LANNDPOINT" set at the Southeast corner of said called 77 acre tract and the Southwest corner of said called 100 acre tract, and being in the North line of a Called 114.974 acre tract of land described as "Tract I" in the deed to Centauro Land Development LLC recorded in County Clerk's File Number 2023035411, O.P.R.W.C.T.;

THENCE S 68° 19' 34" W, with the South line of said called 77 acre tract and said called 42 acre tract, respectively with the North line of said called 114.974 acre tract, a distance of 1,866.78 feet to a 1/2-inch iron rod found at the Southwest corner of said called 42 acre tract and being in the East line of said called 52.540 acre tract;

THENCE N 21° 23' 38" W, with the West line of said called 42 acre tract and the common East line of said called 52.540 acre tract, a distance of 2,762.79 feet to the POINT OF BEGINNING and containing 118.214 acres or 5,149,397 square feet of land, more or less.

SCHEDULE "B" EXCEPIONS

This tract is subject to the following exceptions as stated in Schedule B of the title commiment by Stewart Title Guaranty Company, File No. 2205163, effective date: December 20, 2023 at 8:00AM, issue date: January 2, 2024 12:23PM.

10. (b.) Easement, Right of Way and/or Agreement by and between John P. Skurka and the State of Texas, by instrument dated October 26, 1954, filed November 27, 1954, recorded in/under Volume 401, Page 429, Deed Records, Williamson County, Texas.
Does Not Affect.

10. (c.) Easement, Right of Way and/or Agreement by and between Harlan Tonn and wife, Fayrene and Jarrell- Schwertner Water Supply Corporation, by instrument dated May 02, 1972, filed December 20, 1974, recorded in/under Volume 601, Page 246, Deed Records, Williamson County, Texas.
Does Not Affect.

10. (d.) Easement, Right of Way and/or Agreement by and between Harlan L. Tonn and wife, Fayrene B. Tonn and the City of Jarrell, by instrument dated March 18, 2020, filed March 19, 2020, recorded in/under County Clerk's File No. 2020028456, Official Public Records, Williamson County, Texas.
Does Not Affect.

10. (e.) Easement, Right of Way and/or Agreement by and between Harlan and Fayrene Tonn and Jarrell-Schwertner Water Supply Corporation, by instrument dated June 20, 2019, filed July 29, 2020, recorded in/under County Clerk's File No. 2020085788, Official Public Records, Williamson County, Texas.
Does Not Affect.

10. (f.) Easement, Right of Way and/or Agreement by and between Harlan L. Tonn and wife, Fayrene B. Tonn and the City of Jarrell, by instrument dated October 07, 2020, filed October 14, 2020, recorded in/under County Clerk's File No. 2020126041, Official Public Records, Williamson County, Texas.
Does Not Affect.

TITLE SURVEY
118.214 ACRES IN THE N.B. ANDERSON SURVEY, ABSTRACT NO. 31, AND THE EDMOND PARSONS, ABSTRACT NO. 494, WILLIAMSON COUNTY, TEXAS

CERTIFICATION: Stewart Title Company, Stewart Title Guaranty Company, Ikigai Investments, LLC, Fayrene B. Tonn and Fayrene A. Tonn

I, Ted A. Gossett, certify that this plat was prepared under my direct supervision from a survey made on the ground on March 5, 2024, that this plat correctly represents the facts found at the time of said survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

PRELIMINARY
THIS IS A PRELIMINARY SURVEY AND MAY NOT BE RECORDED FOR ANY PURPOSE.

03/11/2024

Ted A. Gossett
Registered Professional Land Surveyor
Texas Registration No. 5991

OWNER	FIELD BOOK	138
Fayrene B. Tonn and Fayrene A. Tonn	FIELD WORK	MM/TM
	DATE	3/05/2024
	DRAFTING	CF
PURCHASER	DATE	3/11/2024
Ikigai Investments, LLC	CHECKED	CJ/TAG
	DATE	3/12/2024
	MTGE. CO.	N/A
ADDRESS	TITLE CO.	Stewart Title Company
	G.F. NO.	File No.: 2205163
F.M. 487 Jarrell Texas	SCALE	1"=200'
	KEY MAP	N/A
	JOB. NO.	24-0107

LANDPOINT
4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

X:\2024\24-0107\Survey\DWG\24-0107 FM 487.dwg