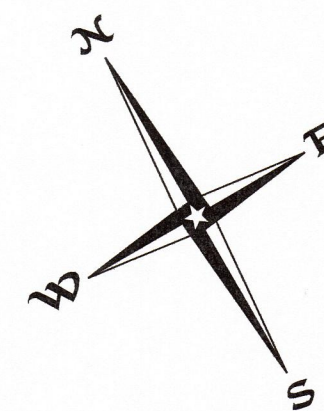


SCALE 1" = 30'

Legend

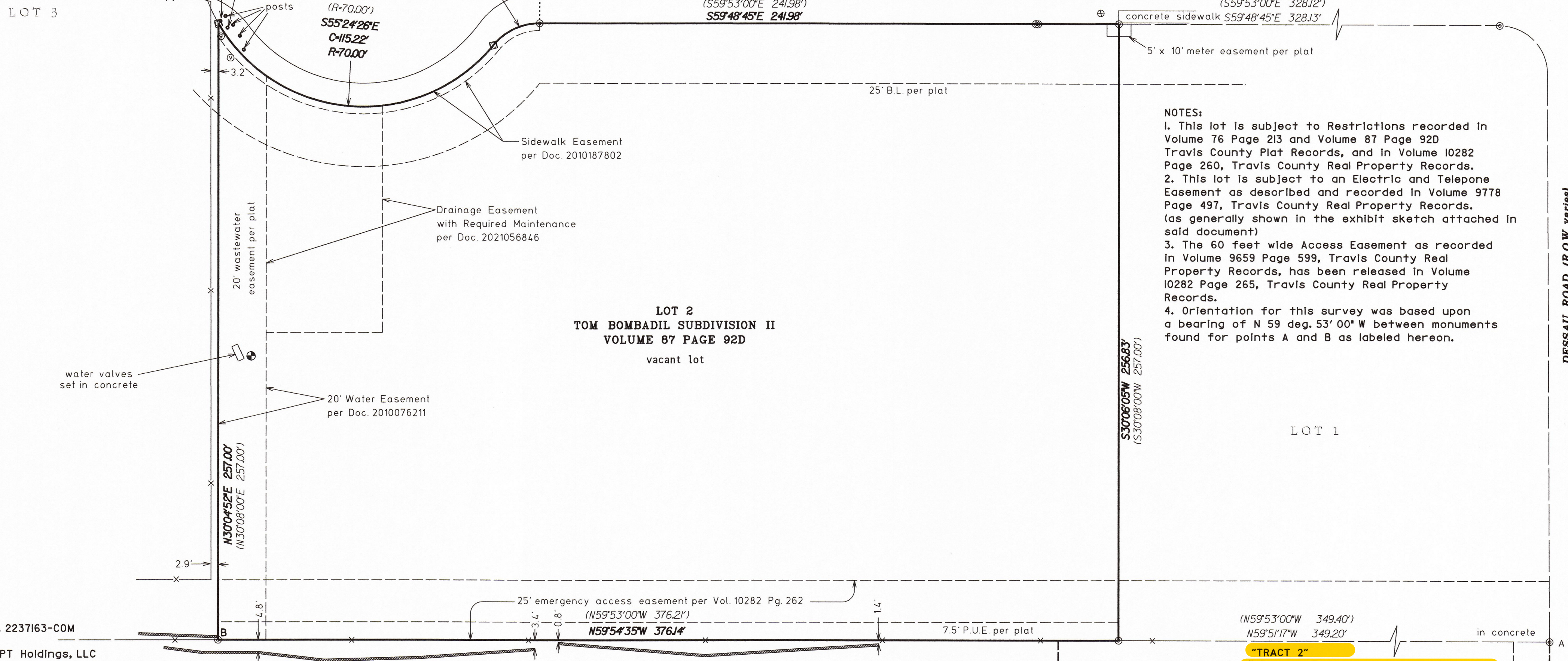
- ⊙ ½" Iron Rod Found
 - ⊙ ½" Iron Rod Found with plastic cap imprinted with "Holt Carson Inc."
 - ⊙ Gas Meter
 - ⊙ Gas Valve Station
 - ⊕ Electric Manhole
 - Chain Link Fence
 - ⊙ Sanitary Cleanout
 - ⊕ Fire Hydrant
 - ▬ Rock Wall
- (Record Bearing and Distance)



LOT 3

LOT 4

LOT 5



LOT 2
TOM BOMBADIL SUBDIVISION II
VOLUME 87 PAGE 92D

vacant lot

NOTES:

1. This lot is subject to Restrictions recorded in Volume 76 Page 213 and Volume 87 Page 92D Travis County Plat Records, and in Volume 10282 Page 260, Travis County Real Property Records.
2. This lot is subject to an Electric and Telephone Easement as described and recorded in Volume 9778 Page 497, Travis County Real Property Records. (as generally shown in the exhibit sketch attached in said document)
3. The 60 feet wide Access Easement as recorded in Volume 9659 Page 599, Travis County Real Property Records, has been released in Volume 10282 Page 265, Travis County Real Property Records.
4. Orientation for this survey was based upon a bearing of N 59 deg. 53' 00\"/>

DESSAU ROAD (R.O.W. varies)

LOT 1

GF No. 2237163-COM

TO: FPT Holdings, LLC
Independence Title Company
Title Resources Guaranty Company
THE STATE OF TEXAS
THE COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated roadway. This property is within Zone X (areas determined to be outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48453C 0270 J, dated August 18, 2014. THIS the 9th day of AUGUST, A.D., 2022.

BY:

Holt Carson

Holt Carson
Registered Professional Land Surveyor No. 5166



Pflugerville ISD
(34.967 acres)

Volume 13222 Page 2081

SURVEY MAP OF

LOT 2, TOM BOMBADIL SUBDIVISION II,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 87 PAGE 92D OF THE
PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
LOCATED ON DESSAU RIDGE LANE.

HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990
Firm Registration Number 10050700

A 791076