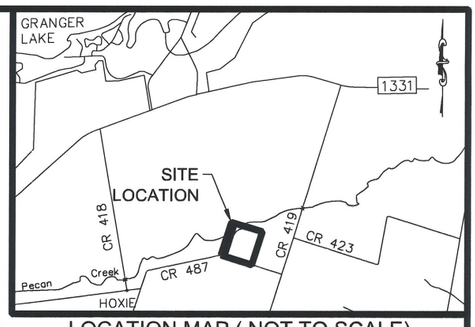
BEING A 10.01 ACRE (436,065 SQUARE FOOT) TRACT OF LAND OUT OF THE PEDRO ZARZA SURVEY, ABSTRACT NO. 14, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 10.01 ACRE TRACT BEING OUT OF AND PART OF A 49.577 ACRE TRACT BEING CONVEYED IN A WARRANTY DEED FROM BILLY ROEGLIN AND PENNI ROEGLIN TO TEXAS VETERANS PROPERTIES, LLC, FILED MAY 28, 2019 AND RECORDED IN DOCUMENT NO. 2019045593 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC).



LOCATION MAP (NOT TO SCALE)

POINT OF COMMENCING
ORIGINAL CORNER OF 54.60 ACRE TRACT
1/2" IRON ROD W/CAP "1433" FOUND

POINT OF BEGINNING

S72°48'41"E 40.14'

S72°52'36"E 245.59'

N62°33'35"E 56.66'

S05°09'31"E 32.42'

S72°52'36"E 218.29'

30' PUE ESMT. POB

N62°33'35"E 31.81'

65.91 ACRE TRACT -
GWD W/VL- EILEEN MARIE MCDILDA, AKA EILEEN MCDILDA AND SPOUSE, WAYNE A. MCDILDA, AKA WAYNE MCDILDA
TO
ARNOLD MOTL, JR., AKA ARNOLD MOTL
FILED: 5-22-2017
DOCUMENT NO. 2017045962 OPRWC

30' PUE

15' PUE

N17°08'03"E 1,488.02'

N17°08'03"E 1,445.45'

S17°08'03"W 1,467.78'

S17°08'03"W 1,527.78'

FEMA ZONE A

CREEK

FEMA ZONE X

APPROXIMATE LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA

49.577 ACRE TRACT
BILLY ROEGLIN AND PENNI ROEGLIN
TO
TEXAS VETERANS PROPERTIES, LLC
FILED: 5-28-2019
DOCUMENT NO. 2019045593 OPRWC

COUNTY ROAD 4001
ASPHALT PAVING & GRAVEL

TRACT 1
10.01 ACRES
(436,065 SQ. FT.)

N72°52'36"W 240.95'
30' PUE

1.7'

HEADWALL

N72°52'36"W 285.95'

COUNTY ROAD 487
ASPHALT PAVING

60 FEET WIDE ROADWAY
DEED - G. KLOTZ AND WIFE, ELSIE KLOTZ
TO
SAM V. STONE, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS AND HIS SUCCESSORS IN OFFICE
FILED: 4-30-1952
VOLUME 379, PAGE 270 DRWC

NOTES:

1. NO TITLE COMMITMENT WAS SUPPLIED OR REVIEWED FOR THIS PROJECT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
2. THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN DOCUMENT NOS. 2003028647, 2003028649, 2003028652 OPRWC.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83, 93 ADJ.
4. ALL IRON RODS SET HAVE A YELLOW PLASTIC CAP STAMPED "CIVILCORP".

