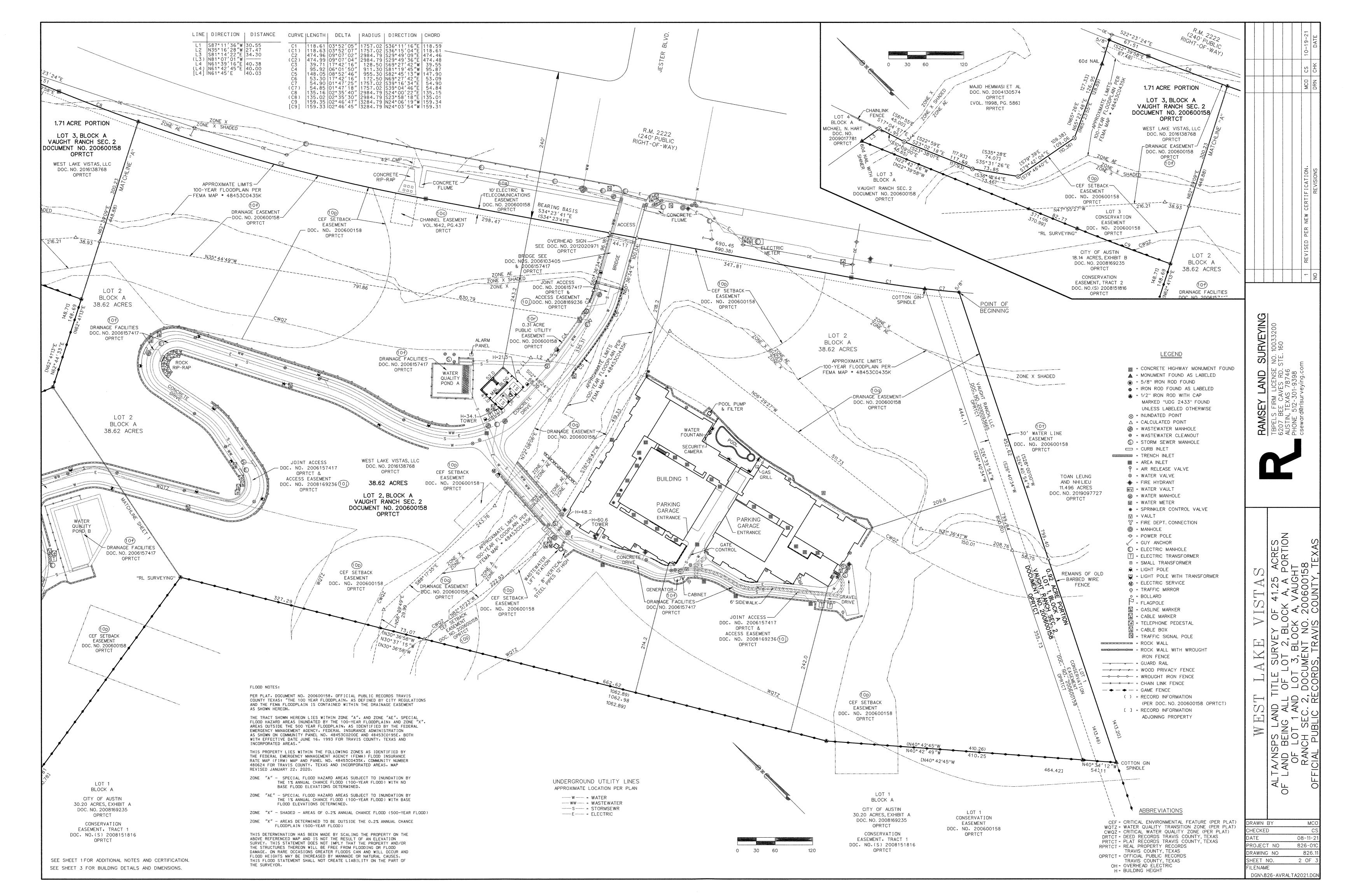
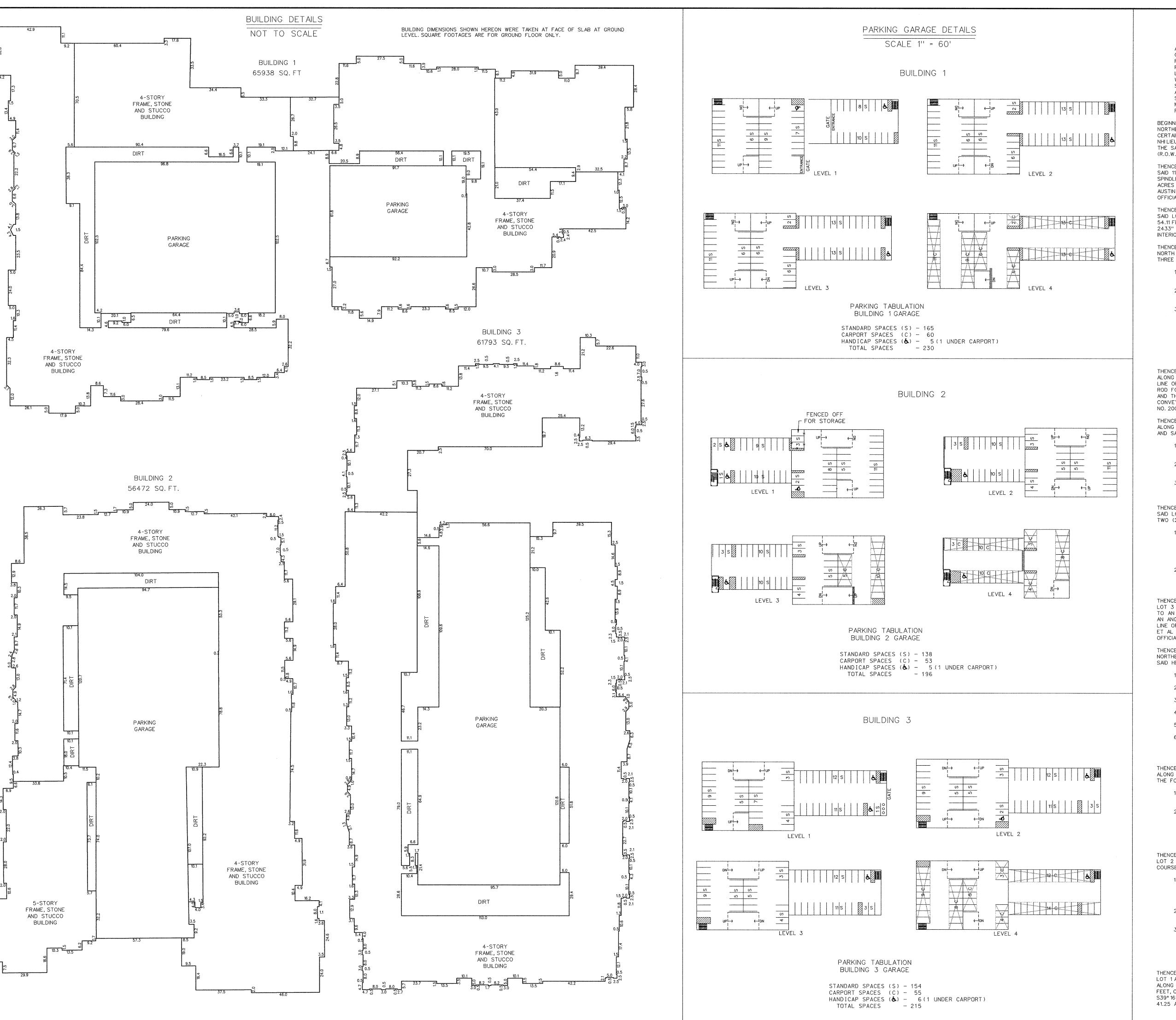
RESTRICTIVE COVENANTS LISTED IN SCHEDULE B OF THE COMMITMENT FOR TITLE SCHEDULE B CONTINUED: INSURANCE REFERENCED HEREON ARE RECORDED IN: SEE SHEET 2 FOR ADDITIONAL NOTES. 100. A LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS PLAT IN DOC NO. 200600158, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SET FORTH THEREIN. LOT 3 TEXAS AND DOCUMENT NO. 2006103405, AMENDED IN DOCUMENT NO. 2008151817, ROCK SEE SHEET 3 FOR BUILDING DETAILS AND DIMENSIONS. BLOCK A DOCUMENT NO. 2007181364, DOCUMENT NO. 2008151816, DOCUMENT NO. RIP-RAP MEMORANDUM OF BUILDING AND ROOFTOP LEASE AGREEMENT 2010098953, DOCUMENT NO. 2012020971, DOCUMENT NO. 2006157417, LESSOR: VAUGHT RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY DOCUMENT NO. 2006157418, DOCUMENT NO. 2008169237 AND DOCUMENT NO. LESSEE: DALLAS MTA LP DBA VERIZON WIRELESS CITY OF AUSTIN 2010098954 AND DOCUMENT NO. 2016138768 AS CORRECTED IN DOCUMENT NO. RECORDING DATE: JANUARY 6, 2015 18.14 ACRES, EXHIBIT 2016141526, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. RECORDING NO: DOCUMENT NO. 2015001481, OFFICIAL PUBLIC RECORDS OF = CONCRETE HIGHWAY MONUMENT FOUND PARKING TABULATION FIELD COUNT <u>PARKING TABULATION (SITE PLAN)</u> DOC. NO. 2008169235 TRAVIS COUNTY, TEXAS (AFFECTS THIS PROPERTY, UNABLE TO DETERMINE EASEMENTS LISTED IN CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR A = MONUMENT FOUND AS LABELED EXACT LOCATION IN RECORDED DOCUMENT) OPRTCT TITLE INSURANCE COMMITMENT NO. 400412103030 EFFECTIVE DATE: JULY 15, 2021, GARAGES GARAGES • = 5/8" IRON ROD FOUND ISSUED JULY 27, 2021 AFFECTING THIS PROPERTY ARE SHOWN HEREON UNLESS STANDARD SPACES (S) - 457 STANDARD AND CONSERVATION 10p. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL • = IRON ROD FOUND AS LABELED NOTED BELOW: COMPACT SPACES CARPORT SPACES (C) - 168 THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID - 666 EASEMENT, TRACT 2 ● = 1/2" IRON ROD WITH CAP TRACT/PLAT; HANDICAP SPACES (&) - 16 HANDICAP SPACES DOC. NO.(S) 2008151816 10c. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL LOT 2 MARKED "UDG 2433" FOUND OPRTCT THERETO, AS GRANTED IN A DOCUMENT: CEF SETBACK EASEMENT BLOCK A UNLESS LABELED OTHERWISE ALONG NORTHERLY AND SOUTHERLY PORTION OF LOT J. SCOTT SCOGGINS 38.62 ACRES GRANTED BY: OTHER OTHER AT VARIOUS LOCATIONS ⊗ = INUNDATED POINT STATE OF TEXAS GRANTED TO: STANDARD SPACES (S) - 8 STANDARD SPACES RECORDING DATE: MAY 25, 2006 \triangle = CALCULATED POINT PURPOSE: CHANNEL RECORDING NO: DOCUMENT NO. 