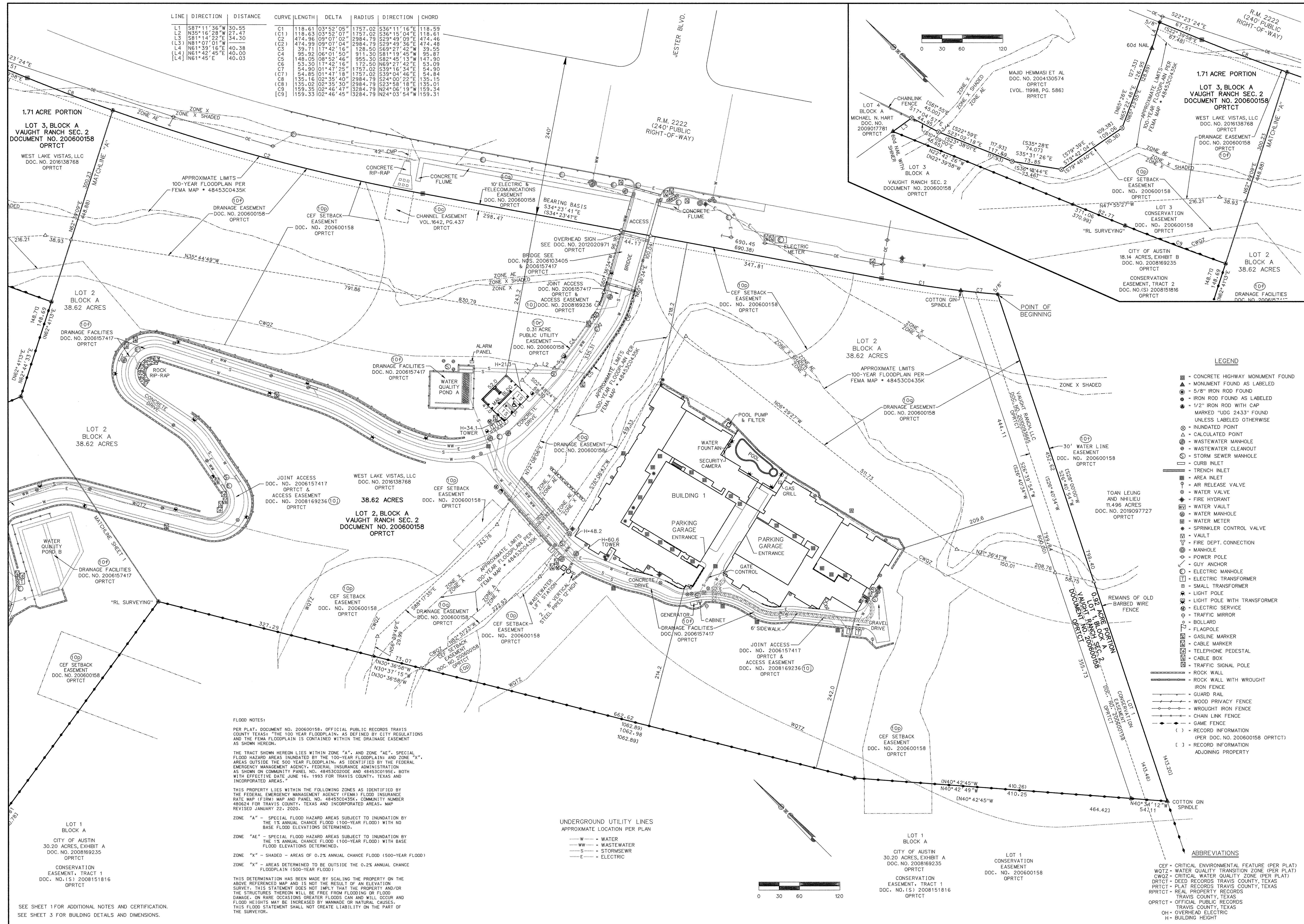


LINE	DIRECTION	DISTANCE	CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
L1	S87°11'36"W	30.55	(C1)	118.61	03°52'05"W	1757.02	S36°11'16"E	118.55
L2	N35°16'28"W	27.47	(C1)	118.63	03°52'07"W	1757.02	S36°11'15"E	118.61
L3	S81°14'42"E	40.38	(C2)	174.36	07°47'46"E	2984.79	S29°49'03"E	174.36
(L3)	N81°07'01"W		(C2)	474.39	09°07'04"E	2984.79	S29°49'36"E	474.46
L4	N61°39'16"E	40.38	(C3)	39.11	17°42'16"E	126.50	S62°57'42"W	39.55
(L4)	N61°44'42"E		(C3)	95.32	17°42'16"E	126.50	S62°57'42"W	95.32
(L4)	N61°45'E	40.03	(C5)	148.05	08°52'46"E	955.30	S82°45'13"W	147.90
C6			C6	53.30	17°42'16"E	172.50	N68°52'47"E	53.09
(C6)			(C6)	144.30	07°55'21"E	1757.02	S36°15'34"E	144.30
(C7)			(C7)	54.85	01°47'18"E	1757.02	S39°04'46"E	54.84
C8			C8	135.16	02°35'40"E	2984.79	S24°00'42"E	135.15
(C8)			(C8)	135.02	02°35'40"E	2984.79	S24°00'42"E	135.01
C9			C9	159.35	02°46'47"E	3284.79	N24°06'19"E	159.34
(C9)			(C9)	159.33	02°46'45"E	3284.79	N24°03'54"W	159.31

