

PURCHASE AGREEMENT
JAN CAROL SELMAN a/k/a JAN SELMAN AND DWAIN SELMAN a/k/a
CHARLES DWAIN SELMAN (SELLER)

This Purchase Agreement (this "Agreement") is made and entered into by and between the **CITY OF PFLUGERVILLE, TEXAS**, a Texas home rule municipality ("Buyer"), and **JAN CAROL SELMAN a/k/a JAN SELMAN AND DWAIN SELMAN a/k/a CHARLES DWAIN SELMAN** ("Seller"), hereafter collectively referred to as the "Parties," upon the premises and for the purposes set out herein, and is effective as stated in this Agreement.

INTRODUCTION

A. Seller is the current owner of a +/-33.5458-acre parcel of land situated in the Alexander Walters Survey, Abstract No. 791, in Travis County, Texas.

B. Buyer requires acquisition of one tract as described in **Exhibit "A"** (+/-0.4435-acre Right of Way) hereafter collectively referred to as the "Property".

C. Seller is willing to convey and Buyer to purchase the Property for the appraised value of \$106,244.00.

NOW, THEREFORE, in exchange for the mutual promises provided herein, the Parties agree as follows:

I.

Purchase and Sale Agreement. For the Purchase Price, Seller agrees to sell and convey Property to Buyer, and Buyer agrees to buy and pay Seller for the Property as described in **Exhibit "A"**, as part of the Immanuel Road Project. The promises by Buyer and Seller stated in this contract are the consideration for the formation of this contract. The obligation of the Buyer contained in this agreement are conditional on City Council of Pflugerville's approval and acceptance of the Purchase Agreement. In the event the City Council does not approve the acceptance of the Purchase Agreement, Buyer shall pay Seller \$100.00, as consideration for Seller's agreement to the condition on closing and shall return to Seller all original documents, unfiled with the County, at Buyer's expense.

II.

The Purchase Price. ONE HUNDRED SIX THOUSAND TWO HUNDRED FORTY-FOUR AND 00/100 (\$106,244.00) to be paid at closing.

III.

The Property. More or less one tract as described in **Exhibit "A"** (+/-0.4435-acre Right of Way) out of a +/-33.5458-acre parcel of land situated in the Alexander Walters Survey, Abstract No. 791, in Travis County, Texas attached hereto and incorporated by reference for all purposes.

IV.

Easement Instrument(s). The Instrument of Conveyance shall be in substantial conformance with the form and substance as stated in the **Special Warranty Deed (Exhibit “B”)**, attached hereto and incorporated by reference for all purposes.

V.

Miscellaneous.

- A. *Closing Date*. The parties shall close on this transaction within 30 days of City Council’s approval and acceptance of the Purchase Agreement.
- B. *Notice*. Any notice given under this Agreement must be in writing and may be given: (i) by depositing it in the United States mail, certified, with return receipt requested, addressed to the party to be notified and with all charges prepaid; (ii) by depositing it with Federal Express or another service guaranteeing “next day delivery”, addressed to the party to be notified and with all charges prepaid; (iii) by personally delivering it to the party, or any agent of the party listed in this Agreement; or (iv) by facsimile with confirming copy sent by one of the other described methods of notice set forth. Notice by United States mail will be effective on the earlier of the date of receipt or three (3) days after the date of mailing. Notice given in any other manner will be effective only when received. For purposes of notice, the addresses of the parties will, until changed as provided below, be as follows:

Buyer: City of Pflugerville
Attn: Sereniah Breland, City Manager
100 East Main Street
Pflugerville, Texas 78660

Seller: Jan & Dwain Selman
1012 Ramble Creek Dr.
Pflugerville, Texas 78660-2154

Severability; Waiver. If any provision of this agreement is illegal, invalid, or unenforceable, under present or future laws, it is the intention of the parties that the remainder of this Agreement not be affected, and, in lieu of each illegal, invalid, or unenforceable provision, that a provision be added to this Agreement which is legal, valid, and enforceable and is similar in terms to the illegal, invalid, or enforceable provision as is possible. Each of the rights and obligations of the parties hereto are separate covenants. Any failure by a party to insist upon strict performance by the other party of any provision of this Agreement will not be deemed a waiver of such provision or any other provision, and such party may at any time thereafter insist upon strict performance of any and all of the provisions of this Agreement.