LEGEND
△ CALCULATED CORNER
● 1/2 INCH IRON ROD FOUND
○ 5/8 INCH IRON ROD SET
1/2 INCH IRON PIPE FOUND
BARBED WIRE FENCE
ELECTRIC FENCE

ABBREVIATIONS
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SWD = SPECIAL WARRANTY DEED
W/VL = DEED WITH VENDOR'S LIEN
P.U.E.= PUBLIC UTLITY EASEMENT
POB = POINT OF BEGINNING

TO: TEXAS VETERANS PROPERTIES, LLC

THE UNDERSIGNED HEREBY CERTIFIES:
THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON JUNE 19, 2019, AND IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, AND SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR WILLIAMSON COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48491C0375EC0375E, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT TRACT IS LOCATED IN ZONE "X" AND ZONE "A", WHICH IN THIS CASE IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA.

STATE OF TEXAS
REGISTERED
COREY JOSEPH HALL
6362
PROFESSIONAL
LAND SURVEYOR

COREY JOSEPH HALL, RPLS
TEXAS REGISTRATION NO. 6362

150 0 75 150 300
SCALE: 1"=150'

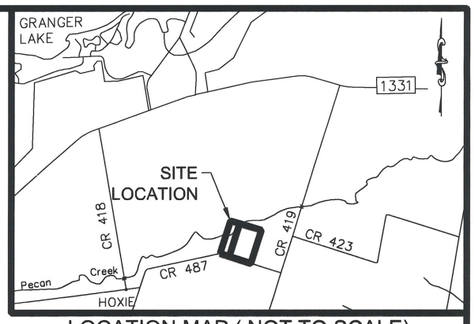
CivilCorp
ENGINEERS • SURVEYORS
116 E. MAIN STREET, ROUND ROCK, TEXAS 78664
TEL: (512) 828-0406 FAX: (512) 828-0429
TBPE REGISTRATION #F-10283 TBPLS REGISTRATION #10194152

PARTITION SURVEY

DRAWN BY: TR	DATE: 06/19/19
JOB NO.: 19-101-04	SCALE: 1" = 150'
FLD. BK. NO.: NA	SHEET 1 OF 1

L:\CIVILCORP_LLC\Survey\COUNTY\WILLIAMSON\THRALL\PEDRO ZARZA SURVEY, A-14\19-101-04\DGN\10.01AC-TRACT1.dgn

BEING A 10.01 ACRE (435,996 SQUARE FOOT) TRACT OF LAND OUT OF THE PEDRO ZARZA SURVEY, ABSTRACT NO. 14, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 10.01 ACRE TRACT BEING OUT OF AND PART OF A 49.577 ACRE TRACT BEING CONVEYED IN A WARRANTY DEED FROM BILLY ROEGLIN AND PENNI ROEGLIN TO TEXAS VETERANS PROPERTIES, LLC, FILED MAY 28, 2019 AND RECORDED IN DOCUMENT NO. 2019045593 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC).



LOCATION MAP (NOT TO SCALE)

POINT OF COMMENCING
1/2" IRON ROD FOUND

POINT OF BEGINNING

S72°52'36"E 285.38'

S72°52'36"E 245.59'

S09°25'59"E 33.54'

S72°52'36"E 255.38'

30' PUE

ESMT. POB

65.91 ACRE TRACT -
GWD W/VL- EILEEN MARIE MCDILDA, AKA EILEEN MCDILDA AND SPOUSE, WAYNE A. MCDILDA, AKA WAYNE MCDILDA
TO
ARNOLD MOTL, JR., AKA ARNOLD MOTL
FILED: 5-22-2017
DOCUMENT NO. 2017045962 OPRWC

15' PUE

15' PUE

CREEK

FEMA ZONE A

FEMA ZONE X

APPROXIMATE LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA

N17°08'03"E 1,467.78'

S17°08'03"W 1,467.78'

N17°08'03"E 1,527.78'

S17°08'03"W 1,527.78'

TRACT 2
10.01 ACRES
(435,996 SQ. FT.)

