GENERAL NOTES

1. THIS BOUNDARY SURVEY WAS PERFORMED IN ACCORDANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS (RULE 0820-03) AND PORTIONS OF THE SURVEY UTILIZED GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) EQUIPMENT TO ESTABLISH AND/OR VERIFY BOUNDARY CONTROL.

   GNSS OBSERVATIONS WERE CONDUCTED USING TRIMBLE R10 AND TRIMBLE R12I DUAL FREQUENCY RECEIVERS, CAPABLE OF TRACKING MULTIPLE SATELLITE CONSTELLATIONS AND UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS. OBSERVATIONS WERE PERFORMED WITH REFERENCE TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) REAL-TIME NETWORK (RTN), WHICH PROVIDES ACCESS TO THE NATIONAL SPATIAL REFERENCE SYSTEM (NSRS).

   HORIZONTAL CONTROL IS REFERENCED TO NAD83(2011) EPOCH 2010.0, AND VERTICAL CONTROL IS BASED ON NAVD88, UTILIZING GNSS-DERIVED ORTHOMETRIC HEIGHTS THROUGH THE APPLICATION OF GEOID12B.

   CONTROL POINTS WERE ESTABLISHED AND/OR VERIFIED WITH REDUNDANCY AND REPEATED OBSERVATIONS TO MEET OR EXCEED THE HORIZONTAL AND VERTICAL ACCURACY TOLERANCES REQUIRED FOR A BOUNDARY SURVEY IN TENNESSEE. FINAL COORDINATE VALUES MEET OR EXCEED THE POSITIONAL TOLERANCES OUTLINED IN RULE 0820-03-.07, WITH ANGULAR CLOSURE AND LINEAR PRECISION CONFORMING TO OR SURPASSING THE STANDARDS OF A CATEGORY 1 BOUNDARY SURVEY WHERE APPLICABLE.

   THE USE OF GNSS EQUIPMENT WAS LIMITED TO THOSE PORTIONS OF THE SURVEY WHERE CLEAR SKY CONDITIONS ALLOWED FOR SUFFICIENT SATELLITE GEOMETRY AND OBSERVATION INTEGRITY. ALL MONUMENTATION WAS PHYSICALLY LOCATED AND VERIFIED ON THE GROUND, AND BEARINGS WERE DERIVED FROM GNSS-BASED OBSERVATIONS REFERENCED TO GRID NORTH UNLESS OTHERWISE NOTED.

   CORS STATION DESIGNATION TNSF, LATITUDE 35°49'15".48602N, LONGITUDE 086°50'52".05409"W, ELLIPSOID HEIGHT: 233.2429

   POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.05', V0.08'

   COMBINED GRID FACTOR: 1.0000881851 CENTERED ON FIXED STATION 50 AS SHOWN HEREON.

2. THE SURVEYED PROPERTY IS CURRENTLY ZONED: D1 (RESIDENTIAL DISTRICT 1), SEE CURRENT THOMPSON'S STATION LAND DEVELOPMENT ORDINANCE (LDO) FOR MINIMUM REQUIREMENTS, NO ZONING REPORT WAS FURNISHED AT THE TIME OF THIS SURVEY.

3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0395F, WITH AN REVISED DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT: COMMUNITY NO. 470204, PANEL NO. 0395, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED, SAID MAP DEFINES ZONE "X" (OTHER AREAS) UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

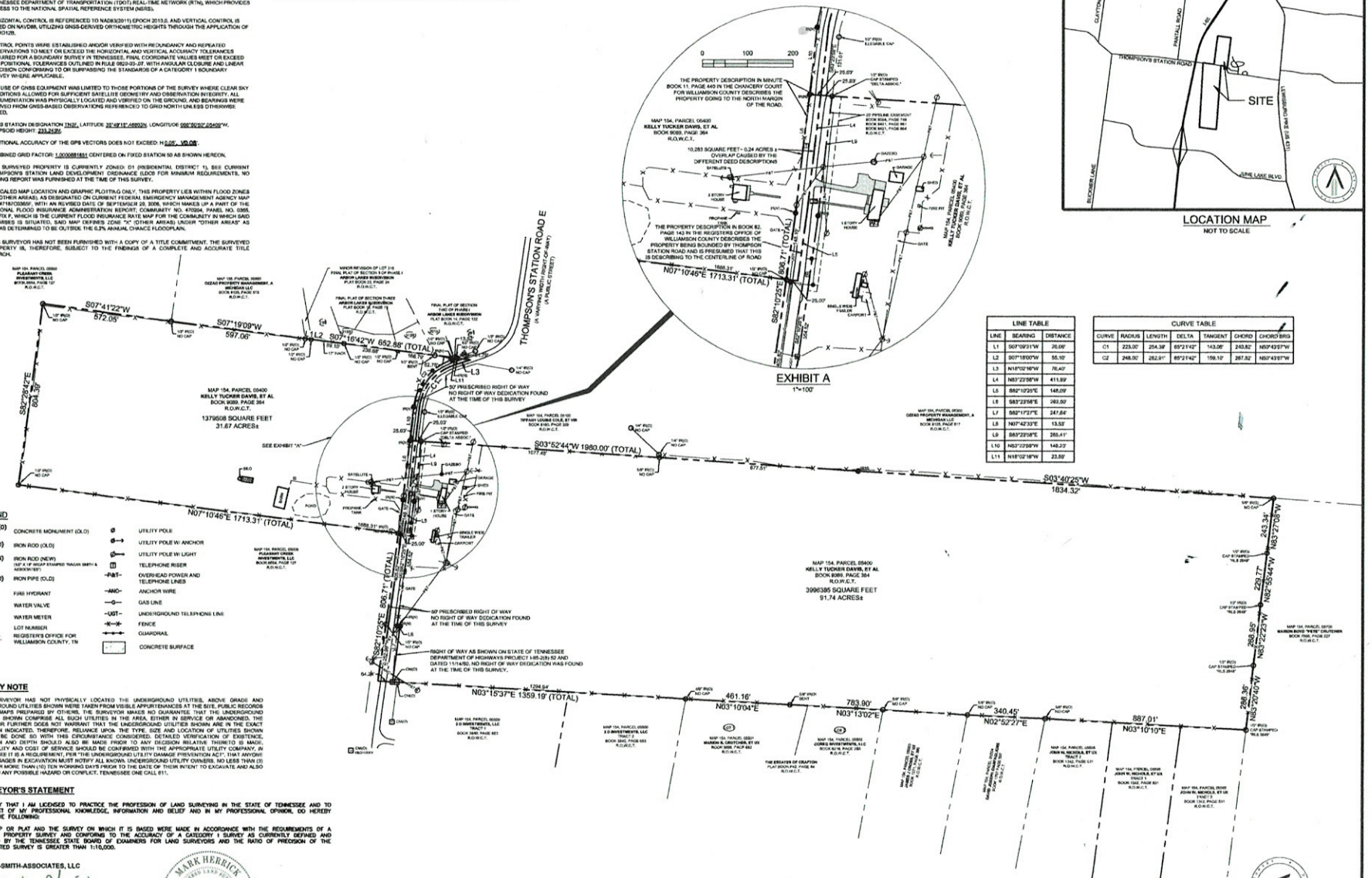
4. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A COPY OF A TITLE COMMITMENT. THE SURVEYED PROPERTY IS, THEREFORE, SUBJECT TO THE FINDINGS OF A COMPLETE AND ACCURATE TITLE SEARCH.

PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 05400 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 154.

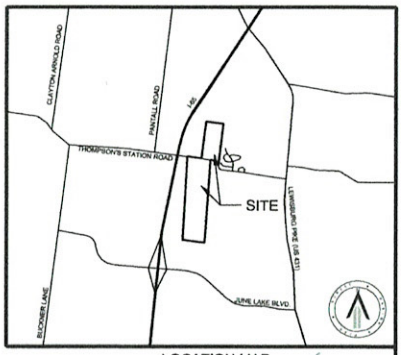
DEED REFERENCE

BEING THE SAME PROPERTY AS SHOWN ON THE AFFIDAVIT IN FURTHERANCE OF TITLE OF RECORD IN BOOK 9089, PAGE 364 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S07°09'31"W	26.09'
L2	S07°18'00"W	55.10'
L3	N18°02'16"W	76.40'
L4	N83°22'58"W	411.89'
L5	S82°10'25"E	148.09'
L6	S83°22'58"E	282.50'
L7	S82°11'27"E	247.64'
L8	N07°42'33"E	13.53'
L9	S83°22'58"E	265.41'
L10	N83°22'59"W	148.23'
L11	N18°02'16"W	23.59'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	223.00'	254.39'	65°21'42"	143.06'	240.82'	N50°43'07"W
C2	248.00'	282.91'	65°21'42"	159.10'	267.82'	N50°43'07"W



LOCATION MAP
NOT TO SCALE

LEGEND

CM(O)	CONCRETE MONUMENT (OLD)		UTILITY POLE
IR(O)	IRON ROD (OLD)		UTILITY POLE W/ ANCHOR
IR(N)	IRON ROD (NEW) (5/8" X 18" REBAR STAMPED "RAGAN SMITH & ASSOCIATES")		UTILITY POLE W/ LIGHT
IP(O)	IRON PIPE (OLD)		TELEPHONE RISER
	FIRE HYDRANT	-P&T-	OVERHEAD POWER AND TELEPHONE LINES
	WATER VALVE	-ANC-	ANCHOR WIRE
	WATER METER	-UGT-	GAS LINE
(1)	LOT NUMBER		UNDERGROUND TELEPHONE LINE
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN		FENCE
			GUARDRAIL
			CONCRETE SURFACE

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN, UNDERGROUND UTILITY OWNERS NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 811.

SURVEYOR'S STATEMENT

I CERTIFY THAT I AM LICENSED TO PRACTICE THE PROFESSION OF LAND SURVEYING IN THE STATE OF TENNESSEE AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF AND IN MY PROFESSIONAL OPINION, DO HEREBY STATE THE FOLLOWING:

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

RAGAN-SMITH-ASSOCIATES, LLC

BY: _____
MARK HERRICK, TN. R.L.S. NO.3356
DATE: OCTOBER 24, 2025
DATE OF FIELD SURVEY: SEPTEMBER 22, 2025

MARK HERRICK
REGISTERED LAND SURVEYOR
TENNESSEE NO. 3356
10/24/2025

NORTH PROPERTY AREA = 1,379,508 SQUARE FEET OR 31.67 ACRES ±
SOUTH PROPERTY 2 AREA = 3,996,385 SQUARE FEET OR 91.74 ACRES ±
-OVERLAP AREA 10,283 SQUARE FEET OR 0.24 ACRES ±
TOTAL AREA = 5,365,610 SQUARE FEET OR 123.18 ACRES ±

811 Know what's below. Call before you dig.

0 200 400

RaganSmith
a PAPE-DAWSON company

2829 & 2827 THOMPSON'S STATION RD

FOR

RYAN HOMES

THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=200'
Date: OCTOBER 24, 2025
Approved By: MH
Revisions:

Drawing Title:
BOUNDARY SURVEY

Drawing No.
1 OF 1

Project No.
25-0278