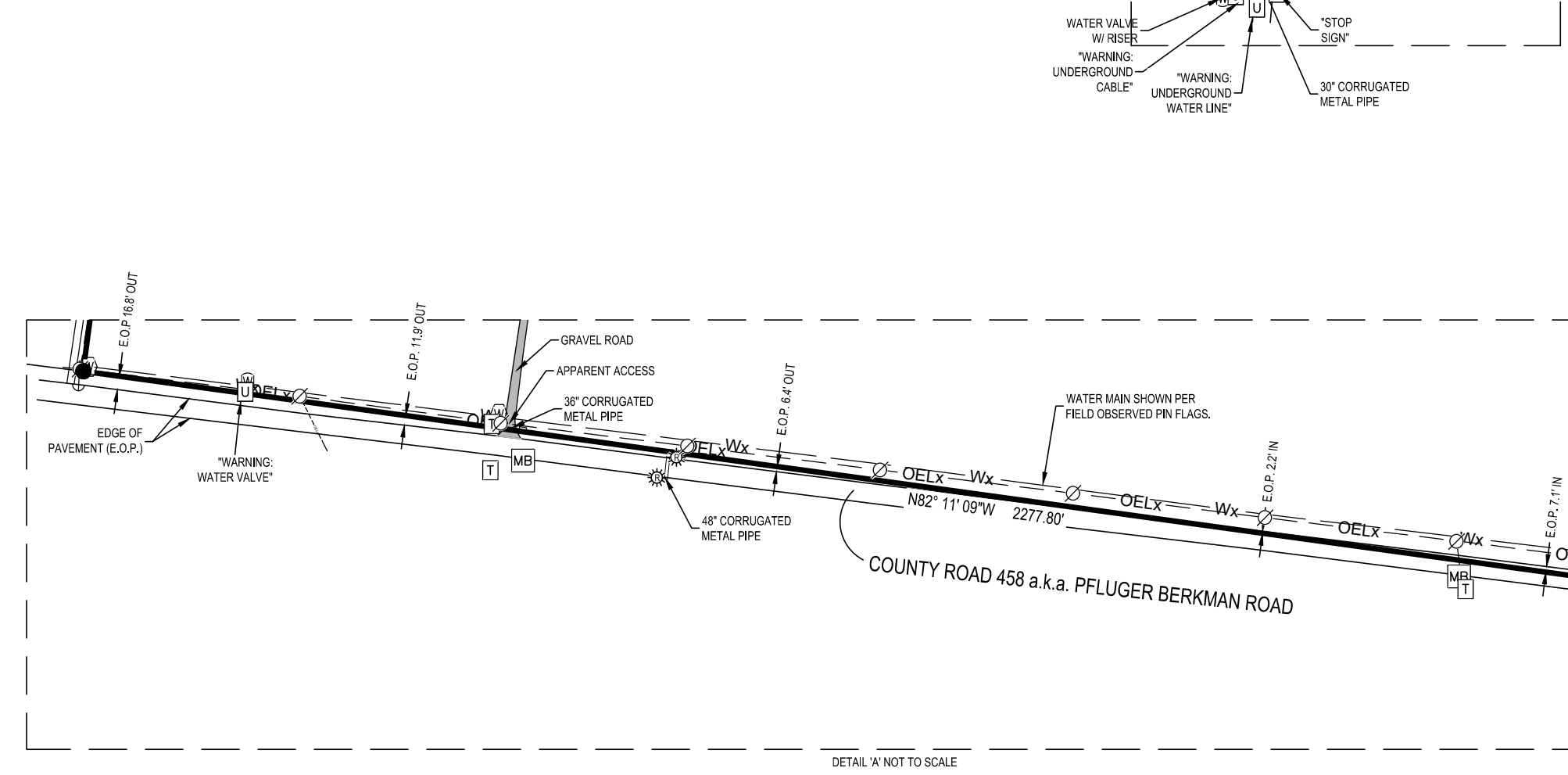
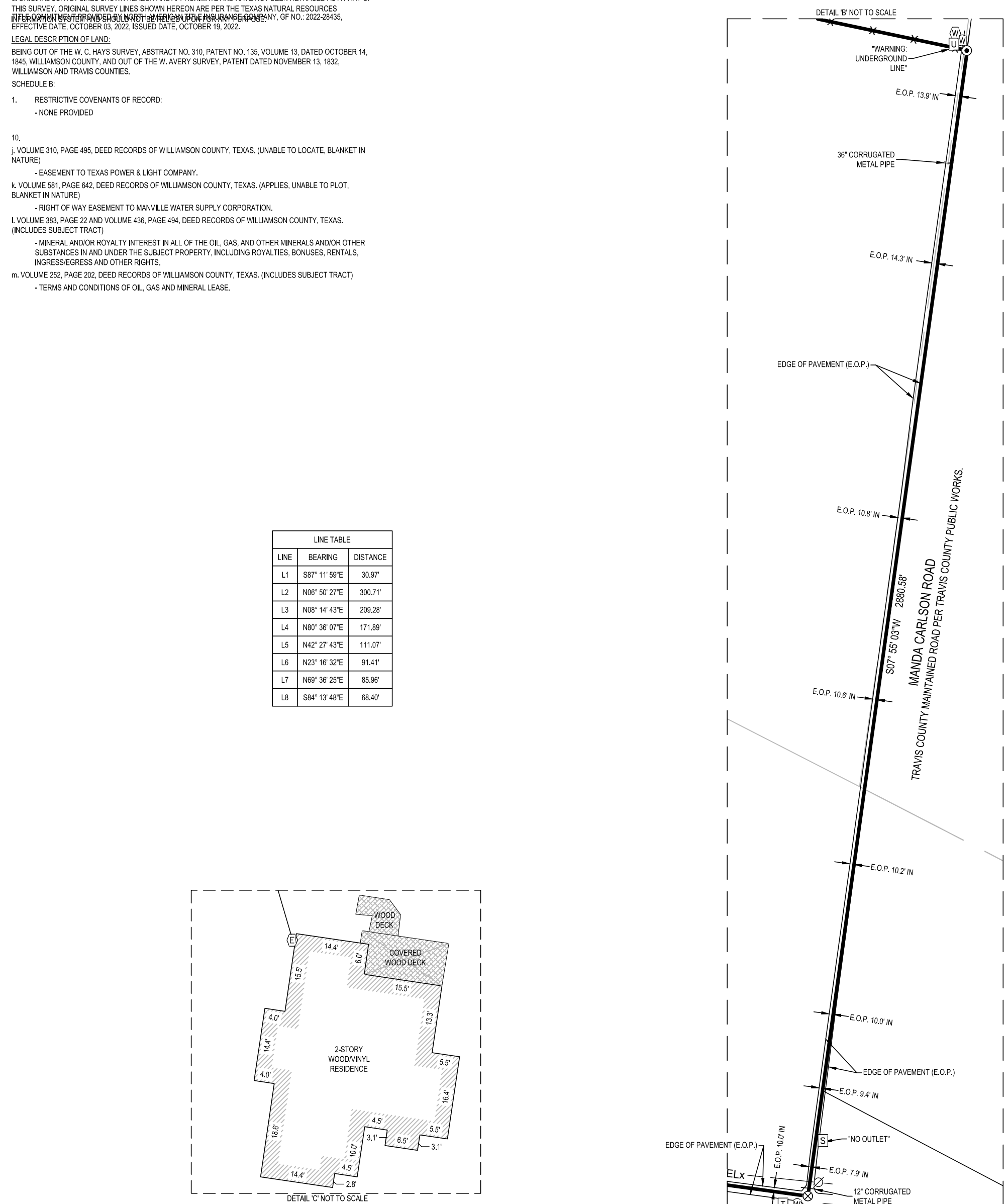


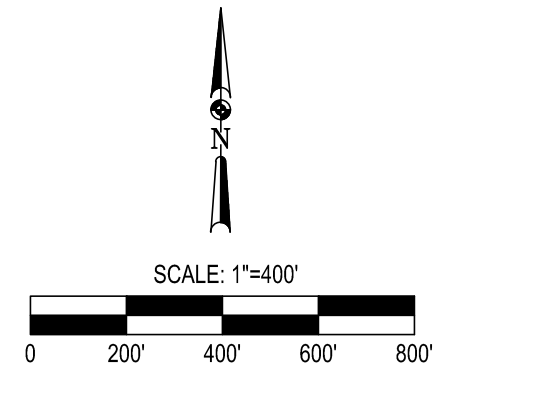
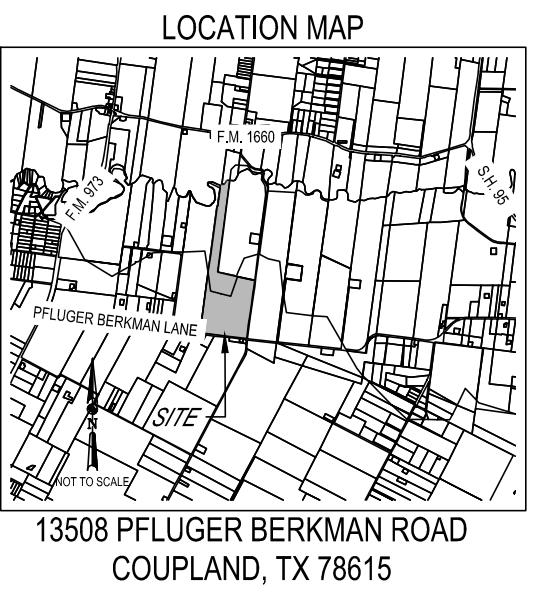
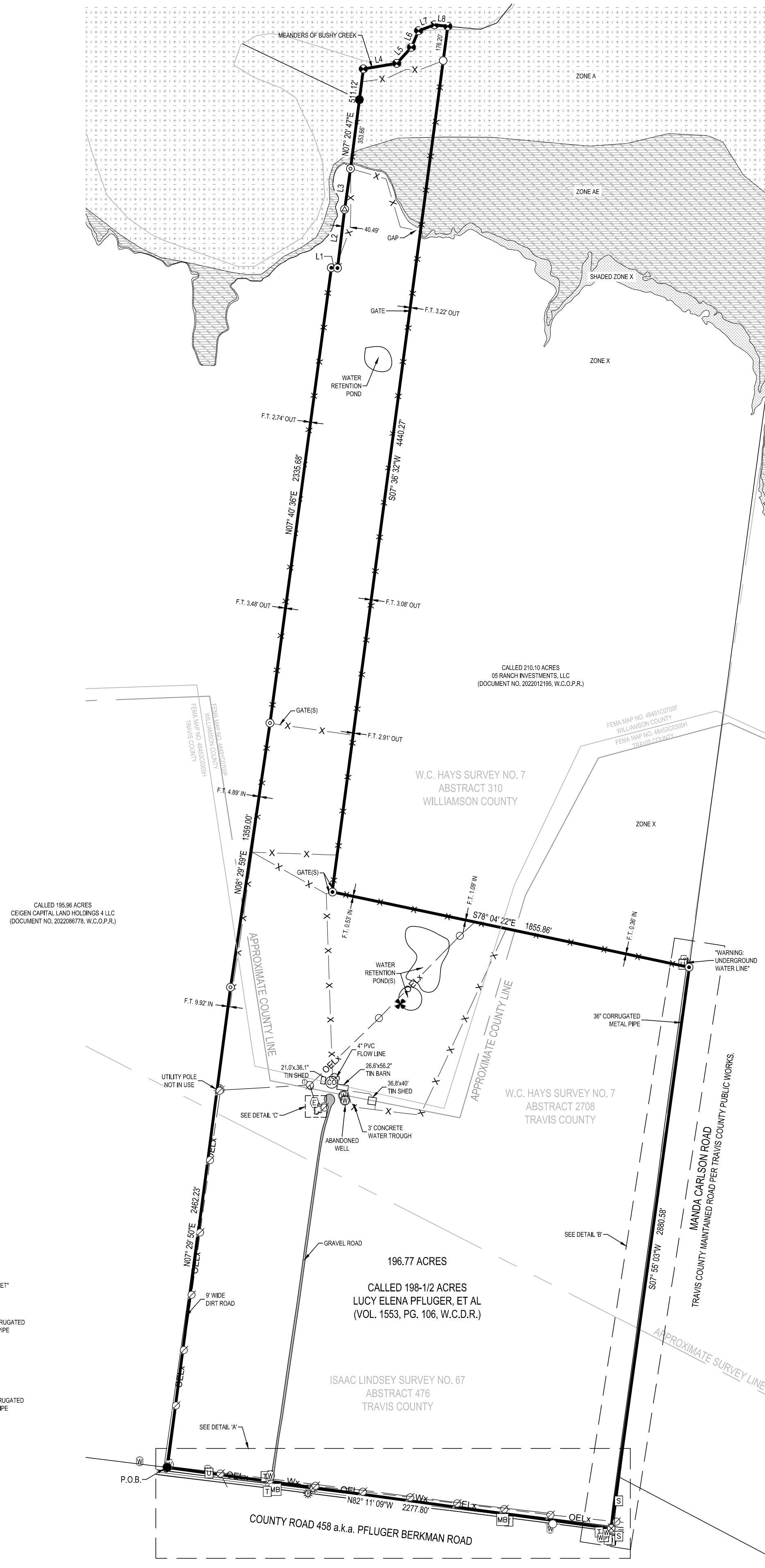
NOTES

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 42S NORTH AMERICAN DATUM (NAD) OF 1983.