- C. *Applicable Law and Venue*. The interpretation, performance, enforcement, and validity of this Agreement is governed by the laws of the State of Texas. Venue

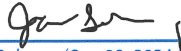
will be in a court of appropriate jurisdiction in Travis County, Texas.

- D. Entire Agreement.* With the exception of the permits and approvals to be issued in connection with this Agreement, this Agreement contains the entire agreement of the Parties and there are no other agreements or promises, oral or written between the Parties regarding the subject matter of this Agreement. This Agreement can be amended only by written agreement signed by the Parties. This Agreement supersedes all other agreements between the Parties concerning the subject matter hereof.
- E. Exhibits and Counterparts.* All exhibits referred to in or attached to this Agreement are incorporated into and made a part of this Agreement for all purposes. The section headings contained in this Agreement are for convenience only and do not enlarge or limit the scope or meaning of the sections. The Parties acknowledge that each of them have been actively and equally involved in the negotiation of this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting party will not be employed in interpreting this Agreement or any exhibits hereto. If there is any conflict or inconsistency between the provisions of this Agreement and otherwise applicable City ordinances, the terms of this Agreement will control. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which will together constitute the same instrument. This Agreement will become effective only when one or more counterparts bear the signatures of all the parties.
- F. Representations and Warranties by Seller.* Seller warrants, represents, covenants, and agrees that Seller has fee simple absolute title to the Property described in **Exhibit "A"**, that said Property is free of any liens or other encumbrances that would prevent this sale, and that Seller meets all requirements to contract with the City of Pflugerville as provided by Chapter 38 of the City's Code of Ordinances.
- G. Eligibility Certification.* Seller certifies that the individual or business entity named in the Agreement is not ineligible to receive the award of or payments under the Agreement and acknowledges that the Agreement may be terminated and payment withheld if this certification is inaccurate.
- H. Payment of Debt or Delinquency to the State or Political Subdivision of the State.* Pursuant to Chapter 38, City of Pflugerville Code of Ordinances, Seller agrees that any payments owing to Seller under the Agreement may be applied directly toward any debt or delinquency that Seller owes the City of Pflugerville, State of Texas or any political subdivision of the State of Texas regardless of when it arises, until such debt or delinquency is paid in full.
- I. Texas Family Code Child Support Certification.* Seller certifies that it is not ineligible to receive the award of or payments under the Agreement and acknowledges that the Agreement may be terminated and payment may be withheld if this certification is inaccurate.

EXECUTED this the ____ day of _____ 2024.

SELLER:

JAN CAROL SELMAN a/k/a JAN SELMAN

By: 
Jan Selman (Sep 23, 2024 10:33 CDT)

SELLER:

DWAIN SELMAN a/k/a CHARLES DWAIN SELMAN

By: *dwain selman*
dwain selman (Sep 23, 2024 10:22 CDT)

PURCHASER:

CITY OF PFLUGERVILLE,
a Texas home rule municipality

By: _____
Sereniah Breland, City Manager

ATTEST:

By: _____
Trista Evans, City Secretary

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That **JAN CAROL SELMAN a/k/a JAN SELMAN AND DWAIN SELMAN a/k/a CHARLES DWAIN SELMAN**, of the County of Travis, Texas, whose address is 1012 Ramble Creek Dr., Pflugerville, Texas 78660-2154 ("Grantor"), for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to the **CITY OF PFLUGERVILLE, TEXAS**, a home-rule municipality located in Travis County, Texas ("Grantee"), whose mailing address is P.O. Box 589, Pflugerville, Travis County, Texas 78691, the receipt and sufficiency of which consideration are hereby acknowledged and confessed, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto, Grantee, the property depicted on Exhibit "A" attached hereto and incorporated herein by reference ("Property") subject to all of the reservations, exceptions and other matters set forth or referred to herein.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and Grantee's successors or assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Signature page to follow.

