



## **SURVEYING - MAPPING - PLANNING**

*"Serving the Community of Texas"*

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**STATE OF TEXAS  
COUNTY OF TRAVIS**

**SUMNER BACON SURVEY – ABS. NO 63  
5.235 ACRE TRACT OF LAND**

**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 AS FOLLOWS:**

**BEGINNING** at a 1 inch iron pipe found in the east line of Farm to Market Road No. 793, a variable width public right-of-way, and the northwest corner of Schmidt Lane, an 80 foot public right-of-way, being the northern corner of said 7.004 acre tract, for the northern corner of the tract herein described;

**THENCE** departing F.M. 793, with the south line of Schmidt Lane, **South 62°32'35" East** (S 60°09'00" E Record) a distance of **517.22 feet** (517.05' Record) to a 1/2 inch iron rod found at the northeastern corner of said 7.004 acre tract, and a northeasterly corner of Lot 1, of Harkins Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201500091, of the Plat Records of Travis County, Texas, for the northeastern corner of the tract herein described, and from which a 1/2 inch iron rod with an illegible yellow cap found at the northeastern corner of said Hawkins Lot 1 bears **South 62°31'25" East** (S 62°35'20" E Record) a distance of 23.25 feet (23.03' Record);

**THENCE** departing Schmidt Lane, with the southeast line of said 7.004 acre tract and the common northwest line of said Hawkins Subdivision, along the meanders of a wire fence, the following three (3) courses and distances:

- 1) **South 27°45'35" West** (S 30°09'54" W Record), a distance of **168.37 feet** (166.90' Record), to a 1/2 inch iron rod found, for a point for angle of the tract herein described;
- 2) **North 62°42'26" West** (N 60°16'18" W Record), a distance of **299.92 feet** (299.49' Record), to a 1/2 inch iron rod found, for a point for angle of the tract herein described;
- 3) **South 27°42'59" West** (S 30°06'42" W Record), passing at 316.92 feet (317.05' Record) a 1/2 inch iron rod with illegible yellow cap found at the common corners of Lots 1 & 2, of said Hawkins Subdivision, and continuing on for a total distance of **628.62 feet** (628.82' Record) to a 1/2 inch iron pipe found at the southern corner of said 7.004 acre tract and the west corner of said Hawkins Lot 2, same being a point for angle of a called 12.795 acre tract of land conveyed to Jilmer Paz by deed recorded in Document No. 2016049768, Travis County Official Public Records, for the south corner of the tract herein described, and from which a 1/2 inch iron rod with illegible yellow cap found at a common point for angle of Hawkins Lot 2 & Paz tract bears **South 62°34'57" East** (S 62°41'57" E Record) a distance of 197.48 feet (197.25' Record);

**THENCE** with the north line of said Paz tract, along the meanders of a wire fence, **North 62°52'21" West** (N 62°50'45" W Record) a distance of **229.38 feet** (231.67' Record) to a 1/2 inch iron rod with cap marked "RPLS 5687" set in the east line of aforesaid F.M. 973, at the northwestern corner of said Paz tract and the common southern corner of the aforesaid 1.752 acre tract conveyed to the State of Texas, for the southwestern corner of the tract herein described, and from which a TxDOT concrete monument bears **South 27°22'23" West** (S 27°17'01" W Record) a distance of 348.40 feet (347.27' Record);

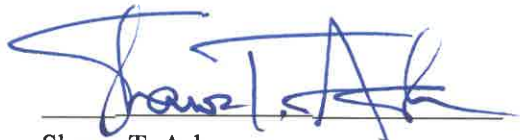
**THENCE** with the common east lines of F.M. 973 and the 1.752 acre tract, along the meanders of a wire fence, the following two (2) courses and distances:

- 1) **North 27°01'24" East** (N 27°17'27" E Record), a distance of **200.34 feet** (200.82' Record), to a TxDOT monument found, for a point for angle of the tract herein described;
- 2) **North 32°18'13" East** (N 32°30'10" E Record), a distance of **183.86 feet** (183.89' Record), to a 1/2 inch iron rod with cap marked "RPLS 5687" set at the northeastern corner of said 1.752 acre tract and a point for angle of the aforesaid 7.004 acre tract, for a point for angle of the tract herein described;

**THENCE** continuing with the east line of F.M. 973, along the meanders of a wire fence, **North 27°42'15" East** (N 30°09'54" E Record), passing at 9.94 feet a TxDOT monument found, and continuing on for a total distance of **415.61 feet** (415.94' Record) to the **POINT OF BEGINNING and CONTAINING 5.235 ACRES OF LAND.**

BEARING BASIS HEREIN DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS SOUTH CENTRAL ZONE) & NAD83.

I, Shawn T. Ash, do certify that this description and associated exhibit were prepared this date from a boundary survey performed under my direction during February 2026, and is true and correct to the best of my knowledge and belief.



Shawn T. Ash  
Registered Professional Land Surveyor  
No. 5687 State of Texas

03/05/26  
Date



Attachment: Drawing of a 5.235 acre tract of land  
Job: 26-8709

**SCHMIDT LANE**

(80' PUBLIC R.O.W.)

(S 60°09'00" E 517.05')

S 62°32'35" E 517.22'

ASPHALT PAVEMENT

MAILBOX (8)

(S 62°35'20" E 23.03')

S 62°31'25" E 23.25'

POB

**SUMNER BACON**  
SURVEY NO. 62  
ABSTRACT NO. 63

10' WATER LINE EASEMENT (3816/372)

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

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

(N 30°09'54" E 415.94')

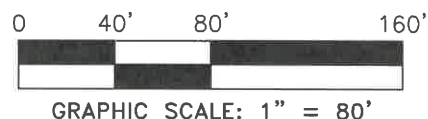
N 27°42'15" E 415.61'

5.235 AC.  
CECIL K. & BETTY J.  
HONEYCUTT  
(12933/1408)

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

**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
- OO— CHAIN LINK FENCE
- X— WIRE FENCE
- HOGWIRE FENCE
- (BRG.-DIST.) RECORD CALL



**HARKINS**  
**SUBDIVISION**  
(DOC. # 201500091)

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

**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.

(1.752 AC.)  
STATE OF TEXAS  
(DOC. NO. 1999115234)

(1.752 AC.)  
STATE OF TEXAS  
(DOC. NO. 1999115234)

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

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.

03/02/26

DATE



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

**ASH & ASSOCIATES**  
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