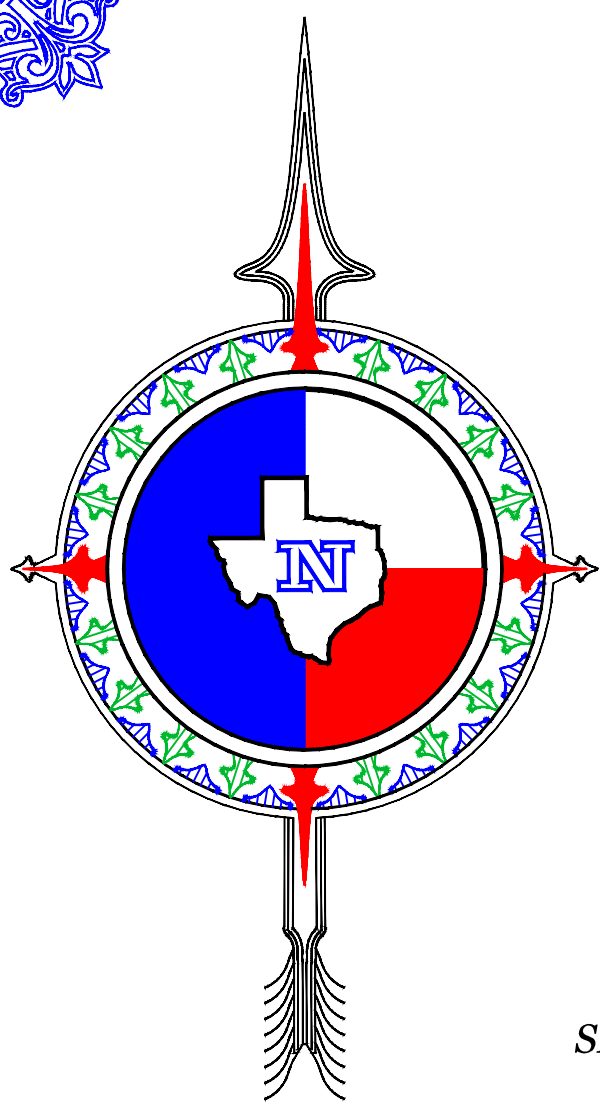


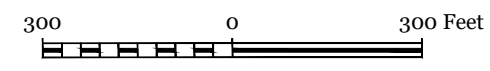
BOUNDARY & IMPROVEMENTS SURVEY PLAT

LEGEND



SM

SCALE: 1" = 300'