49.577 ACRE TRACT
BILLY ROEGLIN AND PENNI ROEGLIN
TO
TEXAS VETERANS PROPERTIES, LLC
FILED: 5-28-2019
DOCUMENT NO. 2019045593
OPRWC

N72°52'36"W 255.38'

30' PUE

HEADWALL

N72°52'36"W 285.38'

60 FEET WIDE ROADWAY
DEED - G. KLOTZ AND WIFE, ELSIE KLOTZ
TO
SAM V. STONE, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS AND HIS SUCCESSORS IN OFFICE
FILED: 4-30-1952
VOLUME 379, PAGE 270 DRWC

COUNTY ROAD 487
ASPHALT PAVING

NOTES:

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LEGEND
- △ CALCULATED CORNER
- ● 1/2 INCH IRON ROD FOUND
- ○ 5/8 INCH IRON ROD SET
- 1/2 INCH IRON PIPE FOUND
- BARBED WIRE FENCE
- ELECTRIC FENCE

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TO: TEXAS VETERANS PROPERTIES, LLC

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STATE OF TEXAS
REGISTERED
COREY JOSEPH HALL
6362
PROFESSIONAL
LAND SURVEYOR

COREY JOSEPH HALL, RPLS
TEXAS REGISTRATION NO. 6362

150 0 75 150 300
SCALE: 1"=150'

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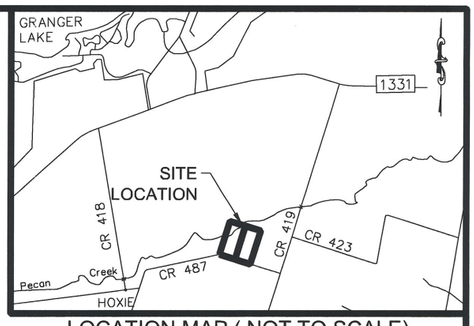
TEL: (512) 828-0406 FAX: (512) 828-0429
TBPE REGISTRATION #F-10283 TBPLS REGISTRATION #10194152

PARTITION SURVEY

DRAWN BY: TR	DATE: 06/19/19
JOB NO.: 19-101-04	SCALE: 1" = 150'
FLD. BK. NO.: NA	SHEET 1 OF 1

L:\CIVILCORP_LLC\Survey\COUNTY\WILLIAMSON\THRALL\PEDRO ZARZA SURVEY, A-14\19-101-04\DGN\10.01AC-TRACT2.dgn

BEING A 10.01 ACRE (435,996 SQUARE FOOT) TRACT OF LAND OUT OF THE PEDRO ZARZA SURVEY, ABSTRACT NO. 14, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 10.01 ACRE TRACT BEING OUT OF AND PART OF A 49.577 ACRE TRACT BEING CONVEYED IN A WARRANTY DEED FROM BILLY ROEGLIN AND PENNI ROEGLIN TO TEXAS VETERANS PROPERTIES, LLC, FILED MAY 28, 2019 AND RECORDED IN DOCUMENT NO. 2019045593 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC).



LOCATION MAP (NOT TO SCALE)

POINT OF COMMENCING
1/2" IRON ROD FOUND

POINT OF BEGINNING

S72°52'36"E 530.97'

S72°52'36"E 285.38'

S09°25'59"E 33.54'

S72°52'36"E 255.38'

30' PUE

ESMT. POB

CREEK

FEMA ZONE A

65.91 ACRE TRACT -
GWD W/VL- EILEEN MARIE MCDILDA, AKA EILEEN MCDILDA AND SPOUSE, WAYNE A. MCDILDA, AKA WAYNE MCDILDA
TO
ARNOLD MOTL, JR., AKA ARNOLD MOTL
FILED: 5-22-2017
DOCUMENT NO. 2017045962 OPRWC

15' PUE

15' PUE

APPROXIMATE LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA

FEMA ZONE X

N17°08'03"E 1,527.78'

N17°08'03"E 1,467.78'

TRACT 3
10.01 ACRES
(435,996 SQ. FT.)