200600158, PLAT RECORDS OF TRAVIS HANDICAP SPACES (&) HANDICAP SPACES RECORDING DATE: NOVEMBER 28, 1955 COUNTY, TEXAS (AS SHOWN) ### * WASTEWATER MANHOLE JOINT ACCESS RECORDING NO: VOLUME 1642, PAGE 437, DEED RECORDS OF TRAVIS COUNTY, TOTAL SPACES ON SITE -TOTAL SPACES ON SITE -DOC. NO. 2006157417 TEXAS, AND AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 200600158, OFFICIAL 10q. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (AS SHOWN) OPRTCT & THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION. ON THE MAP OF SAID S = STORM SEWER MANHOLE ACCESS EASEMENT 10d. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL = CURB INLET (10j) DOC. NO. 2008169236 THERETO, AS GRANTED IN A DOCUMENT: TRENCH INLET "LANDMARK VARIED WIDTH DRAINAGE EASEMENT AFFFCTS: RUNNING THROUGH THE CENTER PORTION OF PROPERTY SURVEY" 圖 = AREA INLET ABBREVIATIONS GRANTED BY: JOHN B. VAUGHT AND PATRICIA WIGTON VAUGHT RECORDING DATE: MAY 25, 2006 GRANTED TO: CITY OF AUSTIN ϕ = AIR RELEASE VALVE RECORDING NO: DOCUMENT NO. 200600158, PLAT RECORDS OF TRAVIS PURPOSE: ELECTRIC AND TELEPHONE CEF = CRITICAL ENVIRONMENTAL FEATURE (PER PLAT) COUNTY, TEXAS (AS SHOWN) ⊗ = WATER VALVE RECORDING DATE: MARCH 24, 1971 WQTZ = WATER QUALITY TRANSITION ZONE (PER PLAT) RECORDING NO: VOLUME 4024, PAGE 406, DEED RECORDS OF TRAVIS COUNTY. - FIRE HYDRANT 10r, EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL CWQZ = CRITICAL WATER QUALITY ZONE (PER PLAT) TEXAS (AS SHOWN) THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID WV = WATER VAULT DRTCT - DEED RECORDS TRAVIS COUNTY, TEXAS PRTCT = PLAT RECORDS TRAVIS COUNTY, TEXAS 10e. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL W = WATER MANHOLE RPRTCT = REAL PROPERTY RECORDS ~GAS THERETO, AS GRANTED IN A DOCUMENT: 0.31 ACRE PUBLIC UTILITY EASEMENT W = WATER METER PHRPOSE: TRAVIS COUNTY, TEXAS RUNNING THROUGH CENTER OF LOT LINE QUĄLĮTY OPRICT = OFFICIAL PUBLIC RECORDS * = SPRINKLER CONTROL VALVE GRANTED BY: JOHN B. VAUGHT AND PATRICIA WIGTON VAUGHT RECORDING DATE: MAY 25, 2006 TRAVIS COUNTY, TEXAS GRANTED TO: CITY OF AUSTIN ☑ = VAULT RECORDING NO: DOCUMENT NO. 200600158, PLAT RECORDS OF TRAVIS OH = OVERHEAD ELECTRIC ELECTRIC AND TELEPHONE PURPOSE: COUNTY, TEXAS (LOT 2) (AS SHOWN) H = BUILDING HEIGHT RECORDING DATE: SEPTEMBER 11, 1972 RECORDING NO: VOLUME 4408, PAGE 2377, DEED RECORDS OF TRAVIS COUNTY, - DRAINAGE FACILITIES = MANHOLE 10s. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL TEXAS, AND AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 200600158, OFFICIAL DOC. NO. 2006157417 THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID → = POWER POLE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (AS SHOWN) OPRTCT - GUY ANCHOR UNDERGROUND UTILITY LINES 10f. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT: E = ELECTRIC MANHOLE APPROXIMATE LOCATION PER PLAN 10' ELECTRIC AND TELECOMMUNICATIONS EASEMENT ALONG NORTHERLY LOT LINE RESTRICTIVE COVENANT REGARDING UNIFIED DEVELOPMENT AND T = ELECTRIC TRANSFORMER BUILDING RECORDING DATE: MAY 25, 2006 ----- W ----- = WATER "RL SURVEYING" MAINTENANCE OF DRAINAGE FACILITIES ☐ = SMALL TRANSFORMER RECORDING NO: DOCUMENT NO. 200600158, PLAT RECORDS OF TRAVIS EXECUTED BY: VAUGHT RANCH HOLDINGS LLP, A DELAWARE LIMITED LIABILITY COUNTY, TEXAS (AS SHOWN) ₩ = LIGHT POLE ----s--- = STORMSEWR PARTNERSHIP ---E--- = ELECTRIC RECORDING DATE: ₩ = LIGHT POLE WITH TRANSFORMER 10+. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL RECORDING NO: DOC NO.2006157417, OFFICIAL PUBLIC RECORDS OF TRAVIS THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID @ = ELECTRIC SERVICE COUNTY, TEXAS, BEING FURTHER AFFECTED BY PARTIAL RELEASE AND MODIFICATION OF RESTRICTIVE COVENANT AS RECORDED ON SEPTEMBER 26, 2008 PARKING → = TRAFFIC MIRROR UNDER DOCUMENTNO, 2008160907, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, GARAGÉ PURPOSE: 30' WATER LINE EASEMENT o = BOLLARD TEXAS (ALL LOTS) (AS SHOWN) AFFECTS: ALONG EASTERLY LOT LINE ~ FLAGPOLE RECORDING DATE: MAY 25, 2006 10g. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO. AS GRANTED IN A DOCUMENT: RECORDING NO: DOCUMENT NO. 200600158, PLAT RECORDS OF TRAVIS M = GASLINE MARKER COUNTY, TEXAS (LOTS 1-2) (AS SHOWN) = CABLE MARKER CEE SETBACK GRANTED BY: VAUGHT RANCH HOLDINGS LLP, A DELAWARE LIMITED LIABILITY EASEMENT = TELEPHONE PEDESTAL PARTNERSHIP DOC. NO. 200600158 - CABLE BOX ENTRÁNCE 🚽 GRANTED TO: 1. THE BEARINGS ON THIS SURVEY ARE BASED ON THE WESTERLY RIGHT-OF-WAY OPRTCT PURPOSE: ELECTRIC UTILITY S = TRAFFIC SIGNAL POLE LINE OF R.M. 2222 AND THE EASTERLY LINE OF LOT 2, BLOCK A, VAUGHT & FILTER EASEMENT RECORDING DATE: OCTOBER 20, 2006 RANCH SEC. 2, RECORDED IN DOCUMENT NO. 200600158 OF THE OFFICIAL ROCK WALL RECORDING NO: DOC NO.2006204127, OFFICIAL PUBLIC RECORDS OF TRAVIS PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. COUNTY, TEXAS (ALL LOTS) (EASEMENT BLANKET IN NATURE, NOT PLOTTABLE) - ROCK WALL WITH WROUGHT 2. ONLY THOSE OBSERVABLE ABOVE GROUND IMPROVEMENTS THAT IRON FENCE 10h. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT: WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY AT THE = GUARD RAIL TIME OF THE SURVEY ARE SHOWN HEREON, THEREFORE, THERE MAY SECURITY-ENTITLED: EASEMENT AND MEMORANDUM OF AGREEMENT BE ADDITIONAL IMPROVEMENTS UNDER THE SURFACE THAT WERE - WOOD PRIVACY FENCE CAMERA VAUGHT RANCH HOLDINGS LLP, A DELAWARE LIMITED LIABILITY GRANTED BY: PREVIOUSLY CONSTRUCTED THAT ARE NOT SHOWN ON THIS SURVEY. PARTNERSHIP GRANTED TO: TIME WARNER ENTERTAINMENT - ADVANCE NEWHOUSE PARTNERSHIP 3. SITE ADDRESS: 7201 RANCH ROAD 2222 RECORDING DATE: JULY 12, 2007 AUSTIN, TEXAS 78730 — ◆ — ◆ — = GAME FENCE RECORDING NO: DOC NO.2007128148, OFFICIAL PUBLIC RECORDS OF TRAVIS L GENERATOR COUNTY, TEXAS (ALL LOTS) (EASEMENT BLANKET IN NATURE, NOT PLOTTABLE) () = RECORD INFORMATION 4. DIMENSIONS SHOWN HEREON FOR THE BUILDINGS ARE MEASURED ALONG THE OUTSIDE FACE OF BUILDING AT GROUND LEVEL. (PER DOC. NO. 200600158 OPRTCT) 10: MATTERS CONTAINED IN THAT CERTAIN DOCUMENT: [] = RECORD INFORMATION 5. SQUARE FOOTAGE SHOWN FOR BUILDINGS ARE FOR GROUND CONSERVATION EASEMENT FLOOR ONLY. ADJOINING PROPERTY VAUGHT RANCH HOLDINGS LLP. A DELAWARE LIMITED LIABILITY GRANTED BY: PARTNERSHIP 6. BUILDING HEIGHTS SHOWN HEREON WERE MEASURED AS PER CAMERA GRANTED TO: CITY OF AUSTIN LAND DEVELOPMENT CODE CHAPTER 25-1-21(47)(c). RECORDING DATE: OCTOBER 10, 2008 RECORDING NO: DOC NO.2008169237, OFFICIAL PUBLIC RECORDS OF TRAVIS 7. THIS PROPERTY WAS DEVELOPED UNDER THE SITE PLAN FOR COUNTY, TEXAS (LOT 2) (AFFECTS LOT 2, AS SHOWN) ALEXAN VAUGHT RANCH, SITE PLAN NO. SP-06-0592D, PREPARED BY URBAN DESIGN GROUP, APPROVED ADMINISTRATIVELY 11/29/06 10j. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT: BY THE DIRECTOR OF THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT. LOT 1 VAUGHT RANCH HOLDINGS LLP, A DELAWARE LIMITED LIABILITY GRANTED BY: DRAINAGE FACILITIES 8. THE PROPERTY IS ZONED I-RR. THE PROPERTY IS NOT RQUIRED PARTNERSHIP BLOCK A TO CONFORM TO THE CITY OF AUSTIN ZONING REQUIREMENTS. DOC. NO. 2006157417 CITY OF AUSTIN INCLUDING PARKING ROUTREMENTS, PURSUANT TO THE NON-OPRTCT RECORDING DATE: OCTOBER 10, 2008 CITY OF AUSTIN CONFORMING USE QUALIFICATION PER OPINION LETTER PREPARED RECORDING NO: DOC NO.2008169236, OFFICIAL PUBLIC RECORDS OF TRAVIS 30.20 ACRES, EXHIBIT A BY BROWN MCCARROL L.L.P., DATED AUGUST 14, 2009, NO ZONING ENTRANCE-COUNTY, TEXAS (ALL LOTS) (AS SHOWN) REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT. DOC. NO. 2008169235 OPRTCT 10k. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT: 9. WATER QUALITY TRANSITION ZONE (WQTZ) AND CRITICAL WATER LCONTROL QUALITY ZONE (CWQZ) SHOWN HEREON ARE PER PLAT, DOCUMENT TOWER CONSERVATION -KOHLER ENTITLED: ACCESS EASEMENT NO. 200600158, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS. POWER EASEMENT, TRACT 1 VAUGHT RANCH HOLDINGS LLP. A DELAWARE LIMITED LIABILITY SYSTEM DOC. NO.