EXECUTED AND EFFECTIVE as of this _____ day of _____, 2024.

GRANTOR:

DWAIN SELMAN a/k/a
CHARLES DWAIN SELMAN

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, a Notary Public, on this day personally appeared **DWAIN SELMAN a/k/a CHARLES DWAIN SELMAN** known to me to be the person whose name is subscribed to the foregoing instrument, and having been sworn, upon her oath stated that she is authorized to execute such instrument; and that said instrument is executed as the free and voluntary act and deed for the purposes and consideration expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____ 2024.

(seal)

Notary Public Signature

GRANTOR:

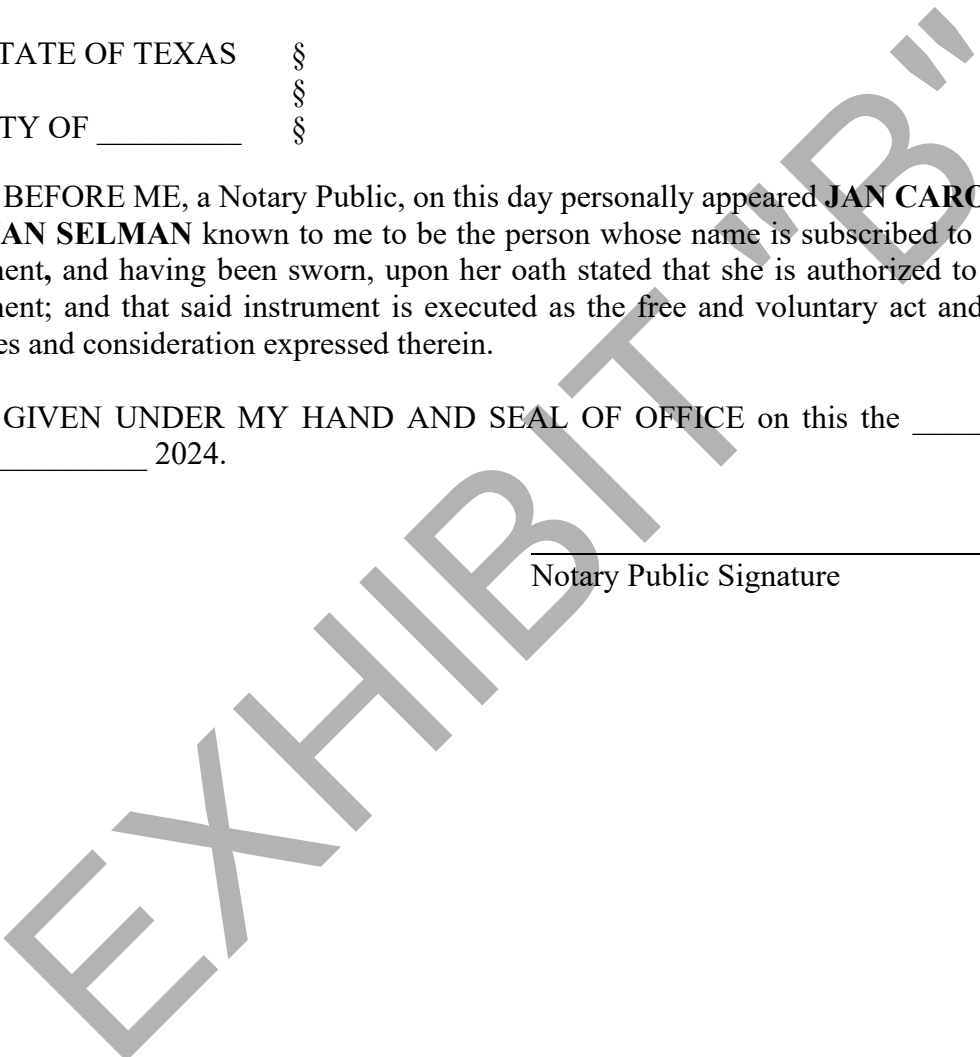
JAN CAROL SELMAN a/k/a
JAN SELMAN

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, a Notary Public, on this day personally appeared **JAN CAROL SELMAN a/k/a JAN SELMAN** known to me to be the person whose name is subscribed to the foregoing instrument, and having been sworn, upon her oath stated that she is authorized to execute such instrument; and that said instrument is executed as the free and voluntary act and deed for the purposes and consideration expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____ 2024.

