

LEGEND

- Surveied Property Line
- Adjoining Property Line
- Fence
- Overhead Electric & Communication Line
- Culvert
- Utility Pole
- Electric Meter
- Calculated Point
- Monument Found (as noted)
- 1/2" Diameter Rebar Set w/ Cap
- Concrete R.O.W. Monument Found

LEGAL DESCRIPTION (RECORDED)

BEGINNING AT AN IRON PIN IN THE NORTH RIGHT OF WAY OF HIGHWAY 96, SAME BEING THE SE CORNER OF TRACT NO. 1; THENCE WITH THE NORTH RIGHT OF WAY OF 96, S 61° 45' E 276.5 FEET TO A CONCRETE MONUMENT ON THE NORTH RIGHT OF WAY OF 96; THENCE N 61° 30' E 75.0 FEET TO A CONCRETE MONUMENT AT NORTH RIGHT OF WAY OF COUNTY ROAD; THENCE S 47° 15' E 55.0 FEET TO A CONCRETE MONUMENT ON THE SOUTH SIDE OF COUNTY ROAD; THENCE S 29° 15' W 64.0 FEET TO A CONCRETE MONUMENT IN THE NORTH RIGHT OF WAY OF HIGHWAY 96; THENCE S 61° 45' E 194.0 FEET TO AN IRON PIN IN THE NORTH RIGHT OF WAY OF HIGHWAY 96; THENCE LEAVING THE RIGHT OF WAY OF SAID HIGHWAY AND FLORENCE RICHARDSON'S OUTSIDE BOUNDARY LINE; THENCE N 18° 30' E WITH THE BRANCH 162.5 FEET TO A POINT UNDER A BRIDGE OVER BRANCH; THENCE N 18° 30' E WITH THE BRANCH 162.5 FEET TO A POINT UNDER A BRIDGE OVER BRANCH; THENCE N 21° E 96.0 FEET TO AN IRON PIN IN THE CENTER OF BRANCH IN MRS. BOWIE'S SOUTH LINE; THENCE WITH THE SOUTH SIDE OF MRS. BOWIE'S SOUTH LINE N 71° 15' W 369.5 FEET TO AN IRON PIN IN MRS. BOWIE'S LINE; THENCE S 34° 45' W 226.5 FEET TO THE BEGINNING, CONTAINING 2 ACRES MORE OR LESS ACCORDING TO SURVEY OF ELBERT F. LUTHER, JR.

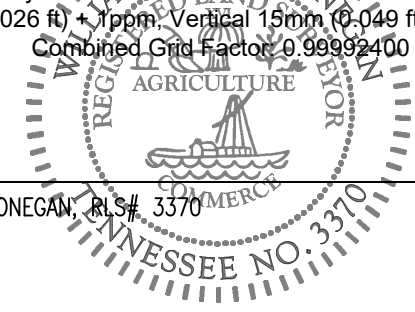
LEGAL DESCRIPTION (MEASURED)