S17°08'03"W 1,467.78'

S17°08'03"W 1,527.78'

49.577 ACRE TRACT
BILLY ROEGLIN AND PENNI ROEGLIN
TO
TEXAS VETERANS PROPERTIES, LLC
FILED: 5-28-2019
DOCUMENT NO. 2019045593
OPRWC

N72°52'36"W 255.38'

30' PUE

N72°52'36"W 285.38'

60 FEET WIDE ROADWAY
DEED - G. KLOTZ AND WIFE, ELSIE KLOTZ
TO
SAM V. STONE, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS AND HIS SUCCESSORS IN OFFICE
FILED: 4-30-1952
VOLUME 379, PAGE 270 DRWC

COUNTY ROAD 487
ASPHALT PAVING

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LEGEND
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● 1/2 INCH IRON ROD FOUND
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REGISTERED
COREY JOSEPH HALL
6362
PROFESSIONAL
LAND SURVEYOR

COREY JOSEPH HALL, RPLS
TEXAS REGISTRATION NO. 6362

150 0 75 150 300
SCALE: 1"=150'

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TEL: (512) 828-0406 FAX: (512) 828-0429
TBPE REGISTRATION #F-10283 TBPLS REGISTRATION #10194152

PARTITION SURVEY

DRAWN BY: TR	DATE: 06/19/19
JOB NO.: 19-101-04	SCALE: 1" = 150'
FLD. BK. NO.: NA	SHEET 1 OF 1

L:\CIVILCORP_LLC\Survey\COUNTY\WILLIAMSON\THRALL\PEDRO ZARZA SURVEY, A-14\19-101-04\DGN\10.01AC-TRACT3.dgn

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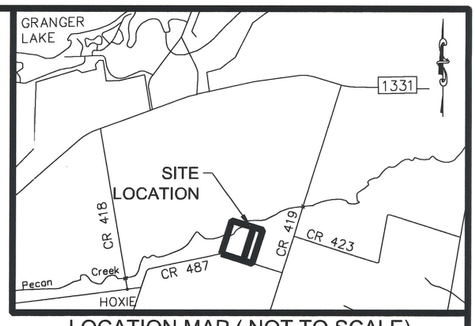

LOCATION MAP (NOT TO SCALE)

POINT OF COMMENCING
1/2" IRON ROD FOUND

POINT OF BEGINNING

S72°52'36"E 816.35'

S72°52'36"E 285.38'

S09°25'59"E 33.54'

S72°52'36"E 255.38'

30' PUE

ESMT. POB

FEMA ZONE A

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APPROXIMATE LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA

FEMA ZONE X

15' PUE

15' PUE

N17°08'03"E 1,527.78'

N17°08'03"E 1,467.78'

TRACT 4
10.01 ACRES
(435,996 SQ. FT.)

S17°08'03"W 1,467.78'

S17°08'03"W 1,527.78'

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LEGEND
△ CALCULATED CORNER
● 1/2 INCH IRON ROD FOUND
○ 5/8 INCH IRON ROD SET
1/2 INCH IRON PIPE FOUND
BARBED WIRE FENCE
ELECTRIC FENCE

49.577 ACRE TRACT
BILLY ROEGLIN AND PENNI ROEGLIN
TO
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FILED: 5-28-2019
DOCUMENT NO. 2019045593
OPRWC

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N72°52'36"W 255.38'
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N72°52'36"W 285.38'

60 FEET WIDE ROADWAY
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150 0 75 150 300
SCALE: 1"=150'

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PARTITION SURVEY

DRAWN BY: TR	DATE: 06/19/19
JOB NO.: 19-101-04	SCALE: 1" = 150'
FLD. BK. NO.: NA	SHEET 1 OF 1

L:\CIVILCORP_LLC\Survey\COUNTY\WILLIAMSON\THRALL\PEDRO ZARZA SURVEY, A-14\19-101-04\DGN\10.01AC-TRACT4.dgn