(seal) _____
Notary Public Signature



GRANTEE:

AGREED AND ACCEPTED:

CITY OF PFLUGERVILLE, TEXAS,
a Texas home-rule municipality

By: _____
Sereniah Breland, City Manager

ATTEST:

By: _____
Trista Evens, City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on _____, 2024, by Sereniah Breland, City Manager of the City of Pflugerville, Texas, a Texas home-rule municipality, on behalf of said municipality.

Notary Public Signature

(seal)

AFTER RECORDING, RETURN TO:

Mrs. Norma Martinez, MBA
Real Estate Manager
City of Pflugerville
15500 Sun Light Near Way
Pflugerville, Texas 78691

Page 1 of 5
 Project No. RTG-001
 February 17, 2023
 Revised: December 6, 2023
 Texas

Parcel 7
 0.4435 Acres (19317 Square Feet)
 Alexander Walters Survey, Abstract 791
 Travis County,

DESCRIPTION

DESCRIPTION OF A 0.4435 ACRE (19,317 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ALEXANDER WALTERS SURVEY, ABSTRACT NO. 791, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN REMAINDER OF 223.3400 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO DWAIN AND JAN SELMAN OF RECORD IN DOCUMENT NUMBER 2020209946, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.4435 ACRE (19,317 SQUARE FOOT) PARCEL OF LAND BEING SURVEYED ON THE GROUND FROM SEPTEMBER, 2021, THROUGH JUNE, 2022, AND DECEMBER, 2022, THROUGH JULY, 2023, UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, RPLS, LSLs, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the existing east right of way line of Immanuel Road, a variable width right of way, no dedication found to date, same line being the west boundary line of said Remainder of 223.3400 acre tract, at its intersection with the existing south right of way line of Wells Branch Parkway, a variable width right of way, of record in Document No. 2007043833, of the Official Public Records of Travis County, Texas (OPR), for the northwest corner (Grid Coordinates determined as N=10,127,298.39 E=3,151,927.91) and **POINT OF BEGINNING** of the herein described tract;

THENCE, North 71°40'58" East, with said existing south right of way line of Wells Branch Parkway, a distance of **18.15 feet**, to a calculated point, at its intersection with the proposed east right of way of Immanuel Road, for the northeast corner of the herein described tract;

THENCE, over and across said Remainder of 223.3400 acre tract, the following six (6) courses and distances:

1. A curve to the left, having a delta angle of 01°09'20", a **radius of 5950.00 feet**, an arc length of 120.01 feet, and a chord which bears **South 26°01'24" West**, for a chord distance of **120.01 feet**, to a calculated point;
2. **South 17°56'26" West**, a distance of **124.71 feet**, to a calculated point;
3. A curve to the left, having a delta angle of 00°16'20", a **radius of 5935.00 feet**, an arc length of 28.20 feet, and a chord which bears **South 24°06'56" West**, for a chord distance of **28.20 feet**, to a calculated point;
4. A curve to the right, having a delta angle of 01°52'35", a **radius of 6065.00 feet**, an arc length of 198.62 feet, and a chord which bears **South 24°55'04" West**, for a chord distance of **198.61 feet**, to a calculated point;
5. **South 33°26'06" West**, a distance of **123.05 feet**, to a calculated point; and
6. **South 17°45'45" East**, a distance of **30.55 feet**, to a calculated point in the north right of way line of Killingsworth Lane, a fifty foot (50') wide right of way, no dedication found to date, same line being the south boundary line of said Remainder of 223.3400 acre tract for the southeast corner of the herein described tract;

