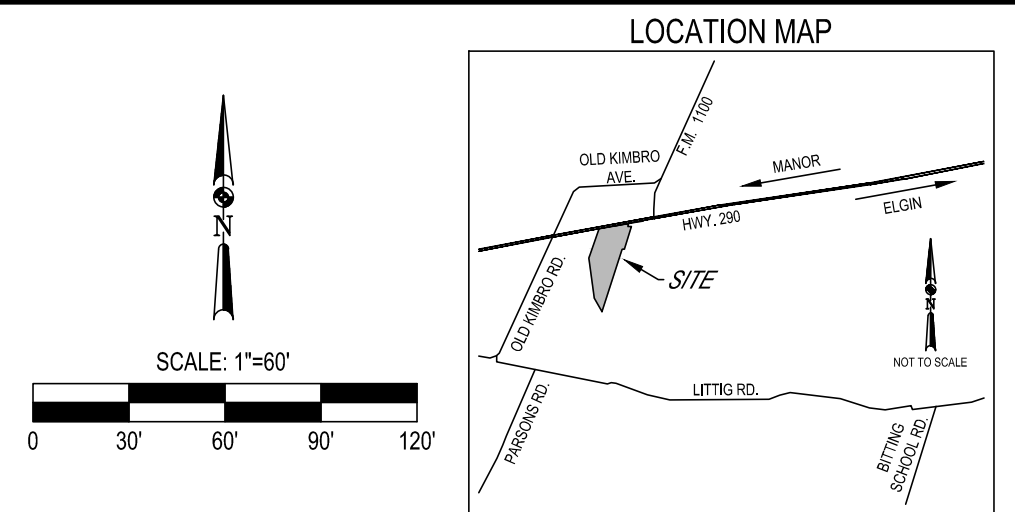


BOUNDARY SURVEY OF

A 12.655 ACRE TRACT OF LAND OUT OF A 22.682 ACRE TRACT OF LAND LOCATED IN A.C. CALDWELL SURVEY NO. 52, (A-154), AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN, DOCUMENT NO. 2005-187865, OPEN PUBLIC RECORDS TRAVIS COUNTY, TEXAS.

NOTES:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE 4203. ALL DISTANCES AND COORDINATES ARE SURFACE VALUES. CSF: 1.0000541909.
2. EASEMENTS SHOWN HEREON ARE PER TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, OF NO. AUT-49-681-AUT200119700, EFFECTIVE DATE: NOVEMBER 9, 2020, ISSUED NOVEMBER 23, 2020.
3. REFERENCED PROPERTY IS IN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 505 OF 730, COMMUNITY PANEL NO. 48433C0595H, DATED SEPTEMBER 28, 2008.
4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL TRAVIS COUNTY ORDINANCES AND RESTRICTIONS.
6. FIELD WORK COMPLETED ON: 01/06/2022



LEGEND

- SET 1/2" IRON ROD WITH A RED 'MATKIN-HOOVER ENG. & SURVEY' PLASTIC CAP
- FOUND 1/2" IRON ROD WITH A YELLOW 'ALL STAR 5/28' PLASTIC CAP
- FOUND 1/2" IRON ROD
- ⊗ FOUND 1x00T TYPE I MONUMENT
- FOUND 3/4" IRON ROD
- ⊠ UTILITY SIGN
- ⊠ TRAFFIC SIGN
- ⊕ ELECTRIC METER
- ⊕ UTILITY POLE WITH ELECTRIC TRANSFORMER
- ⊕ UTILITY POLE
- ⊕ UTILITY POLE WITH GUY WIRE
- ⊕ WATER METER
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SANITARY SEWER CLEANOUT
- ⊕ COMMUNICATION BOX
- ⊕ TELEPHONE PEDESTAL
- ⊕ A/C UNIT
- WOOD FENCE
- WIRE FENCE
- SILT FENCE
- PALSTIC FENCE
- ELECTRIC (OVERHEAD)
- SANITARY SEWER
- ASPHALT
- CONCRETE
- GRAVEL
- WOOD
- EMR ELECTRIC METER & RISER ATTACHED
- CMP CORRUGATED METAL PIPE
- F.N. FENCE
- UGFO UNDERGROUND FIBER OPTIC CABLE
- UGT UNDERGROUND TELEPHONE CABLE
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- () CALL PER VESTING DEED

MATKINHOOVER
 ENGINEERING & SURVEYING

HEADQUARTERS
 8 STYFENCER ROAD SUITE 300
 BOERNE, TEXAS 78006
 OFFICE: 330.249.0600 FAX: 330.249.0999
 3303 SHELL ROAD SUITE 3
 GEORGETOWN, TEXAS 78628
 OFFICE: 512.868.2244

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
 BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
 BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
 CONSTRUCTION MANAGERS CONSULTANTS

HEREBY CERTIFY THIS SURVEY SUBSTANTIALLY COMPLIES WITH CURRENT TSPS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION IV, STANDARD LAND SURVEY. THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

Joshua C. Naumann
 JOSHUA C. NAUMANN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6883
 JNAUMANN@MATKINHOOVER.COM
 JOB NO. 21-5090

DATE: JANUARY 18, 2022