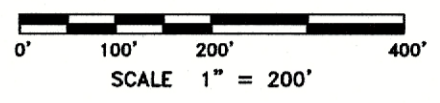


LEGEND

- ▲ MAG NAIL FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD WITH PLASTIC CAP MARKED "DELTA SURVEY" FOUND (UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD WITH CAP MARKED "RL SURVEYING" SET
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ METAL FENCE POST FOUND FOR CORNER
- ☼ COTTON GIN SPINDLE FOUND
- ⊙ POWER POLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ TELEPHONE MANHOLE
- ⊙ SIGN
- x—x—x— BARBED WIRE FENCE (UNLESS OTHERWISE NOTED)
- SL— APPROXIMATE LOCATION SURVEY LINE
- [ ] RECORD INFORMATION ADJOINER PROPERTY
- ( ) RECORD INFORMATION
- OPRTCT OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING



NOTES:

1. THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD83.
2. ONLY THOSE OBSERVABLE ABOVE GROUND IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY AT THE TIME OF THE SURVEY ARE SHOWN HEREON. THEREFORE, THERE MAY BE ADDITIONAL IMPROVEMENTS UNDER THE SURFACE THAT WERE PREVIOUSLY CONSTRUCTED THAT ARE NOT SHOWN ON THIS SURVEY.
3. THE PORTION OF 64.105 ACRES, TRACT 1 IS DESIGNATED BY THE TRAVIS CENTRAL APPRAISAL DISTRICT AS PROPERTY ID: 894628.
4. THIS PROPERTY HAS VEHICULAR ACCESS TO REIMERS-PEACOCK ROAD AND STATE HIGHWAY 71, A DEDICATED PUBLIC RIGHTS-OF WAY, THROUGH AN ACCESS EASEMENT, RECORDED IN DOCUMENT NO. 2017111946, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
5. THERE WAS NO OBSERVABLE ABOVE GROUND EVIDENCE OF CEMETERIES FOUND ON THIS PROPERTY.
6. THIS SURVEY IS BASED ON SURVEYS PREPARED BY RAMSEY LAND SURVEYING DURING JANUARY 2022, MARCH, 2024 AND DECEMBER, 2024.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN THE FOLLOWING ZONE AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP AND PANEL NO. 48453C0380J, COMMUNITY NUMBER 481026 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED JANUARY 22, 2020.

ZONE "X"- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (500-YEAR FLOOD)

THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

FIELD NOTES

A DESCRIPTION OF 10.203 ACRES OF LAND, SITUATED IN THE ADAMS, BEATY AND MOULTON SURVEY NO. 37, ABSTRACT 43 AND THE JOSHUA B. SHARPLESS SURVEY NO. 35, ABSTRACT 2124 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 64.105 ACRES OF LAND DESIGNATED AS TRACT 1, CONVEYED TO TL 99 LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 2022103400 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SAID 10.203 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, FOR REFERENCE, AT A MAG NAIL FOUND ON AN EASTERLY LINE OF THAT CERTAIN 117.07 ACRES, CONVEYED TO LAKE TRAVIS INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 2017111944 OF THE SAID OFFICIAL PUBLIC RECORDS, AND ALSO ON THE CENTERLINE OF A 60 FOOT INGRESS-EGRESS EASEMENT, DESCRIBED IN VOLUME 11926 AT PAGES 2366, 2372, 2378, 2384, 2390, AND 2397, AND VOLUME 11995, PAGE 119 ALL OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE MOST NORTHERLY WEST CORNER OF THAT CERTAIN 86.823 ACRE TRACT 10, CONVEYED TO MCLINTOCK PROPERTIES, LLC, RECORDED IN DOCUMENT NO. 2021167153, AND CREEKSIDE ROK LLC, RECORDED IN DOCUMENT NO. 2024055848, BOTH OF THE SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE SOUTHWEST CORNER OF THE REMAINDER OF THE SAID 64.105 ACRES TRACT 1, FROM WHICH, A 60D NAIL FOUND IN THE SAID CENTERLINE OF THE 60 FOOT INGRESS-EGRESS EASEMENT, SAME BEING ON A WESTERLY LINE OF THE SAID NAIL FOUND 86.823 ACRE TRACT 10, AND ON THE SAID EASTERLY LINE OF THE 117.07 ACRE TRACT, BEARS, S19°49'29"W, 80.43 FEET;