(S) 2008151816 PARTNERSHIP 10. STANDARD AND CARPORT SPACES IN GARAGES ARE 8.5 OR 7.7 PARKING ~H=48.7 CITY OF AUSTIN OPRTCT GRANTED TO: FEET WIDE BY 17 FEET. OTHER SPACES ARE AT LEAST 9 FEET BY 18 FEET. HANDICAP SPACES IN GARAGES ARE 14 FEET BY 17 FEET OR 22.5 RECORDING DATE: OCTOBER 23, 2008 GARAGE BLOCK A RECORDING NO: DOC NO.2008175622, OFFICIAL PUBLIC RECORDS OF TRAVIS FEET BY 17 FEET AND 13 FEET BY 22 FEET AT MAIL BUILDING. COUNTY, TEXAS (LOT 2) (EASEMENT BLANKET IN NATURE, AFFECTS A PORTION OF LOT 2) 11. FOR METES AND BOUNDS DESCRIPTION SEE RAMSEY LAND CITY OF AUSTIN 101. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT: SURVEYING'S FIELD NOTE NO. 826-01R2 AND SHEET 3. 18.14 ACRES, EXHIBIT B ACRI PORT HT AFFIDAVIT REGARDING GRANTING OF IRRIGATION METER WAIVER 12. THIS PROPERTY HAS DIRECT VEHICULAR ACCESS TO RANCH DOC. NO. 2008169235 BUILDING 3 EXECUTED BY: JERRY L. HARRIS ROAD 2222, A DEDICATED PUBLIC RIGHT-OF-WAY. OPRTCT RECORDING DATE: OCTOBER 17, 2008 RECORDING NO: DOC NO.2008172185, OFFICIAL PUBLIC RECORDS OF TRAVIS 13. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED H=50.9-IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE 41.25 A, A VAUGH 06001 UNTY, COUNTY, TEXAS (LOT 2) (AFFECTS LOT 2, NOT PLOTTABLE) INSURANCE COMMITMENT NO. 4000412103030 EFFECTIVE DATE: 10m. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT: JULY 15, 2021, ISSUED JULY 27, 2021, BLOCK A AGREEMENT BETWEEN 2222 COALITION OF NEIGHBORHOOD 14. THERE ARE NO PARTY WALLS BETWEEN THIS PROPERTY AND 38.62 ACRES |4 ,>o= ASSOCIATIONS AND VAUGHT RANCH HOLDINGS LLP ADJOINING PROPERTIES. EXECUTED BY: VAUGHT RANCH HOLDINGS LLP, A DELAWARE LIMITED LIABILITY PARTNERSHIP, AND 2222 COALITION OF NEIGHBORHOOD ASSOCIATIONS, INC., A 15. THE UTILITIES SHOWN HEREON ARE BASED ON OBSERVABLE ABOVE TEXAS NON-PROFIT CORPORATION GROUND EVIDENCE FOUND AT THE TIME OF THE SURVEY, UNDERGROUND 0ŏ. RECORDING DATE: OCTOBER 1, 2007 UTITLITIES ARE SHOWN PER SITE PLAN NO. SP-06-0592D. NO SITE RECORDING NO: DOC NO.2007181364, OFFICIAL PUBLIC RECORDS OF TRAVIS UTITLITY MARKINGS WERE RQUESTED FROM UTILITY COMPANIES. COUNTY, TEXAS (ALL LOTS) (AFFECTS ALL LOTS, NOT PLOTTABLE) 16. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, Ш_О 10n. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT: BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN WEST LAKE VISTAS, LLC DOC. NO. 2016138768 THE PROCESS OF CONDUCTING THE FIELDWORK. 