



(10.17 ACRES)
SUSAN L. RISING TRUSTEE
#2019128417 T.C.O.P.R.

LOT 1 & 2
RODS 15768 HPR LLC
#2009182572 T.C.O.P.R.
(2.8042 ACRES)
#2004042360 T.C.O.P.R.

2.61 Acres

7.523 ACRES
PORTION OF (8.240 ACRES)
#2008140776 T.C.O.P.R.

1.52 Acres

1.25 Acres

2.14 Acres

(1.761 ACRES)
CANA PARK LLC
#2014126234 T.C.O.P.R.

C633.04'
BS 31°55'25" W
R1576.65'
A637.38'

- SURVEY NOTES:**
- BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)-HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE", UTILIZING NGS CORRS/OPUS SOLUTION.
 - IRON ROD SET ARE 1/2" IRON REBAR WITH PLASTIC CAPS MARKED "CTL'S"
 - THIS SURVEY AN ALTA/NSPS LAND TITLE SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY.
 - FLOOD MAP SUBJECT TO SCALE UNCERTAINTY AND THEREFOR IS APPROXIMATE.
 - UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.
 - INFORMATION OF EASEMENTS, SERVITUDES OR COVENANTS IF ANY SHOWN HEREON ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT REFERENCED HEREON AND NO OTHER RESEARCH WAS PERFORMED OR REQUESTED BY CLIENT.
 - LOCATION OF ALL WATERLINES, PIPELINES (ABOVE-GROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREON ARE APPROXIMATE AND BASED SOLELY ON VISIBLE EVIDENCE. NOT ALL OVERHEAD ELECTRIC POLES AND GUY WIRES WERE LOCATED, ONLY THOSE REQUIRED TO SHOW THE LOCATION OF THE LINES. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES ASSOCIATED WITH THESE UTILITIES.

7.523 ACRE TRACT

LEGAL DESCRIPTION: BEING 7.523 ACRES OF LAND OUT OF WILLIAM CONRADI SURVEY NO. 7, ABSTRACT NO. 211 IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 8.240 ACRE TRACT DESCRIBED DOC. #2008140776 OF THE OFFICIAL PUBLIC RECORDS OF SAID TRAVIS COUNTY, TEXAS; SAID 7.523 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN DECEMBER 2021:

BEGINNING AT A 1/2" IRON ROD WITH CAP FOUND IN THE WEST LINE OF HAMILTON POOL ROAD AND THE NORTH LINE OF SAID 8.240 ACRE TRACT FOR THE SOUTHEAST CORNER OF THAT CERTAIN 2.8042 ACRE TRACT DESCRIBED IN DOC. #2004042360 OF SAID OFFICIAL PUBLIC RECORDS AND THE NORTHEAST CORNER HEREOF;

THENCE ALONG THE WEST LINE OF SAID HAMILTON POOL ROAD AND CROSSING SAID 8.240 ACRE TRACT, THE FOLLOWING 2 COURSES:

- SOUTH 20°13'00" WEST A DISTANCE OF 120.38 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND;
- ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 637.38 FEET, WITH A RADIUS OF 1576.65 FEET, WITH A CHORD OF SOUTH 31°55'25" WEST A DISTANCE OF 633.04 FEET TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND IN THE SOUTH LINE OF SAID 8.240 ACRE TRACT FOR THE NORTHEAST CORNER OF THAT CERTAIN 1.761 ACRE TRACT DESCRIBED IN DOC. #2014126234 OF SAID OFFICIAL PUBLIC RECORDS AND THE SOUTHEAST CORNER HEREOF;

THENCE NORTH 41°51'25" WEST A DISTANCE OF 462.99 FEET ALONG THE COMMON LINE OF SAID 1.761 ACRE TRACT AND SAID 8.240 ACRE TRACT TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND IN THE EAST LINE OF THAT CERTAIN 7.693 ACRE TRACT DESCRIBED IN DOC. #2014027199 OF SAID OFFICIAL PUBLIC RECORDS FOR THE NORTHWEST CORNER OF SAID 1.761 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 8.240 ACRE TRACT AND THE SOUTHWEST CORNER HEREOF;