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Project No. RTG-001
February 17, 2023
Revised: December 6, 2023
Texas

Parcel 7
0.4435 Acres (19317 Square Feet)
Alexander Walters Survey, Abstract 791
Travis County,

THENCE, North 62°22'35" West, with said common line of Killingsworth Lane and the Remainder of 223.3400 acre tract, a distance of **52.56 feet**, to a calculated point in said existing east right of way of Immanuel Road for the southwest corner of the herein described tract;

THENCE, North 27°10'04" East, with said common line of Immanuel Road and the Remainder of 223.3400 acre tract, a distance of **600.27 feet**, to the **POINT OF BEGINNING**, and containing 0.4435 acres (19,317 square feet), more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone, (NAD 83(2011)). All distances are surface values represented in US Survey Feet based on a Surface-to-Grid Combined Adjustment Factor of 0.999910010.

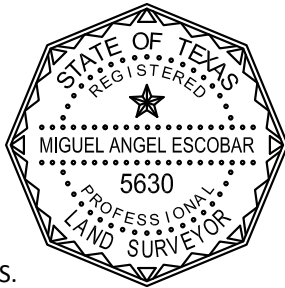
The foregoing metes and bounds description, and survey on which it was based, is accompanied by and a part of a survey map of the subject tract.

THE STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENT
COUNTY OF TRAVIS §

That I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the months of from September, 2021, through June, 2022, and December, 2022, through July, 2023, under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 06th of December, 2023, A.D.

INLAND GEODETICS



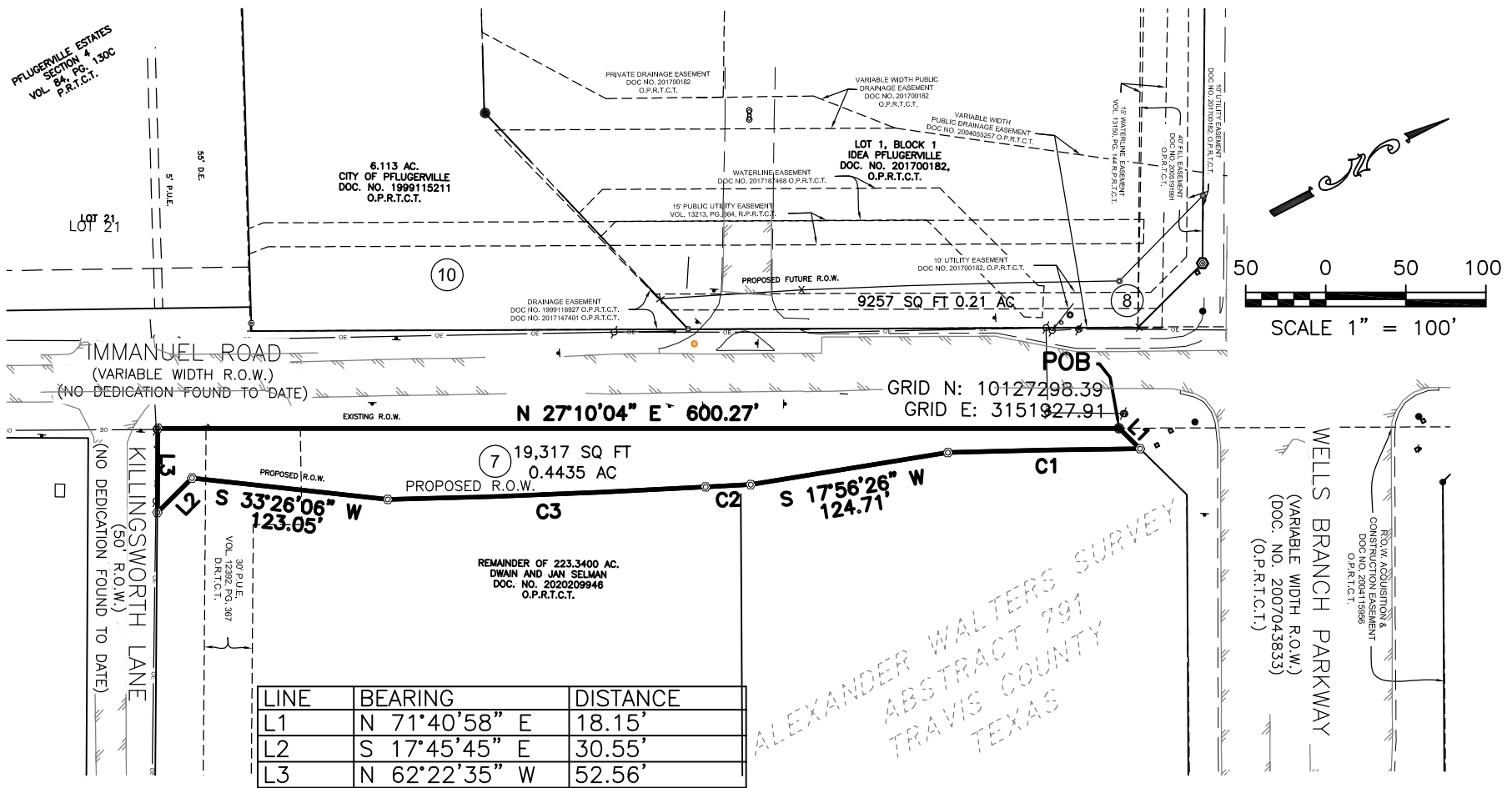
Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10059100