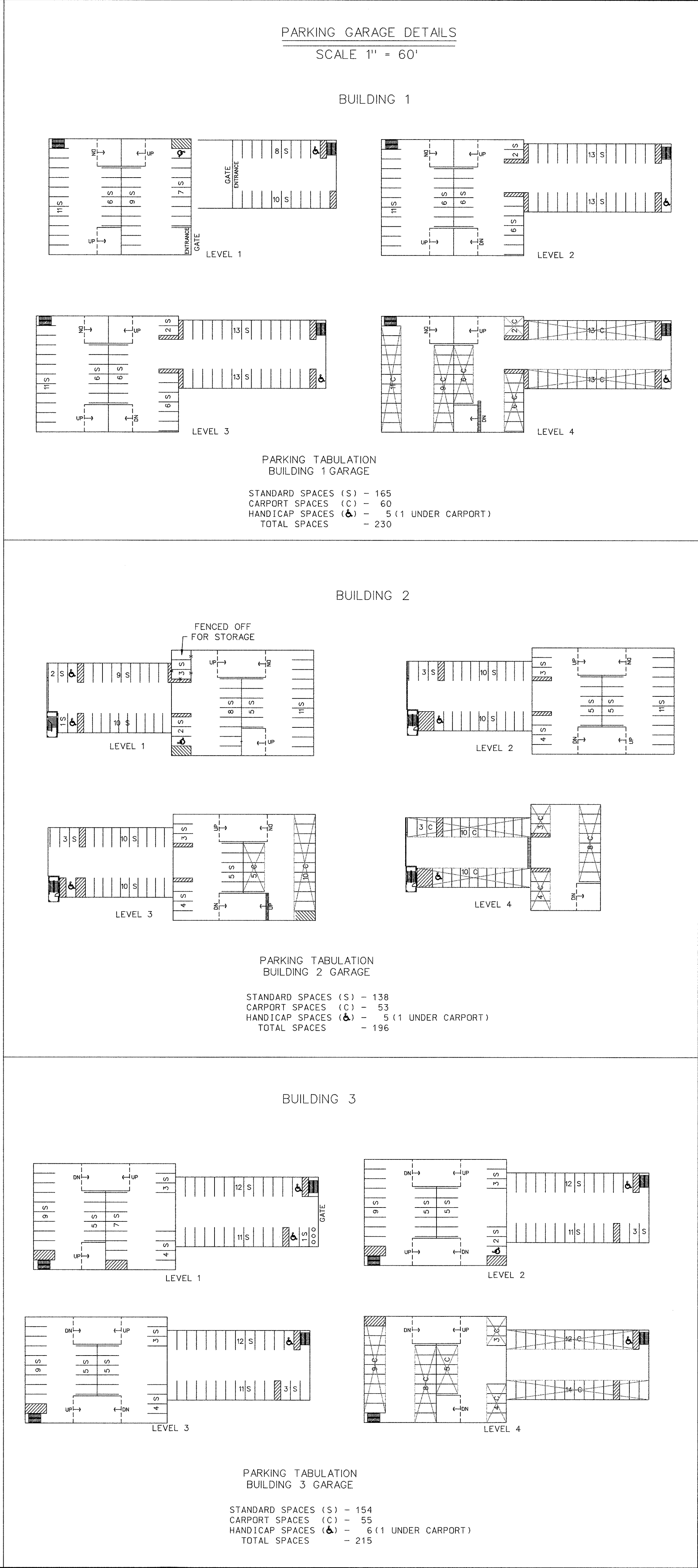