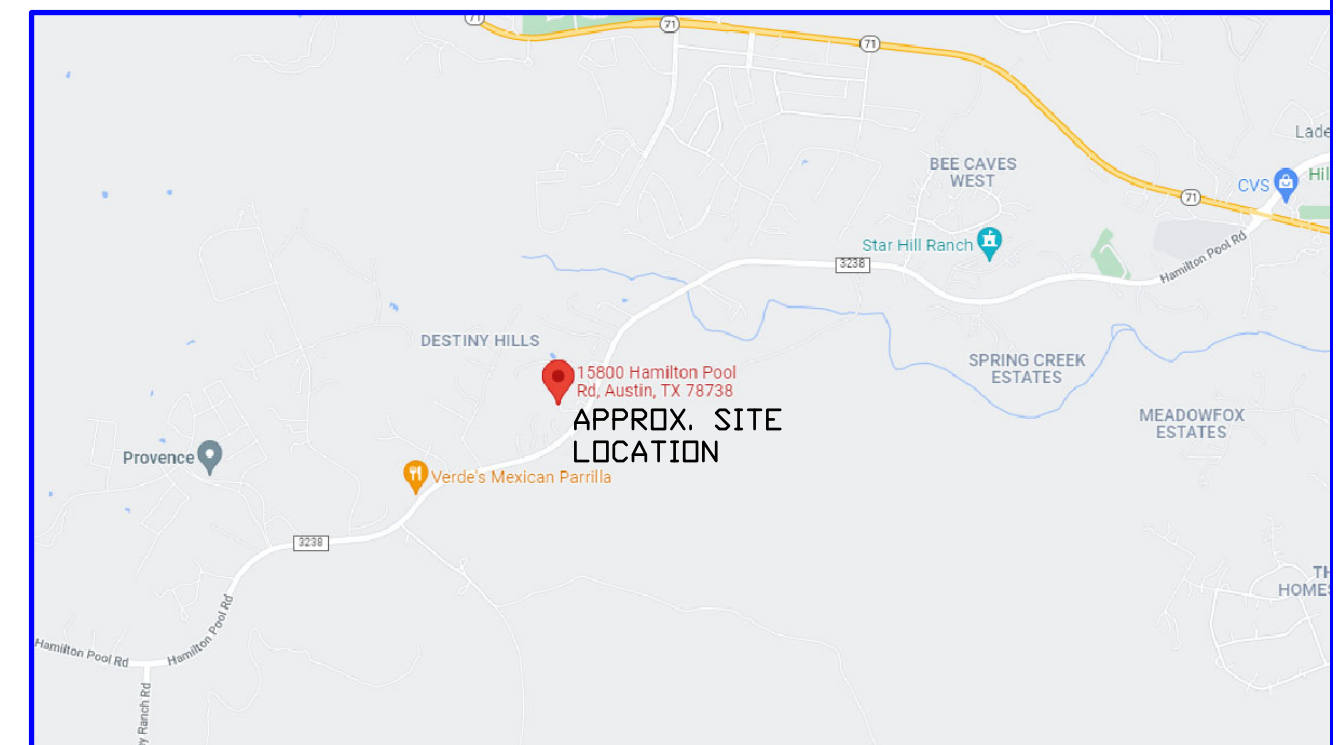
THENCE NORTH 19°08'28" EAST A DISTANCE OF 47.83 FEET ALONG THE COMMON LINE OF SAID 7.693 ACRE TRACT AND SAID 8.240 ACRE TRACT TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID 7.693 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 10.17 ACRE TRACT DESCRIBED IN DOC. #2019128417 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 19°02'43" EAST A DISTANCE OF 466.96 FEET ALONG THE COMMON LINE OF SAID 10.17 ACRE TRACT AND SAID 8.240 ACRE TRACT TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID 2.8042 ACRE TRACT, THE NORTHWEST CORNER OF SAID 8.240 ACRE TRACT AND THE NORTHWEST HEREOF;

THENCE SOUTH 70°41'49" EAST A DISTANCE OF 548.04 FEET ALONG THE COMMON LINE OF SAID 2.8042 ACRE TRACT AND SAID 8.240 ACRE TRACT TO THE POINT OF BEGINNING, AND CONTAINING 7.523 ACRES, MORE OR LESS, AND AS SHOWN HEREON.