THENCE, DEPARTING THE SAID EASTERLY LINE OF THE 117.07 ACRE TRACT AND THE SAID CENTERLINE OF THE 60 FOOT INGRESS-EGRESS EASEMENT, ALONG THE WESTERLY LINE OF THE SAID 86.823 ACRE TRACT 10, SAME BEING THE EASTERLY LINE OF THE SAID REMAINDER OF THE 64.105 ACRE TRACT 1, GENERALLY AS FENCED WITH AN 8" WIRE GAME FENCE, N78°14'19"E, 1166.28 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "RL SURVEYING" SET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 10.203 ACRE TRACT;

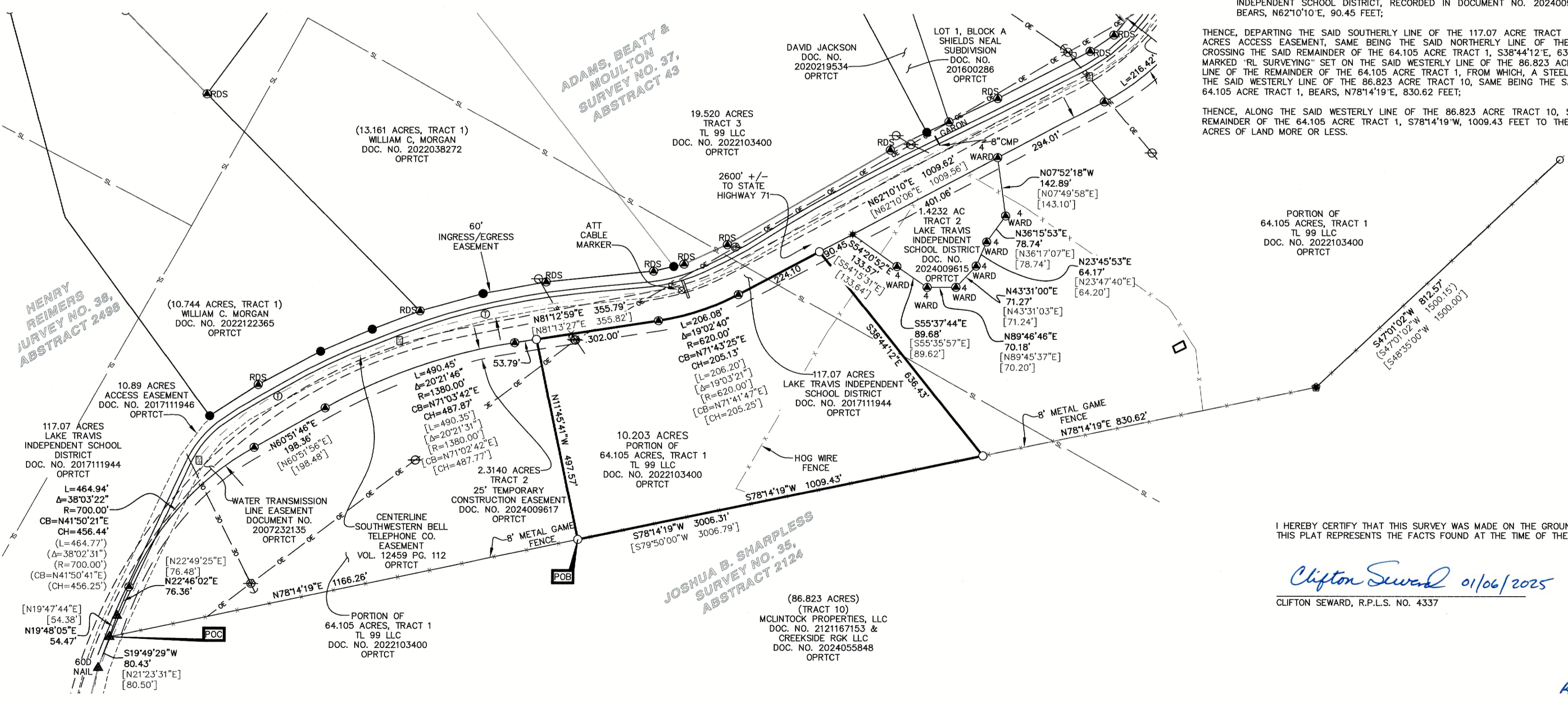
THENCE, DEPARTING THE SAID WESTERLY LINE OF THE 86.823 ACRE TRACT 10, SAME BEING THE SAID EASTERLY LINE OF THE REMAINDER OF THE 64.105 ACRE TRACT 1, CROSSING THE SAID REMAINDER OF THE 64.105 ACRE TRACT 1, N11°45'41"W, 497.57 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "RL SURVEYING" SET ON A SOUTHERLY LINE OF THE SAID 117.07 ACRE TRACT AND A SOUTHERLY LINE OF THAT CERTAIN 10.89 ACRES ACCESS EASEMENT, RECORDED IN DOCUMENT NO. 2017111946 OF THE SAID OFFICIAL PUBLIC RECORDS, SAME BEING A NORTHERLY LINE OF THE SAID REMAINDER OF THE 64.105 ACRE TRACT 1, FROM WHICH, A 1/2 INCH IRON ROD WITH CAP MARKED "DELTA SURVEY" FOUND FOR A POINT OF TANGENCY ON THE SAID SOUTHERLY LINE OF THE 117.07 ACRE TRACT AND THE SAID SOUTHERLY LINE OF THE 10.89 ACRES ACCESS EASEMENT, SAME BEING THE SAID NORTHERLY LINE OF THE REMAINDER OF THE 64.105 ACRE TRACT 1, BEARS, S81°12'59"W, 53.79 FEET;

