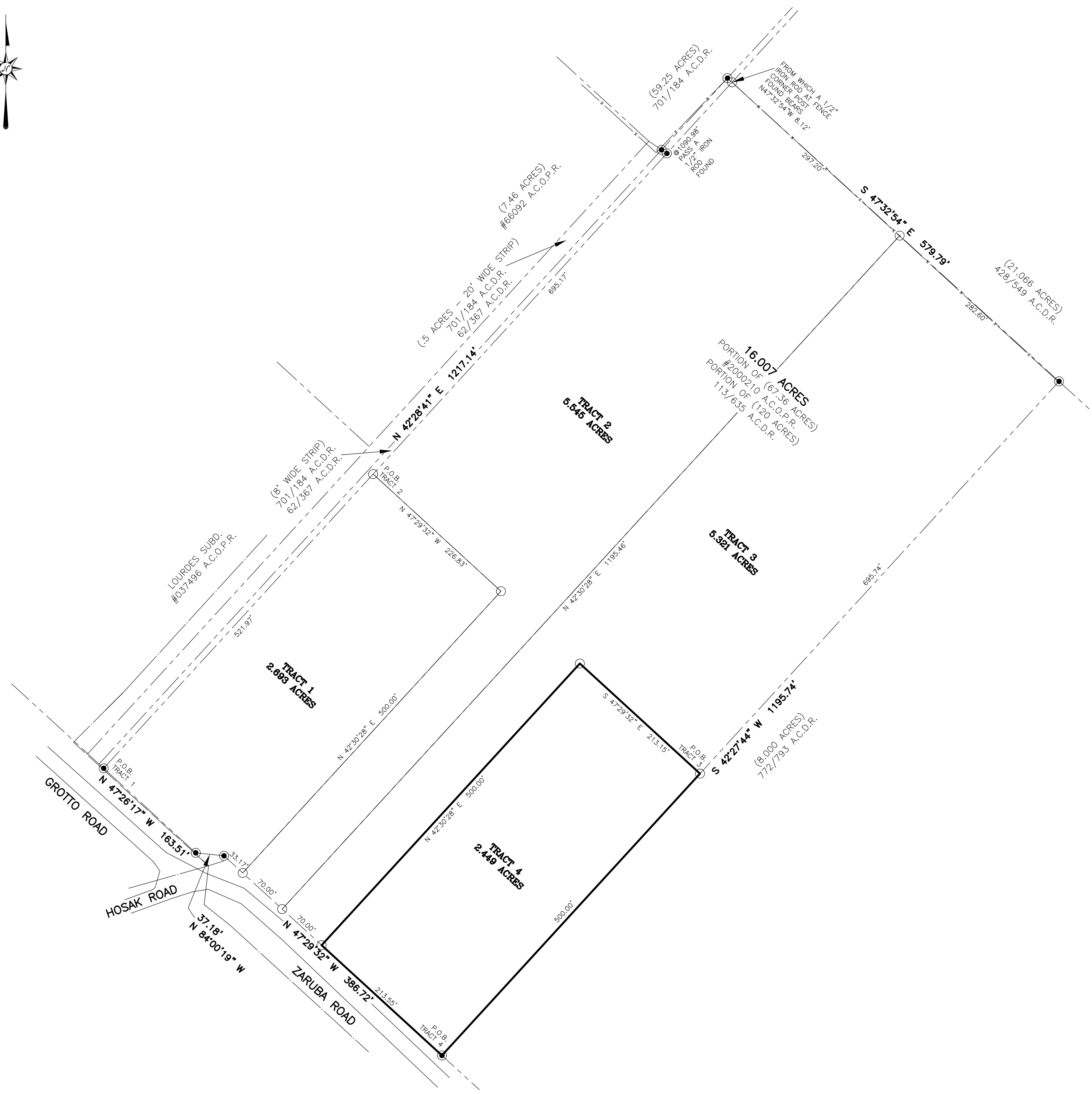


VICINITY MAP NOT TO SCALE



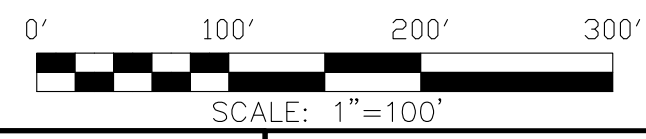
LEGAL DESCRIPTION: Being 2.449 acres out of the Stephen F. Austin Survey, Abstract No. 7, in Austin County, Texas and being a portion of that certain 16.007 acre tract shown on survey plat dated September 2, 2022 by Mark R. Watson, RPLS No. 5740, said 16.007 acre tract being a portion of that certain 67.36 acre tract described in Doc.#2000210 of the Official Public Records of Austin County, Texas; Said 2.449 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc in August-October 2022:

BEGINNING at a 1/2 inch iron rod found in the northeast line of Zaruba Road, for the south corner of said 16.007 acre tract, for the west corner of that certain 8.000 acre tract described in Volume 772, Page 793, of the Deed Records of Austin County, Texas, for the south corner hereof;

THENCE North 47°29'32" West, along the northeast line of said Zaruba Road, the southwest line of said 16.007 acre tract, a distance of 213.55 feet to an iron rod set in the northeast line of said Zaruba Road, the southwest line of said 16.007 acre tract, for the most southerly south corner of Tract 3, surveyed this same day, for the west corner hereof, from which a found 1/2 inch iron rod bears North 47°29'32" West, a distance of 173.17 feet;

THENCE crossing said 16.007 acre tract and along the southeast and southwest lines of said Tract 3, the following two (2) courses and distances:
1. North 42°30'28" East, a distance of 500.00 feet to an iron rod set for an interior corner of said Tract 3, for the north corner hereof;
2. South 47°29'32" East, a distance of 213.15 feet to an iron rod set in the southeast line of said 16.007 acre tract, the northwest line of said 8.000 acre tract, for the most northerly south corner of said Tract 3, for the east corner hereof, from which a 1/2 inch iron rod found for the east corner of said 16.007 acre tract bears North 42°27'44" East, a distance of 695.74 feet;

THENCE South 42°27'44" West, along the southeast line of said 16.007 acre tract and the northwest line of said 8.000 acre tract, a distance of 500.00 feet to the **POINT OF BEGINNING** containing 2.449 acres more or less, and as shown hereon.



SCALE: 1"=100'

CTLS
Cross Texas Land Services, Inc
702 RIO GRANDE, #301 - AUSTIN, TEXAS 78701
512-965-2878
TX. FIRM REG. #100248-00
www.crosstexaslandservices.com

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OR ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

MARK R. WATSON RPLS #5740
10/17/2022
DATE



NOTE:
1. BEARINGS, DISTANCES & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)-HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS SOUTH CENTRAL ZONE", UTILIZING NGS OPUS SOLUTION.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. THIS SURVEY IS A BOUNDARY SURVEY ONLY AND IS NOT AN ENGINEERING DESIGN SURVEY. NO IMPROVEMENTS AND/OR EASEMENTS ARE SHOWN HEREON.
4. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLS"

LEGEND:

--- BOUNDARY LINE	● POINT	⊙ MANHOLE	⊙ WATER TANK	⊙ CLEAN OUT
- - - ADJOINER LINE	○ MONUMENT SET	⊙ WATER METER	⊙ WATER WELL	⊙ DRAINAGE STRUCTURE
- · - SURVEY LINE	⊙ 1/2" IRON ROD FOUND	⊙ GAS METER/VALVE	⊙ WATER VALVE	⊙ FIRE HYDRANT
⊙ BENCH MARK AS MARKED	⊙ BENCH MARK AS MARKED	⊙ ELECTRIC METER	⊙ UTILITY PEDESTAL	⊙ STREET LIGHT/LIGHT POST
⊙ A/C UNIT	⊙ MAILBOX	⊙ TELEPHONE PEDESTAL	⊙ WATER VALVE	⊙ WATER VALVE
⊙ OVERHEAD UTILITY LINE	⊙ UNDERGROUND UTILITY LINE	⊙ FENCE	⊙ ROAD	⊙ WATERLINE
⊙ RAILROAD TRACK	⊙ EDGE OF EASEMENT			

⊙ POINT	⊙ MANHOLE	⊙ WATER TANK	⊙ CLEAN OUT
○ MONUMENT SET	⊙ WATER METER	⊙ WATER WELL	⊙ DRAINAGE STRUCTURE
⊙ 1/2" IRON ROD FOUND	⊙ GAS METER/VALVE	⊙ WATER VALVE	⊙ FIRE HYDRANT
⊙ BENCH MARK AS MARKED	⊙ ELECTRIC METER	⊙ UTILITY PEDESTAL	⊙ STREET LIGHT/LIGHT POST
⊙ A/C UNIT	⊙ MAILBOX	⊙ TELEPHONE PEDESTAL	⊙ WATER VALVE
⊙ OVERHEAD UTILITY LINE	⊙ UNDERGROUND UTILITY LINE	⊙ FENCE	⊙ ROAD
⊙ RAILROAD TRACK	⊙ EDGE OF EASEMENT		

REFERENCE: TRACT 4
BOUNDARY SURVEY
LEGAL DESCRIPTION:
BEING A 2.449 ACRE TRACT OUT OF A 16.007 ACRE TRACT OF LAND LYING IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NO. 7, AUSTIN COUNTY, TEXAS.
JOB NO. 22-50177
DRAWN BY: TA