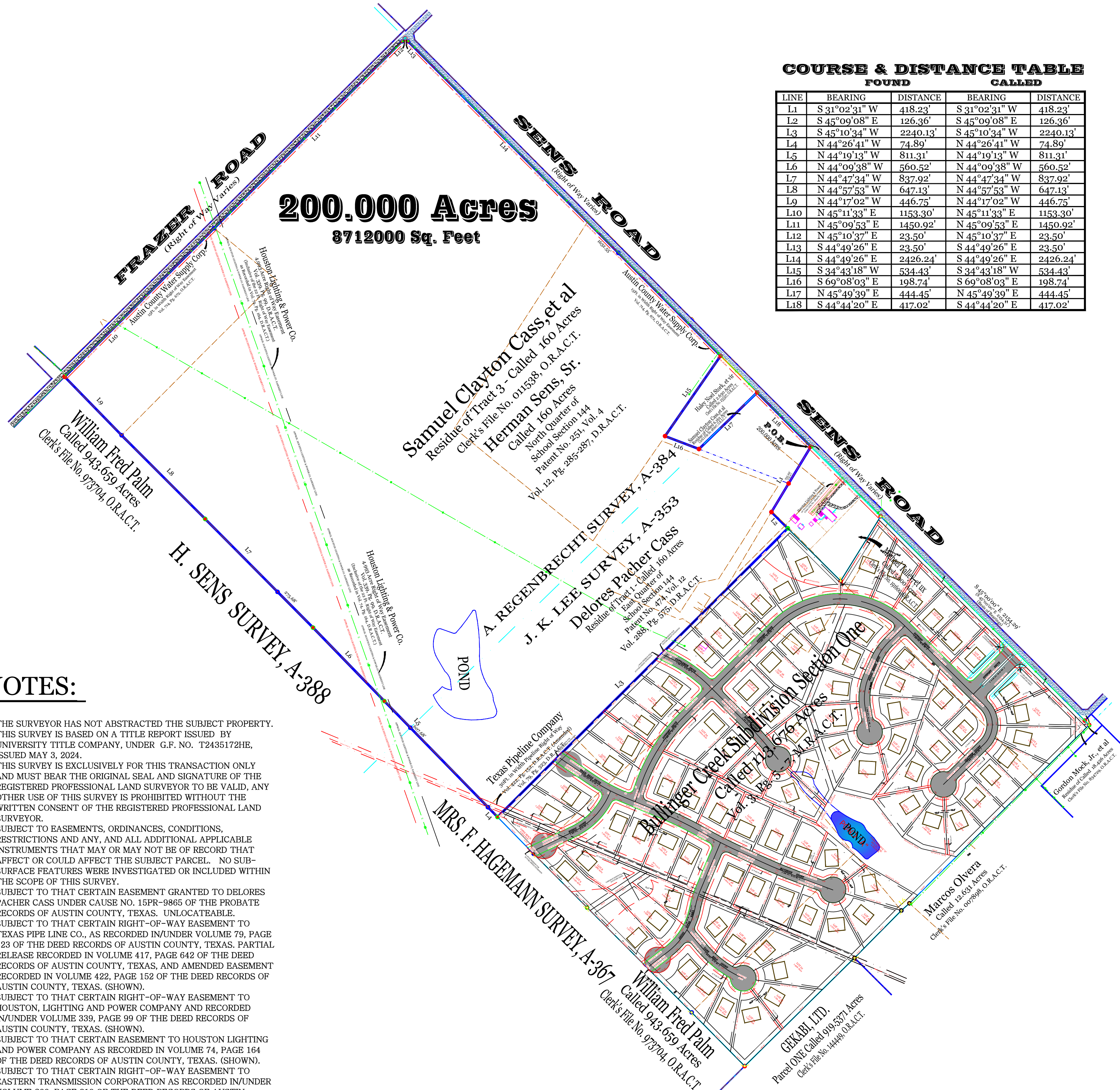


OF 200.000 Acres IN THE J. K. LEE SURVEY, A-353 A. REGENBRECHT SURVEY, A-384 AUSTIN COUNTY, TEXAS

- BARBED/WIRE FENCE
- EASEMENT LINE
- OVERHEAD POWER LINES
- GUY WIRE
- POWER POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- ⊙ LPG TANK
- ⊙ WATER WELL
- CONCRETE
- GRAVEL
- ASPHALT
- 3/8" IRON ROD SET
- 5/8" IRON ROD SET
- 3/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- 1" IRON PIPE FOUND
- OLD RR SPIKE FOUND
- () DEED CALL

COURSE & DISTANCE TABLE

LINE	FOUND		CALLED	
	BEARING	DISTANCE	BEARING	DISTANCE
L1	S 31°02'31" W	418.23'	S 31°02'31" W	418.23'
L2	S 45°09'08" E	126.36'	S 45°09'08" E	126.36'
L3	S 45°10'34" W	2240.13'	S 45°10'34" W	2240.13'
L4	N 44°26'41" W	74.89'	N 44°26'41" W	74.89'
L5	N 44°19'13" W	811.31'	N 44°19'13" W	811.31'
L6	N 44°09'38" W	560.52'	N 44°09'38" W	560.52'
L7	N 44°47'34" W	837.92'	N 44°47'34" W	837.92'
L8	N 44°57'53" W	647.13'	N 44°57'53" W	647.13'
L9	N 44°17'02" W	446.75'	N 44°17'02" W	446.75'
L10	N 45°11'33" E	1153.30'	N 45°11'33" E	1153.30'
L11	N 45°09'53" E	1450.92'	N 45°09'53" E	1450.92'
L12	N 45°10'37" E	23.50'	N 45°10'37" E	23.50'
L13	S 44°49'26" E	23.50'	S 44°49'26" E	23.50'
L14	S 44°49'26" E	2426.24'	S 44°49'26" E	2426.24'
L15	S 34°43'18" W	534.43'	S 34°43'18" W	534.43'
L16	S 69°08'03" E	198.74'	S 69°08'03" E	198.74'
L17	N 45°49'39" E	444.45'	N 45°49'39" E	444.45'
L18	S 44°44'20" E	417.02'	S 44°44'20" E	417.02'