S:\RTG\COP IMMANUEL ROAD\DESCRIPTIONS\ROW PARCELS\RTG-001-P7-DESC.docx



EXHIBIT "A"

PLAT TO ACCOMPANY DESCRIPTION



LINE	BEARING	DISTANCE
L1	N 71°40'58" E	18.15'
L2	S 17°45'45" E	30.55'
L3	N 62°22'35" W	52.56'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5950.00'	120.01'	120.01'	S 26°01'24" W	1°09'20"
C2	5935.00'	28.20'	28.20'	S 24°06'56" W	0°16'20"
C3	6065.00'	198.62'	198.61'	S 24°55'04" W	1°52'35"

PROJECT NO.: RTG-001

12/06/2023

PARCEL PLAT SHOWING PROPERTY OF

DWAIN AND JAN SELMAN

PARCEL 7
0.4435 AC.
19,317 SQ. FT.

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX, 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

SCALE
1" = 100'

TRAVIS COUNTY

PROJECT
IMMANUEL RD.

PAGE 3 OF 5

EXHIBIT "A"

PLAT TO ACCOMPANY DESCRIPTION

TITLE RESOURCES GUARANTY COMPANY
 GF NO. 232III6-KFO
 SCHEDULE B:

- I. DELETED
- IOa. EASEMENT:
 RECORDED: VOLUME 4049, PAGE 752, DEED RECORDS, TRAVIS COUNTY, TEXAS.
 TO: CITY OF AUSTIN PURPOSE: ELECTRIC LINES AND SYSTEMS
 - IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.
- IOb. EASEMENT:
 RECORDED: DOCUMENT NO. 2000046737, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
 TO: NEXTEL OF TEXAS, INC., DBA NEXTEL COMMUNICATIONS
 PURPOSE: INGRESS, EGRESS AND ACCESS
 - IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.
- IOc. EASEMENT:
 RECORDED: DOCUMENT NO. 2004II5956, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
 TO: TRAVIS COUNTY, TEXAS
 PURPOSE: RIGHT OF ENTRY, POSSESSION AND CONSTRUCTION
 - IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.
- IOd. TERMS, CONDITIONS, AND STIPULATIONS IN THE PUBLIC UTILITY EASEMENT AGREEMENT:
 RECORDED: VOLUME I2392, PAGE 367, REAL PROPERTY RECORDS AND DOCUMENT NO. 2008017972, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
 - THE LOCATION IS SHOWN
- IOe. TERMS, CONDITIONS, AND STIPULATIONS IN THE COMMUNICATIONS SITE LEASE AGREEMENT:
 RECORDED: DOCUMENT NO. 2000046737 AMENDED IN DOCUMENT NO. 2011013638, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
 FURTHER AFFECTED BY THAT CONSENT, NONDISTURBANCE AND ATTORNMENT AGREEMENT RECORDED IN DOCUMENT NO. 2011013637, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
 - IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.
- IOf. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT TO DEDICATE RIGHT OF WAY :
 RECORDED: DOCUMENT NO. 2006013020, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
 - IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.