THENCE, ALONG THE SAID SOUTHERLY LINE OF THE 117.07 ACRE TRACT, AND THE SAID SOUTHERLY LINE OF THE 10.89 ACRES ACCESS EASEMENT, SAME BEING THE SAID NORTHERLY LINE OF THE REMAINDER OF THE 64.105 ACRE TRACT 1, THE FOLLOWING THREE (3) COURSES:

1. N81°12'59"E, 302.00 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED "DELTA SURVEY" FOUND,
2. A DISTANCE OF 206.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 19°02'40", AND A CHORD THAT BEARS, N71°43'25"E, 205.13 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED "DELTA SURVEY" FOUND, AND
3. N62°10'10"E, 224.10 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "RL SURVEYING" SET, FROM WHICH, A COTTON GIN SPINDLE FOUND ON THE SAID SOUTHERLY LINE OF THE 117.07 ACRE TRACT AND THE SAID SOUTHERLY LINE OF THE 10.89 ACRES ACCESS EASEMENT, SAME BEING THE SAID NORTHERLY LINE OF THE REMAINDER OF THE 64.105 ACRE TRACT 1, FOR THE NORTHWEST CORNER OF THAT CERTAIN 1.4232 ACRES, TRACT 2, CONVEYED TO LAKE TRAVIS INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 2024009615 OF THE SAID OFFICIAL PUBLIC RECORDS, BEARS, N62°10'10"E, 90.45 FEET;

THENCE, DEPARTING THE SAID SOUTHERLY LINE OF THE 117.07 ACRE TRACT AND THE SAID SOUTHERLY LINE OF THE 10.89 ACRES ACCESS EASEMENT, SAME BEING THE SAID NORTHERLY LINE OF THE REMAINDER OF THE 64.105 ACRE TRACT 1, CROSSING THE SAID REMAINDER OF THE 64.105 ACRE TRACT 1, S38°44'12"E, 636.43 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "RL SURVEYING" SET ON THE SAID WESTERLY LINE OF THE 86.823 ACRE TRACT 10, SAME BEING THE SAID EASTERLY LINE OF THE REMAINDER OF THE 64.105 ACRE TRACT 1, FROM WHICH, A STEEL FENCE POST FOUND FOR AN ANGLE POINT ON THE SAID WESTERLY LINE OF THE 86.823 ACRE TRACT 10, SAME BEING THE SAID EASTERLY LINE OF THE REMAINDER OF THE 64.105 ACRE TRACT 1, BEARS, N78°14'19"E, 830.62 FEET;

THENCE, ALONG THE SAID WESTERLY LINE OF THE 86.823 ACRE TRACT 10, SAME BEING THE SAID EASTERLY LINE OF THE REMAINDER OF THE 64.105 ACRE TRACT 1, S78°14'19"W, 1009.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.203 ACRES OF LAND MORE OR LESS.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THIS PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

*Clifton Seward* 01/06/2025  
CLIFTON SEWARD, R.P.L.S. NO. 4337



Revised 01/22/2025

<p><b>BOUNDARY SURVEY OF 10.203 ACRES OUT OF 64.105 ACRES, TRACT 1 TL 99 LLC DOCUMENT NO. 2022103400 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY TEXAS</b></p>	
DRAWN BY	RUF
CHECKED	OS
DATE	1/22/2025
PROJECT NO	2149
DRAWING NO	2149.01
SHEET NO.	1 OF 1
FILENAME	BOUNDARY-2024-12-20.DWG

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**RAMSEY LAND SURVEYING**

TBPELS FIRM LICENSE NO. 10033200  
9433 BEE CAVES RD, STE 3-102  
AUSTIN, TEXAS 78746  
PHONE (512) 301-9398  
cseward@rlsurveying.com

1.	REVISED REFERENCE CALL SCRIVENER'S ERROR ON SOUTH LINE	R/JF	CS	1/22/2025
NO	REVISIONS	DRN	CHK	DATE