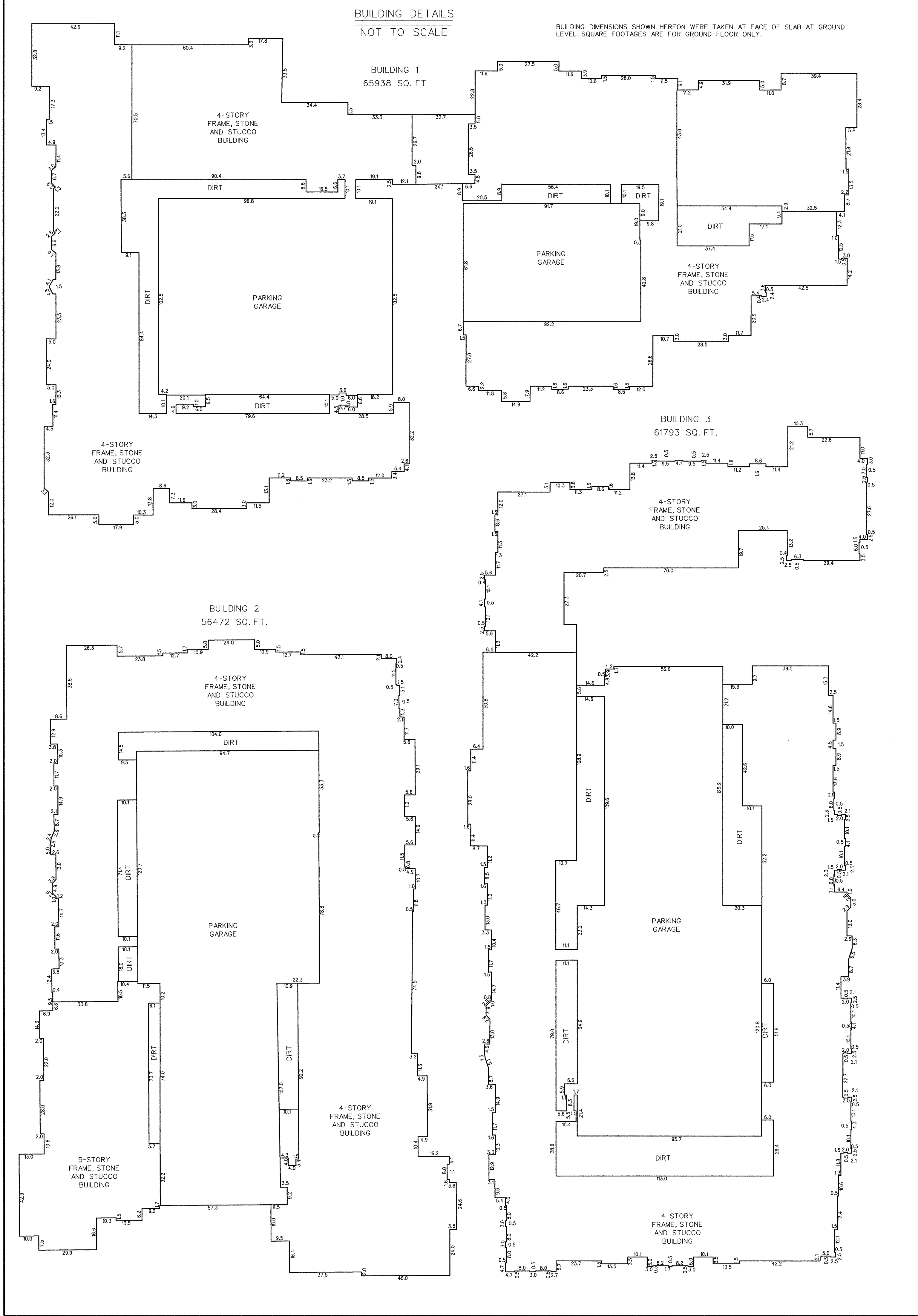