- IOg. TERMS, CONDITIONS, AND STIPULATIONS IN THE GRANT OF EASEMENT AND ASSIGNMENT OF LEASE :
 RECORDED: DOCUMENT NO. 2011013636, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
 TO: GLOBAL SIGNAL ACQUISITIONS IV, LLC
 - IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.
- IOh. TERMS, CONDITIONS, AND STIPULATIONS IN THE CITY OF PFLUGERVILLE NON ANNEXATION DEVELOPMENT AGREEMENT: RECORDED: DOCUMENT NO. 2013200764, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
 - THIS IS A BLANKET EASEMENT.
- IOi. TERMS, CONDITIONS, AND STIPULATIONS IN ORDINANCE NO. I361-18-09-II:
 RECORDED: DOCUMENT NO. 2018I52460, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
 - THIS IS A BLANKET EASEMENT.
- IOj. TERMS, CONDITIONS, AND STIPULATIONS IN THE LISSO FARM AGREEMENT:
 RECORDED: DOCUMENT NO. 2020015680 AND DOCUMENT NO. 2020061535, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
 - THIS IS A BLANKET EASEMENT.
- IOk. NOT A SURVEY MATTER.
- IOl. RIGHTS OF PARTIES IN POSSESSION.
- IOm. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.
- IOn. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- IOo. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS.

PROJECT NO.: RTG-001

12/06/2023


 <p>INLAND GEODETTICS PROFESSIONAL LAND SURVEYORS 1504 CHISHOLM TRAIL RD. STE. 103 ROUND ROCK, TX. 78681 PH. (512) 238-1200, FAX (512) 238-1251 FIRM REGISTRATION NO. 100591-00</p>	PARCEL PLAT SHOWING PROPERTY OF DWAIN AND JAN SELMAN	PARCEL 7 0.4435 AC. 19,317 SQ. FT.
	TRAVIS COUNTY	PROJECT IMMANUEL RD.

EXHIBIT "A"

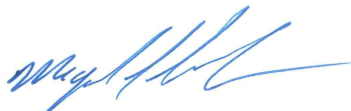
PLAT TO ACCOMPANY DESCRIPTION

NOTES:

- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD_83 (2011)). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.999910010.
- REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TITLE RESOURCES GUARANTY COMPANY UNDER GF NO. 232III6-KFO, EFFECTIVE JUNE 8, 2023, ISSUED JUNE 15, 2023. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
- THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

LEGEND	
P.U.E.	PUBLIC UTILITY EASEMENT
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
●	1/2" IRON ROD FOUND
⊙	1/2" IRON ROD WITH PLASTIC CAP FOUND
⊗	5/8" IRON ROD SET WITH PLASTIC CAP "INLAND GEO"

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION FROM SEPTEMBER, 2021 THROUGH JUNE, 2022, AND DECEMBER, 2022 THROUGH JULY, 2023.



12/06/2023

MIGUEL A. ESCOBAR DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5630
 LICENSED STATE LAND SURVEYOR
 INLAND GEODETICS
 FIRM REGISTRATION NO. 100591-00
 1504 CHISHOLM TRAIL ROAD, SUITE 103
 ROUND ROCK, TEXAS 78681



PROJECT NO.: RTG-001

12/06/2023

**INLAND
GEODETICS**

PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF
DWAIN AND JAN SELMAN

TRAVIS COUNTY

PARCEL 7
0.4435 AC.
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PROJECT
IMMANUEL RD. PAGE 5 OF 5