- ALTA/NSPS TABLE A NOTES:**
- AS MARKED HEREON.
 - 15800 HAMILTON POOL ROAD AS PER INFORMATION PROVIDED BY CLIENT.
 - THE PROPERTY DESCRIBED HEREON IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO.484530303954, EFFECTIVE 1/22/2020 & NO.484530304151, EFFECTIVE 1/22/2020.
 - GROSS LAND AREA OF SURVEYED BOUNDARY: 7.523 ACRES
 - OBSERVED EVIDENCE AS SHOWN HEREON
 - OBSERVED EVIDENCE ONLY IS SHOWN HEREON. NO PLANS FROM UTILITY COMPANIES WERE PROVIDED AND NO 811 UTILITY LOCATE REQUEST WAS SENT.
 - NAMES OF ADJOINING OWNERS SHOWN HEREON IS FROM RECORD INFORMATION FROM APPRAISAL DISTRICT RECORDS.
 - NONE OBSERVED
- TITLE NOTES:**
- AS PER INFORMATION PROVIDED IN GF# 2167521-DRP DATED 12/8/2021 BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THIS PROPERTY IS SUBJECT TO:
- RESTRICTIVE COVENANTS: N/A
- EASEMENTS:
- F. EASEMENT - 3814/1746 T.C.D.R. - DOES NOT AFFECT.
 - G. EASEMENT - 4897/1059 T.C.D.R. - DOES AFFECT AND AS SHOWN HEREON.
 - H. EASEMENT - 4897/1061 T.C.D.R. - DOES NOT AFFECT.
 - I. EASEMENT - 5000/2129 T.C.D.R. - DOES NOT AFFECT.
 - J. EASEMENT - 5497/794 T.C.D.R. & CORRECTED IN 8071/767 T.C.D.R. - DOES NOT AFFECT.
 - K. EASEMENT - 8113/323 T.C.D.R. - DOES AFFECT AND AS SHOWN HEREON.
 - L. EASEMENT - 12557/517 T.C.O.P.R. - DOES AFFECT AND AS SHOWN HEREON.

VICINITY MAP
NOT TO SCALE



CTL'S
Cross Texas Land Services, Inc
1715 ENFIELD RD, #101 - AUSTIN, TEXAS 78703
512-965-2878
TX FIRM REC. #100248-00
www.crosstexaslandservices.com

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES 1.2, 3.4, 4.11, 12.16 ITEMS OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1-4-2022.

MARK R. WATSON RPLS95740
DATE 1-5-2022

LEGEND:

● POINT	⊗ FIRE HYDRANT	△ BENCH MARK	⊗ WATER METER
⊗ MONUMENT FOUND	⊗ TELEPHONE/CABLE PEDESTAL	☆ FLAG POLE	⊗ WATER WELL
⊗ MONUMENT SET	⊗ GAS METER	⊗ SIGN	⊗ WATER VALVE
⊗ BURIED OIL/GAS PIPELINE	⊗ MANHOLE	⊗ DRAINAGE STRUCTURE	⊗ SEWER VALVE
⊗ OVERHEAD UTILITY LINE	⊗ ELECTRIC BOX/METER	⊗ GAS VALVE	⊗ CARVED "X" IN CONCRETE
⊗ UNDERGROUND UTILITY LINE	⊗ LIGHTPOST		
⊗ FENCE	⊗ ROAD		
⊗ WATERLINE	⊗ RAILROAD TRACK		

REFERENCE: TODD DAILY
TYPE OF SURVEY - ALTA/NSPS LAND TITLE SURVEY
LEGAL DESCRIPTION:
BEING 7.523 ACRES OF LAND OUT OF WILLIAM CONRADI SURVEY NO. 7, ABSTRACT NO. 211 IN TRAVIS COUNTY, TEXAS

T.C.D.R. - TRAVIS COUNTY DEED RECORDS
T.C.O.P.R. - TRAVIS COUNTY OFFICIAL PUBLIC RECORDS
P.U.E. B.L. (BRG-DIST.) PUBLIC UTILITY EASEMENT RECORD CALL

JOB NO. 21-50213
DRAWN BY: MRW
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