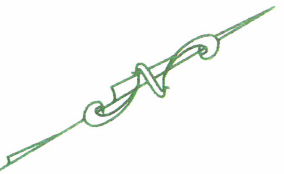


RICHARD DUTY SURVEY NO. 56, ABSTRACT NO. 215

68.278 ACRES THIS DAY SURVEYED  
(68.20 AC.) - "TRACT 1"  
RADKEY LIMITED PARTNERSHIP, L.L.P.  
DN 199910033

(S 59°42'00" E 158.38')  
S 62°27'58" E 158.50'  
(S 60°4'00" E 299.66')  
S 62°44'38" E 299.80'



- LEGEND**
- 1/2" REBAR FOUND--UNLESS OTHERWISE NOTED
  - 1/2" CAPPED REBAR SET
  - 1" IRON PIPE FOUND
  - 2" IRON PIPE FOUND
  - 4" IRON PIPE FOUND
  - ✓ CALCULATED POINT
  - FENCE POST FOUND
  - x FOUND IN CONCRETE
  - COTTON SPINDLE FOUND
  - PINCH HOLE FOUND
  - BRICK IN SOCLE
  - BRICK IN FENCE
  - WOOD FENCE
  - METAL FENCE
  - BUILDING LINE
  - PUBLIC UTILITY EASEMENT
  - ROAD
  - PER D.N. 199910033 Official Public Records
  - PER VOL. 63 PG. 75 Plat Records
  - RIGHT OF WAY
  - PLACE OF BEGINNING
  - P.O.B.

J. B. WALTERS SURVEY NO. 27, ABST. 25

10.012 ACRES  
THIS DAY SURVEYED  
(10.00 AC.)

RADKEY LIMITED  
PARTNERSHIP, L.L.P.  
DN 199910033  
"TRACT 3"

(N 29°35' E 1196.69')  
N 26°25'19" E 1196.90'

**12.355 ACRES**  
(12.34 AC.)  
RADKEY LIMITED  
PARTNERSHIP, L.L.P.  
DN 199910033  
"TRACT 2"

S 27°13'22" W 1195.75'  
(S 30°25'00" W 1198.46')  
(N 30°26'36" E 1195.86')

ROBERT MOTSINGER  
9.98 AC.  
DN 2006192610

P.O.B.



**TRAPPERS TRAIL**

N 62°45'04" W 441.96'  
(N 59°35' W 440.58')

{60' R.O.W.}

BEARING BASED ON TEXAS STATE PLANE  
COORDINATE SYSTEM  
TEXAS CENTRAL ZONE 4203

LEGAL: BEING 12.355 ACRES OF LAND, MORE OR LESS, OUT OF THE J. B. WALTERS SURVEY NO. 27, ABSTRACT NO. 25 SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT BEING ALL OF THAT TRACT CALLED 10.00 ACRES OF LAND--TRACT 3-- CONVEYED TO RADKEY LIMITED PARTNERSHIP, L.L.P. BY CONTRIBUTION DEED RECORDED IN DOCUMENT NO. 1999100333 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 12.355 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STREET ADDRESS: 20900 TRAPPERS TRAIL CITY: TRAVIS COUNTY: MANOR STATE OF TEXAS  
REFERENCE NAME: YUJUN YANG AND JENNY ZHANG G.F. #: 2140296-BAL

**B & G SURVEYING, LLC**  
20900 TRAPPERS TRAIL, SUITE 100  
AUSTIN, TEXAS 78756-6999  
TEL: 781.845.4300  
WWW.BANDGSURVEYING.COM

**JOB #:** B0700521\_TW  
**DATE:** 08/12/2021  
**SCALE:** 1" = 100'

FIELD WORK BEGINS	07/21/2021
FIELD WORK ENDS	08/11/21
CHECKS	08/12/21
PRINTS	08/12/21
FILED	08/12/21

1404 West North Loop Blvd.  
Austin, Texas 78756 - Office 512-745-6999



Notes:  
1) Subject to a Bridge Easement to Monette Water Supply Corp. per V.4822, p.1745, Deed Records, being 15' in width centered on pipelines as when indicated.  
2) The recorded deed information for this tract does not form a mathematical closure.

1. I, THE UNDERSIGNED AND /OR RESIDENT OWNERS OF THE PREMISES SIGNED AND TO TITLE RESOURCES GUARANTY COMPANY

I DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE INFORMATION CONTAINED IN THIS TITLE COMMITMENT REFLECTS THE PUBLIC RECORDS AND THAT THERE IS NO UNRECORDED INTEREST IN THE PROPERTY DESCRIBED HEREIN.

BY: *[Signature]*

ROBERT L. LUNCASTER  
NOTARY PUBLIC  
NO. 5629  
STATE OF TEXAS  
COMMISSION EXPIRES 10/31/23