2010 AGREEMENT BETWEEN THE 2222 COALITION OF EN B. OPRTCT NEIGHBORHOOD ASSOCIATIONS AND VAUGHT RANCH HOLDINGS LLP 17. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY JOINT ACCESS -DATED: JULY 8, 2010 LINES MADE AVAILABLE TO THE SURVEYOR BY THE 38.62 ACRES EXECUTED BY: VAUGHT RANCH HOLDINGS LLP, A DELAWARE LIMITED LIABILITY CONTROLLING JURISDICTION. THERE WAS NO EVIDENCE OF RECENT DOC. NO. 2006157417 50 M ≥0 PARTNERSHIP, AND 2222 COALITION OF NEIGHBORHOOD ASSOCIATIONS, INC., A STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN OPRTCT & TEXAS NON-PROFIT CORPORATION THE PROCESS OF CONDUCTING THE FIELDWORK. LOT 2, BLOCK A ACCESS EASEMENT RECORDING DATE: JULY 12, 2010 DOC. NO. 2008169236 (10j) 1005 1005 VAUGHT RANCH SEC. 2 RECORDING NO: DOCUMENT NO. 2010098954, OFFICIAL PUBLIC RECORDS OF 18. THERE ARE NO OFFSITE EASEMENTS LISTED IN THE TITLE TRAVIS COUNTY, TEXAS WHICH PROVIDES FOR, AMONG OTHER THINGS: AS DOCUMENT NO. 200600158 COMMITMENT REFERENCED HEREON. | | | | | | | | | | | PROVIDED IN SAID INSTRUMENT. (AFFECTS THIS PROPERTY, NOT PLOTTABLE) PRTCT 19. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY BEAUFORD THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000.00 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE BE & CONTRACT TERM. OF INSURANCE TO BE FURNISHED UPON REQUEST. 20. THERE WAS NO OBSERVABLE ABOVE GROUND EVIDENCE OF ~ 一 回 > CONSERVATION CEMETARIES ON THIS PROPERTY. EASEMENT - CEF SETBACK ---(1.53 ACRES) EASEMENT DOC. NO.(S) 2007181364 CERTIFICATION DOC. NO. 200600158 「元品」と呼 2008151816 & 2008169237 OPRTCT TO: HUSPP WEST LAKE VISTAS LP, HINES ACQUISITIONS, LLC, A DELAWARE OPRTCT LIMITED LIABILITY COMPANY, WEST LAKE VISTAS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY CITY OF AUSTIN (N43° 23'53"W 620.00) "RL SURVEYING VOL.12735, PG.646 N43°23′47″W THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS RPRTCT 619.95 OLD -BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL [N43° 24'19"W BARBED WIRE REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), FENCE 2898.93] CITY OF AUSTIN SUBJECT-'(a), 7(b),(1), 7(c), 8, 9, 10, 11(a), 13 16, 17 AND 19 OF TABLE A EXHIBIT A-4, TRACT 8.2 \circ THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 11, 2021. PROPERTY 151.363 ACRES NOT TO VOL.11848, PG.1718 RPRTCT SCALE CLIFTON SEWARD REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4337 RAWN BY RAMSEY LAND SURVEYING 6207 BEE CAVES RD. STE. 160 AUSTIN, TEXAS 78746 08-11-2 PHONE (512) 301-9398 cseward@rlsurveying.com ROJECT NO DRAWING NO 826.1 IEET NO. 1 OF LENAME