- PORTIONS OF REFERENCED PROPERTY ARE IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, SHADED ZONE "X" AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, ZONE "A" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, WITHOUT BASED FLOOD ELEVATIONS DETERMINED AND ZONE "AE" REGULATORY FLOODING WITH BASE FLOOD ELEVATIONS OR DEPTH, AS SCALED FROM FEMA FLOOD MAP 750 OF 750, COMMUNITY PANEL NO. 484920700, DATED DECEMBER 20, 2019 AND ZONE "Y" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 750 OF 750, COMMUNITY PANEL NO. 484920700, DATED DECEMBER 20, 2019.
- THE TRACT SHOWN HEREON MAY BE SUBJECT TO ALL WILLIAMSON AND TRAVIS COUNTY ORDINANCES AND RESTRICTIONS.
- METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
- FENCES ALONG BOUNDARY LINE MEASURER.
- ORIGINAL SURVEY LINES SHOWN HEREON ARE APPROXIMATE AND HAVE NOT BEEN RETRACED AS A PART OF THIS SURVEY. ORIGINAL SURVEY LINES SHOWN HEREON ARE PER THE TEXAS NATURAL RESOURCES DEPARTMENT REPORT DATED 08/07/2018 BY MATKIN-HOOVER ENGINEERING & SURVEY, OF NO. 2020-2405, EFFECTIVE DATE, OCTOBER 03, 2022, ISSUED DATE, OCTOBER 19, 2022.
