

SCHMIDT LANE

(80' PUBLIC R.O.W.)

FARM TO MARKET ROAD 793
(VARYING WIDTH PUBLIC R.O.W.)

SUMNER BACON
SURVEY NO. 62
ABSTRACT NO. 63

(N 30°09'54" E 415.94')
N 27°42'15" E 415.61'

(N 27°17'27" E 200.82')
N 27°01'24" E 200.34'
(N 32°30'10" E 183.89')
N 32°18'13" E 183.86'

S 27°22'23" W 348.40'
(S 27°17'01" W 347.27')

N 62°52'21" W 229.38'
(N 62°50'45" W 231.67')

(317.05')
316.92'

(311.49')
311.68'
S 27°42'59" W 628.60'
(S 30°06'42" W 628.82')

N 62°42'26" W 299.92'
(N 60°16'18" W 299.49')

LOT 1
(2.450 AC.)
JOSHUA MICHAEL JOHNSON
& **MIYAH PATRICE CALHOUN**
(DOC. # 2016113628)

LOT 2
(5.011 AC.)
WALTER J. DYRENFURTH
(DOC. # 2017195405)

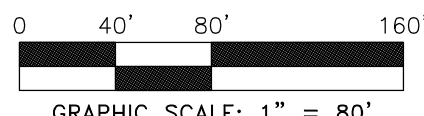
(12.795 AC.)
JILMER PAZ
(DOC. # 2016049768)

10' WATER LINE EASEMENT (3816/372)

(11.08 AC.)
MARGARET N. CANTY
(12265/958)

LEGEND

- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- CAPPED "RPLS 5687"
- TXDOT MONUMENT
- ⊠ WATER METER
- ⊙ WATER VALVE
- CLEANOUT
- POWER POLE
- E— OVERHEAD ELECTRIC LINE
- ⊠ ELECTRIC METER
- /- WOOD FENCE
- CHAIN LINK FENCE
- X- WIRE FENCE
- HOGWIRE FENCE
- (BRG.-DIST.) RECORD CALL



HARKINS
SUBDIVISION
(DOC. # 201500091)

TITLE NOTES:
ACCORDING TO THE SCHEDULE B OF THE COMMITMENT FOR TITLE, GF # 25-3230-D, EFFECTIVE 09/07/25 BY FIRST NATIONAL TITLE GUARANTY COMPANY, THE PROPERTY IS SUBJECT TO THE FOLLOWING:

- 1) EASEMENTS EXECUTED BY HERMAN PRINZ AND IDA PRINZ, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 549, PAGE 595 & VOLUME 1164, PAGE 427, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (COULD NOT LOCATE AS CITED, ABOVEGROUND UTILITIES AS SHOWN HEREON)
- 2) EASEMENT EXECUTED BY ROYCE WADE LAWRENCE AND JANIE LAWRENCE, TO AQUA WATER SUPPLY CORPORATION, RECORDED IN VOLUME 3816, PAGE 372, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (AS SHOWN)
- 3) EASEMENTS EXECUTED BY R.W. LAWRENCE, TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 4177, PAGE 571 & VOLUME 4409, PAGE 120, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (COULD NOT LOCATE AS CITED, ABOVEGROUND UTILITIES AS SHOWN HEREON)

- NOTES:**
- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0295H, DATED SEPTEMBER 26TH, 2008, THIS LOT IS LOCATED IN ZONE "X" (UNSHADED), WHICH IS AN AREA OUTSIDE THE FEMA DESIGNATED 100-YEAR FLOODPLAIN.
 - 2) BEARING BASIS DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES & NAD83.

BOUNDARY AND IMPROVEMENT SURVEY

A 5.235 ACRE TRACT OF LAND SITUATED IN THE SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 7.004 ACRE TRACT DESCRIBED BY "TRACT 1" IN VOLUME 12933, PAGE 1408, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 1.752 ACRE TRACT CONVEYED TO THE STATE OF TEXAS, BY DEED RECORDED IN DOCUMENT NO. 1999115234, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS ATTACHED.

TO:
PURCHASER: TBD
LENDER: TBD
TITLE CO: FIRST NATIONAL TITLE INSURANCE COMPANY
GF NO: 25-3230-D
ADDRESS: 11401 SCHMIDT LANE, MANOR, TEXAS

I, SHAWN T. ASH, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING FEBRUARY 2026, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY. REVISED 03/05/26 PER LEGAL DESCRIPTION.

Shawn T. Ash

03/02/26

SHAWN T. ASH, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 5687 STATE OF TEXAS
©:ASH & ASSOCIATES, L.L.C.

DATE



ASH & ASSOCIATES

SURVEYING - MAPPING - PLANNING
142 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
ashandassociates.net
Surveying: 100847-00

"SERVING THE COMMUNITY OF TEXAS"

JOB NO: 26-8709_DRAWN BY: GMH_FB: FILE