RAMSEY LAND SURVEYING

WEST LAKE VISTAS
ALTA/NSPS LAND TITLE SURVEY OF 41.25 ACRES
IF LAND BEING ALL OF LOT 2, BLOCK A; A PORTION
OF LOT 1 AND LOT 3, BLOCK A, VAUGHT
RANCH SEC. 2, DOCUMENT NO. 200600158
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

[illegible]

DRAWN BY	MCO
CHECKED	CS
DATE	08-11-21
PROJECT NO	826-01C
DRAWING NO	826.11
SHEET NO.	2 OF 3
FILENAME	DGN\826-AVRAL TA2021.DGN



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 FOLLOWS:

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 NHLEU BY DEED RECORDED IN DOCUMENT NO. 201909727 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:

- N40°42'49"W, 410.25 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "UDG 2433" FOUND,
- N30°37'15"W, 1062.98 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" FOUND, AND
- 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 SAID COUNTY;

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:

- N79°50'16"E, 1167.81 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "LANDMARK SURVEY" FOUND,
- S68°36'52"E, 373.31 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" FOUND, AND
- 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:

- 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
- 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, 54.30 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:

- S17°04'57"E, 44.95 FEET TO AN INUNDATED POINT,
- S23°02'18"E, 117.59 FEET TO AN INUNDATED POINT,
- S35°31'26"E, 73.85 FEET TO AN INUNDATED POINT,
- S79°42'04"E, 109.06 FEET TO AN INUNDATED POINT,
- N65°22'48"E, 126.95 FEET TO A 60D NAIL FOUND, AND
- 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:

- S22°23'24"E, 67.51 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND FOR A NON-TANGENT POINT OF CURVATURE, AND
- 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) COURSES:

- 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,
- S34°23'41"E, 690.45 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND FOR A NON-TANGENT POINT OF CURVATURE, AND
- 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 S36°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 757.02 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.

WEST LAKE VISTAS

ALTANSPS LAND TITLE SURVEY OF 41.25 ACRES OF LAND BEING ALL OF LOT 2, BLOCK A, A PORTION OF LOT 1 AND LOT 3, BLOCK A, VAUGHT RANCH SEC. 2, DOCUMENT NO. 200600158 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

DRAWN BY MCO
CHECKED CS
DATE 08-11-21
PROJECT NO 826-01C
DRAWING NO 826.11
SHEET NO 3 OF 3
FILENAME DGN\826-AVR\TA2021.DGN

10-19-21	DATE
CS	CHK
MCO	DRN
1	REVISED PER NEW CERTIFICATION.
NO	REVISIONS