NOTES:

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY UNIVERSITY TITLE COMPANY, UNDER G.F. NO. T2435172HE, ISSUED MAY 3, 2024.
3. THIS SURVEY IS EXCLUSIVELY FOR THIS TRANSACTION ONLY AND MUST BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR TO BE VALID, ANY OTHER USE OF THIS SURVEY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE REGISTERED PROFESSIONAL LAND SURVEYOR.
4. SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY, AND ALL ADDITIONAL APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT AFFECT OR COULD AFFECT THE SUBJECT PARCEL. NO SUB-SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY.
5. SUBJECT TO THAT CERTAIN EASEMENT GRANTED TO DELORES PACHER CASS UNDER CAUSE NO. 15PR-9865 OF THE PROBATE RECORDS OF AUSTIN COUNTY, TEXAS. UNLOCATEABLE.
6. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO TEXAS PIPE LINE CO., AS RECORDED IN/UNDER VOLUME 79, PAGE 323 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. PARTIAL RELEASE RECORDED IN VOLUME 417, PAGE 642 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, AND AMENDED EASEMENT RECORDED IN VOLUME 422, PAGE 152 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. (SHOWN).
7. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO HOUSTON, LIGHTING AND POWER COMPANY AND RECORDED IN/UNDER VOLUME 339, PAGE 99 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. (SHOWN).
8. SUBJECT TO THAT CERTAIN EASEMENT TO HOUSTON LIGHTING AND POWER COMPANY AS RECORDED IN VOLUME 74, PAGE 164 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. (SHOWN).
9. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO EASTERN TRANSMISSION CORPORATION AS RECORDED IN/UNDER VOLUME 200, PAGE 319 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. (ABANDONED).
10. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO AUSTIN COUNTY WATER SUPPLY CORP. AS RECORDED IN/UNDER VOLUME 714, PAGE 672 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. (SHOWN - UNLOCATEABLE - APPROXIMATE LIMITS OF 15 FT. WATER LINE UTILITY EASEMENT).
11. SUBJECT TO THAT CERTAIN EASEMENT TO HOUSTON LIGHTING AND POWER AS RECORDED IN CLERK'S FILE NO. 984969 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. SHOWN.
12. REFER TO METES AND BOUNDS DESCRIPTION PREPARED BY A-SURVEY, INC., DATED MAY 22, 2024.
13. FENCES MEANDER BOUNDARY.
14. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR AUSTIN COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE X AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 48015C0325F, DATED OCTOBER 18, 2019.

A-SURVEY, INC.
"THE MASTERS OF MEASUREMENT"™
 19 NORTH MILLER
 BELLVILLE, TEXAS 77418
 979-865-8111
 1-800-4-A-SURVEY
 4ASURVEY.COM
 4ASURVEY@GMAIL.COM
 T.B.P.L.S. FIRM REG. LIC. No. 10076700
 PROJECT No.: 24148A

TITLE Co.: UNIVERSITY TITLE Co.	GF No.: T2435172HE
MORTGAGE Co.: T.B.D.	
BORROWER: 9999 WYATT, LLC	
ADDRESS: SENS - FRAZER ROAD, SEALY, AUSTIN COUNTY, TEXAS	

I HEREBY STATE THAT THIS SURVEY PLAT REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT NO VISIBLE ENCROACHMENTS WERE FOUND, EXCEPT AS SHOWN AND/OR DEPICTED HEREON.

RONALD K. BRYANT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4361