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 18, ASSESSORS OFFICE, AND LYING WHOLLY WITHIN THE 1ST CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE. BOUNDED IN GENERAL BY STATE HIGHWAY 96 ON THE SOUTH; PATRICIA LAMPLEY (REF. DEED BOOK 284 PAGE 185, R.O.W.C. - PROPERTY MAP 18 PARCEL 48) ON THE WEST; TENN-TEX, LLC (REF. DEED BOOK 6981 PAGE 538, R.O.W.C. - PROPERTY MAP 18 PARCEL 47.06) AND THE CITY OF FAIRVIEW (REF. DEED BOOK 1089 PAGE 138, R.O.W.C. - PROPERTY MAP 18 PARCEL 47.01) ON THE NORTH; THE CITY OF FAIRVIEW AND LOT 3 OF NEW HOPE ESTATES (REF. PLAT BOOK 30 PAGE 104, R.O.W.C.) ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT $\frac{5}{8}$ " REBAR FOUND, BEING A SOUTHERLY CORNER OF TENN-TEX, LLC; THENCE WITH THE SOUTH LINE OF TENN-TEX, LLC AND THE SOUTH LINE OF THE CITY OF FAIRVIEW S 67° 09' 13" E PASSING A $\frac{1}{2}$ " REBAR SET AT 368.12', IN ALL, 382.28' TO A POINT IN THE CENTER OF A BRANCH; THENCE GENERALLY WITH THE CENTER OF SAID BRANCH S 34° 18' 58" W A DISTANCE OF 47.06' TO A POINT; THENCE S 16° 01' 42" W A DISTANCE OF 81.95' TO A POINT NEAR THE CENTER OF NEW HOPE ROAD; THENCE LEAVING NEW HOPE ROAD WITH THE WEST LINE OF LOT 3 OF NEW HOPE ESTATES S 06° 45' 23" E A DISTANCE OF 226.82' TO A $\frac{1}{2}$ " REBAR SET IN THE NORTH RIGHT OF WAY OF STATE HIGHWAY 96; THENCE WITH THE NORTH RIGHT OF WAY OF STATE HIGHWAY 96 N 57° 50' 02" W A DISTANCE OF 210.31' TO A $\frac{1}{2}$ " REBAR SET; THENCE N 46° 57' 18" E A DISTANCE OF 55.99' TO A CONCRETE RIGHT OF WAY MONUMENT; THENCE CONTINUING WITH THE NORTH RIGHT OF WAY OF STATE HIGHWAY 96 AND CROSSING NEW HOPE ROAD N 30° 23' 34" W A DISTANCE OF 56.89' TO A CONCRETE RIGHT OF WAY MONUMENT; THENCE S 87° 24' 18" W A DISTANCE OF 136.69' TO A $\frac{1}{2}$ " REBAR SET; THENCE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 197.77', WITH A RADIUS OF 8545.00', WITH A CHORD BEARING OF N 55° 28' 43" W, WITH A CHORD LENGTH OF 197.76' TO A POINT LOCATED N 36° 03' 33" E 2.19' FROM 1" IRON PIPE FOUND, BEING THE SOUTHEAST CORNER OF PATRICIA LAMPLEY; THENCE WITH THE EAST LINE OF LAMPLEY N 36° 03' 33" E A DISTANCE OF 228.08' TO A $\frac{5}{8}$ " REBAR FOUND, BEING THE POINT OF BEGINNING, CONTAINING 2.58 ACRES, MORE OR LESS. INCLUDED IN THE ABOVE DESCRIBED PROPERTY IS THE RIGHT OF WAY OF NEW HOPE ROAD CONTAINING 0.16 ACRES, MORE OR LESS, LEAVING A NET ACREAGE OF 2.42 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY T-SQUARE ENGINEERING, WILLIAM BRODIE DONEGAN, RLS 3370, 111 SE PKWY CT. FRANKLIN, TN 37064, AND DATED NOVEMBER 17, 2025.

CERTIFICATE OF ACCURACY
I hereby certify that this is a category IV (Remote Sensing) survey. This survey was done in compliance with the current Tennessee Minimum Standards of Practice.
This survey was performed using GNSS Equipment, RTK GNSS positional data was observed on/between the dates of 10/7/2025 and 10/8/2025 utilizing a Trimble R12/R12i dual frequency receiver. Locations used for this survey were derived using a VRS network of multiple TDOT CORS stations referenced to NAD 83 (Epoch 2010), Geoid 18. Positional accuracy of the GPS vectors does not exceed: Horizontal 8mm (0.026 ft) + 1ppm, Vertical 15mm (0.049 ft) + 1 ppm
Combined Grid Factor: 0.99992400