VICINITY MAP

DGN\826-AVRALTA2021.DG





FIELD NOTES

A DESCRIPTION OF 41.25 ACRES OF LAND BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO WEST LAKE VISTAS, LLC BY DEED RECORDED IN DOCUMENT NO. 2016138768 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF LOT 2, BLOCK A, VAUGHT RANCH SEC. 2, A SUBDIVISION WHOSE PLAT IS RECORDED IN DOCUMENT NO. 200600158 OF THE SAID OFFICIAL PUBLIC RECORDS, AND A PORTION OF LOTS 1 AND 3, BLOCK A OF SAID SEC. 2, SAID 41.25 ACRES AS SHOWN ON RAMSEY LAND SURVEYING DRAWING NO. 826.11 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF THAT CERTAIN 11.496 ACRES OF LAND CONVEYED TO TOAN LEUNG AND NHILIEU BY DEED RECORDED IN DOCUMENT NO. 2019097727 OF THE SAID OFFICIAL PUBLIC RECORDS ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF R.M. 2222 (240' WIDE R.O.W.);

THENCE ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID 11.496 ACRES S26° 40'54"W, 798.40 FEET TO A COTTON GIN SPINDLE FOUND FOR THE MOST EASTERLY CORNER OF THAT CERTAIN 30.20 ACRES OF LAND, DESIGNATED EXHIBIT A, CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN DOCUMENT NO. 2008169235 OF THE SAID OFFICIAL PUBLIC RECORDS;

THENCE, DEPARTING SAID EAST LINE AND SAID WEST LINE, CROSSING SAID LOT 1 ALONG THE EAST LINE OF SAID 30.20 ACRES N40° 34'12"W. 54.11 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "UDG 2433" FOUND FOR THE MOST SOUTHERLY CORNER OF SAID LOT 2 AND AN INTERIOR CORNER OF SAID LOT 1;

THENCE ALONG THE WESTERLY LINES OF SAID LOT 2 AND THE EAST AND NORTH LINES OF SAID LOT 1 AND SAID 30.20 ACRES THE FOLLOWING THREE (3) COURSES:

- 1. N40° 42'49"W, 410.25 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "UDG 2433" FOUND,
- 2. N30° 37'15"W, 1062.98 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" FOUND, AND
- 3. S80° 52'39"W, 1010.81 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, THE NORTHWEST CORNER OF SAID 30.20 ACRES AND THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 2 ON THE NORTHEAST LINE OF THAT CERTAIN 151.363 ACRES OF LAND, DESIGNATED EXHIBIT A-4, TRACT 8.2, CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN VOLUME 11848, PAGE 1718 OF THE REAL PROPERTY RECORDS OF

THENCE, DEPARTING THE NORTH LINE OF SAID 30.20 ACRES AND LOT 1, ALONG THE NORTHEAST LINE OF SAID 151.363 ACRES AND A WESTERLY LINE OF SAID LOT 2, N43° 23'47"W, 619.95 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID LOT 2, SAID LOT 3 AND THAT CERTAIN 18.14 ACRES OF LAND, DESIGNATED EXHIBIT B, CONVEYED TO THE CITY OF AUSTIN BY SAID DEED RECORDED IN DOCUMENT NO. 2008169235;

THENCE, DEPARTING SAID NORTHEAST LINE AND SAID WESTERLY LINE, ALONG THE NORTH LINE OF SAID LOT 2, THE SOUTH LINE OF SAID LOT 3 AND SAID 18.14 ACRES THE FOLLOWING THREE (3) COURSES:

- 1. N79° 50'16"E, 1167.81 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "LANDMARK SURVEY" FOUND,
- 2. S68° 36'52"E, 373.31 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" FOUND, AND
- 3. N62° 44'33"E, 148.69 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "UDG 2433" FOUND FOR THE SOUTHEAST CORNER OF SAID 18.14 ACRES;

THENCE, DEPARTING SAID NORTH LINE AND SAID SOUTH LINES, CROSSING SAID LOT 3 ALONG THE EAST LINE OF SAID 18.14 ACRES THE FOLLOWING TWO (2) COURSES:

- 1. A DISTANCE OF 159.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 3284.79 FEET, CENTRAL ANGLE IS 02°46'47" AND WHOSE CHORD BEARS N24°06'19"W, 159.34 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" FOUND, AND
- 2. N22° 42'26"W, 371.06 FEET TO A 60D NAIL WITH SHINER FOUND FOR THE NORTHEAST CORNER OF SAID 18.14 ACRES ON THE NORTH LINE OF SAID LOT 3 AND THE SOUTH LINE OF LOT 4 OF SAID SEC. 2;

THENCE, DEPARTING SAID EAST LINE, ALONG THE NORTH LINE OF SAID LOT 3 AND THE SOUTH LINE OF SAID LOT 4, S81° 14'22"E, 34.30 FEET TO AN INUNDATED POINT FOR THE SOUTHEAST CORNER OF SAID LOT 4 AND AN ANGLE POINT ON THE NORTHEAST LINE OF SAID LOT 3 AND THE WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO MAJID HEMMASI ET AL BY DEED RECORDED IN DOCUMENT NO. 2004130574 OF THE SAID OFFICIAL PUBLIC RECORDS;

THENCE, DEPARTING SAID NORTH LINE AND SAID SOUTH LINE, ALONG THE NORTHEAST LINES OF SAID LOT 3 AND THE WEST AND SOUTH LINES OF SAID HEMMASI PROPERTY THE FOLLOWING SIX (6) COURSES:

- 1. S17° 04'57"E, 44.95 FEET TO AN INUNDATED POINT,
- 2. S23° 02'18"E, 117.59 FEET TO AN INUNDATED POINT,
- 3. S35° 31'26"E, 73.85 FEET TO AN INUNDATED POINT,
- 4. S79° 42'04"E, 109.06 FEET TO AN INUNDATED POINT,
- 5. N65° 22'48"E, 126.95 FEET TO A 60D NAIL FOUND, AND
- 6. N61° 39'16"E, 40.38 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 3 AND THE SOUTHEAST CORNER OF SAID HEMMASI PROPERTY ON THE WEST R.O.W. LINE OF SAID R.M. 2222;

THENCE, DEPARTING SAID NORTHEAST LINES AND SAID SOUTH LINES, ALONG THE EAST LINE OF SAID LOT 3 AND THE SAID WEST R.O.W. LINE THE FOLLOWING TWO (2) COURSES:

- 1. S22° 23'24"E, 67.51 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND FOR A NON-TANGENT POINT OF CURVATURE, AND
- 2. A DISTANCE OF 135.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 2984.79 FEET, CENTRAL ANGLE IS 02° 35'40" AND WHOSE CHORD BEARS S24° 00'22"E, 135.15 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "UDG 2433" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 3 AND THE NORTHEAST CORNER OF SAID LOT 2;

THENCE, DEPARTING SAID EAST LINE, ALONG THE EAST LINES OF SAID LOT 2 AND THE SAID WEST R.O.W. LINE THE FOLLOWING THREE (3)

- 1. A DISTANCE OF 474.96 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 2984.79 FEET, CENTRAL ANGLE IS 09°07'02" AND WHOSE CHORD BEARS S29°49'09"E, 474.46 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND,
- 2. S34°23'41"E, 690.45 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND FOR A NON-TANGENT POINT OF CURVATURE, AND
- 3. A DISTANCE OF 118.61 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 1757.02 FEET, CENTRAL ANGLE IS 03° 52'05" AND WHOSE CHORD BEARS \$36° 11'16"E, 118.59 FEET TO A COTTON GIN SPINDLE FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 2 AND AN EXTERIOR CORNER OF SAID LOT 1;

THENCE, DEPARTING SAID EAST LINE, ALONG THE EAST LINES OF SAID LOT 1 AND THE SAID WEST R.O.W. LINE A DISTANCE OF 54.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 1757.02 FEET, CENTRAL ANGLE IS 01° 47'25" AND WHOSE CHORD BEARS S39° 16'34"E, 54.90 FEET TO THE POINT OF BEGINNING CONTAINING 41.25 ACRES OF LAND MORE OR LESS.

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