- LEGAL DESCRIPTION OF LANDS BEING OUT OF THE W. C. HAYS SURVEY, ABSTRACT NO. 310, PATENT NO. 135, VOLUME 13, DATED OCTOBER 14, 1861, WILLIAMSON COUNTY, AND OUT OF THE W. AVERY SURVEY, PATENT DATED NOVEMBER 13, 1822, WILLIAMSON AND TRAVIS COUNTIES, SCHEDULE B:
  - RESTRICTIVE COVENANTS OF RECORD:
    - NONE PROVIDED
  - EASEMENT TO TEXAS POWER & LIGHT COMPANY.
  - VOLUME 911, PAGE 465, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, (UNABLE TO LOCATE, BLANKET IN NATURE).
  - VOLUME 911, PAGE 465, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, (APPLIES, UNABLE TO PLOT, BLANKET IN NATURE).
  - RIGHT OF WAY EASEMENT TO MANVILLE WATER SUPPLY CORPORATION.
  - VOLUME 383, PAGE 22 AND VOLUME 438, PAGE 64, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, (INCLUDES SUBJECT TRACT)
    - MINERAL AND/OR ROYALTY INTEREST IN ALL OF THE OIL, GAS, AND OTHER MINERALS AND/OR OTHER SUBSTANCES IN AND UNDER THE SUBJECT PROPERTY, INCLUDING ROYALTIES, BONUSES, RENTALS, INGRESS/EGRESS AND OTHER RIGHTS.
  - VOLUME 250, PAGE 202, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, (INCLUDES SUBJECT TRACT)
    - TERMS AND CONDITIONS OF OIL, GAS AND MINERAL LEASE.

LINE	BEARING	DISTANCE
L1	S87° 11' 58" E	30.87
L2	N07° 52' 27" E	300.71
L3	N07° 14' 42" E	208.28
L4	N07° 36' 07" E	171.89
L5	N42° 27' 42" E	111.07
L6	N27° 18' 22" E	91.41
L7	N07° 36' 22" E	85.96
L8	S84° 13' 48" E	68.40



TITLE SURVEY OF  
A 196.77 ACRE TRACT OF LAND, LOCATED IN THE W.C. HAYS SURVEY NO. 7, ABSTRACT 2708, AND THE ISAAC LINDSEY SURVEY NO. 67, ABSTRACT 476, TRAVIS COUNTY, TEXAS, AND W.C. HAYS SURVEY NO. 7, ABSTRACT 310, WILLIAMSON COUNTY, TEXAS AND BEING A CALLED 198-1/2 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 1553, PAGE 106 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.



- LEGEND
- P.O.B. SET 1/2" IRON ROD WITH A RED 'MATKIN-HOOVER ENG. & SURVEY' PLASTIC CAP
  - SET MAGNETIC NAIL WITH SHINER STAMPED 'MATKIN-HOOVER ENG. SVY'
  - BLUFF LINE
  - FOUND 1/2" IRON ROD
  - FOUND 6/8" NAIL
  - FOUND 3/8" IRON ROD WITH RED PLASTIC CAP STAMPED 'HOLLAND 5421'
  - REFLECTOR
  - FIRE HYDRANT
  - WELL
  - ELECTRIC METER
  - UTILITY POLE WITH ELECTRIC TRANSFORMER
  - SANITARY SEWER CLEANOUT
  - SEPTIC TANK LID
  - UTILITY SIGN
  - WIND MILL
  - TELEPHONE PEDESTAL
  - MAILBOX
  - WATER METER
  - TRAFFIC SIGN
  - UTILITY POLE
  - UTILITY POLE WITH GUY WIRE
  - WATER VALVE
  - ELECTRIC (OVERHEAD)
  - WIRE FENCE
  - WATER
  - TELEPHONE/CABLE TV (OVERHEAD)
  - FENCE TIE



I HEREBY CERTIFY 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.

*Kyle L. Pressler*  
 KYLE L. PRESSLER, REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6528  
 DATE: OCTOBER 27, 2022  
 KYLE.PRESSLER@MATKIN-HOOVER.COM  
 JOB NO. 20-2418 - 198-1/2 ACRES - TITLE