WILLIAM B. DONEGAN, RLS 3370 DATE



2.58 Total Acres
New Hope Road Right-of-Way 0.16 Acres
2.42 Net Acres

TENN-TEX LLC
DEED BOOK 6981
PAGE 538
MAP 18
PARCEL 47.06

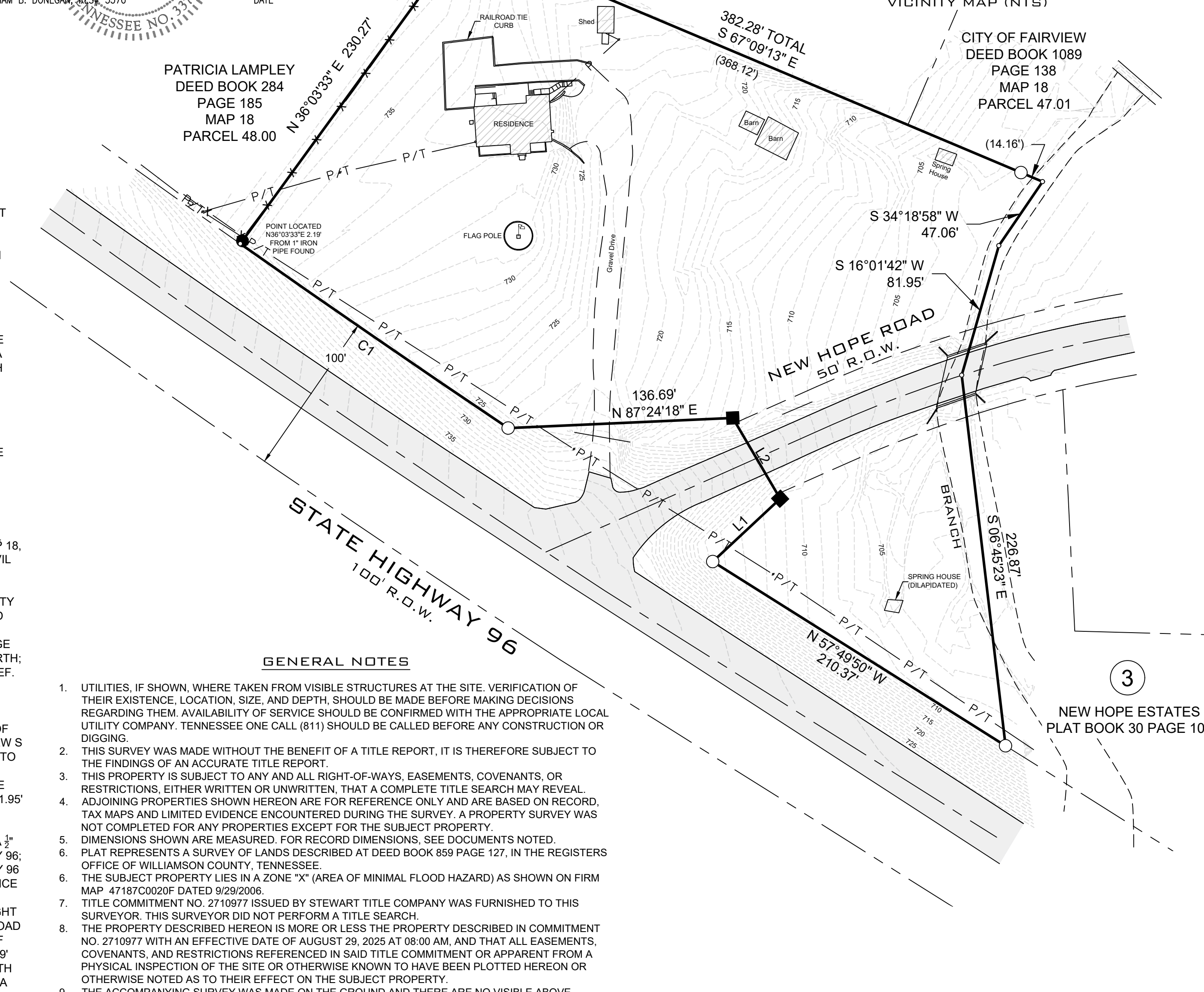
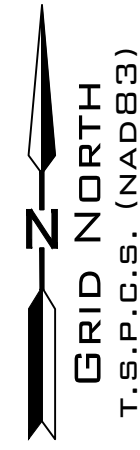
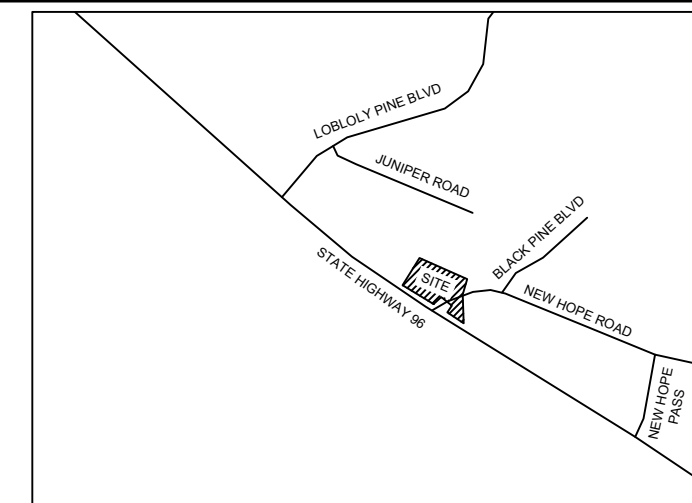
PATRICIA LAMPLEY
DEED BOOK 284
PAGE 185
MAP 18
PARCEL 48.00

CITY OF FAIRVIEW
DEED BOOK 1089
PAGE 138
MAP 18
PARCEL 47.01

NEW HOPE ESTATES
PLAT BOOK 30 PAGE 104

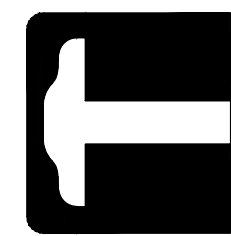
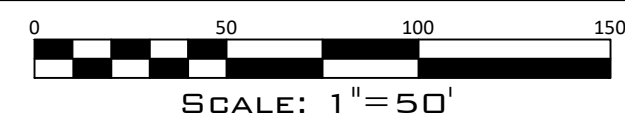
GENERAL NOTES

- UTILITIES, IF SHOWN, WHERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH, SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, COVENANTS, OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- ADJOINING PROPERTIES SHOWN HEREON ARE FOR REFERENCE ONLY AND ARE BASED ON RECORD, TAX MAPS AND LIMITED EVIDENCE ENCOUNTERED DURING THE SURVEY. A PROPERTY SURVEY WAS NOT COMPLETED FOR ANY PROPERTIES EXCEPT FOR THE SUBJECT PROPERTY.
- DIMENSIONS SHOWN ARE MEASURED. FOR RECORD DIMENSIONS, SEE DOCUMENTS NOTED.
- PLAT REPRESENTS A SURVEY OF LANDS DESCRIBED AT DEED BOOK 859 PAGE 127, IN THE REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP 47187C0020F DATED 9/29/2006.
- TITLE COMMITMENT NO. 2710977 ISSUED BY STEWART TITLE COMPANY WAS FURNISHED TO THIS SURVEYOR. THIS SURVEYOR DID NOT PERFORM A TITLE SEARCH.
- THE PROPERTY DESCRIBED HEREON IS MORE OR LESS THE PROPERTY DESCRIBED IN COMMITMENT NO. 2710977 WITH AN EFFECTIVE DATE OF AUGUST 29, 2025 AT 08:00 AM, AND THAT ALL EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND THERE ARE NO VISIBLE ABOVE GROUND ENCROACHMENTS OF BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS OBSERVED AT THE TIME OF THE SURVEY ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY, AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TENNESSEE.
- ZONING REPORT NOT PROVIDED AT TIME OF SURVEY
- ALL OBSERVED UTILITIES, BASED UPON ABOVE GROUND EVIDENCE AT THE TIME OF SURVEY, ARE SHOWN HEREON.
- THE SUBJECT PROPERTY ABUTS AND HAS DIRECT, PHYSICAL ACCESS TO HIGHWAY 96 AND NEW HOPE ROAD, BOTH ARE PUBLICLY DEDICATED RIGHT-OF-WAY.
- NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE PROPERTY AT THE TIME OF SURVEY.
- THE LEGAL DESCRIPTION OF THE PROPERTY DESCRIBES A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS OR GORES.



Line Table		
LINE	BEARING	DISTANCE
L1	N 46° 57' 18" E	55.99'
L2	N 30° 23' 34" W	56.89'

Curve Table					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	8545.00'	197.77'	197.76'	N 55° 28' 43" W	1° 19' 34"



T-SQUARE ENGINEERING
SURVEY DIVISION
111 SOUTHEAST PKWY CT, FRANKLIN, TN. 37064
PHONE: 615-678-8212
EMAIL: SURVEYING@T2-ENG.COM

ALTA/NSPS LAND TITLE SURVEY

EDDIE CLARK, VIRGINIA CLARK
1284 HWY 96 N
DEED BOOK 859 PAGE 127, R.O.W.C.
1ST CIVIL DISTRICT OF WILLIAMSON
COUNTY, TENNESSEE
MAP 18 PARCEL 48.01

REVISIONS		DATE	DATE
NO.	DATE		
		DATE: 17 NOV 2025	
		DRAWN BY: BAP	
		REVIEWER: WBD	

PROJECT
25-0913

SHEET
1 OF 1