

FIELD NOTE DESCRIPTION FOR A 10.03 ACRE TRACT OF LAND, SITUATED IN TRAVIS COUNTY, TEXAS:

BEING A 10.03 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO JESUS A TORRES AND WIFE, MARIA DE LA LUZ TORRES, RECORDED IN DOCUMENT NO. 2007172748 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found lying in the east right-of-way line of U.S. Highway 183 South, a public road, marking the northwest corner of a 10.03 acre tract of land conveyed by Special Warranty Deed to PC5 Properties, LLC., recorded in Document No. 2020084299 of the Official Public Records of Travis County, Texas, for the southwest corner of this tract;

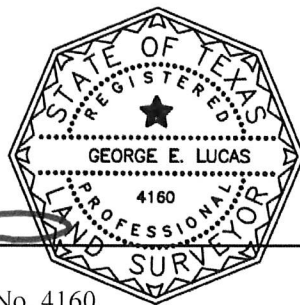
THENCE North 12°19'03" East, a distance of 407.49 feet along the west line of this tract, common with the east right-of-way line of said U.S. Highway 183 South, to a 1/2 inch iron rod set, for an angle corner of this tract;


THENCE North 21°32'37" East, a distance of 84.85 feet along the west line of this tract, common with the east right-of-way line of said U.S. Highway 183 South, to a 1/2 inch iron rod found, lying in the south right-of-way line of Hillmoore Drive, a public road, for the northwest corner of this tract;

THENCE South 77°24'20" East, a distance of 889.59 feet, along the north line of this tract, common with the south right-of-way line of said Hillmoore Drive, to a 1/2 inch iron rod found, marking the northwest corner of a 52.06 acre tract of land conveyed by Warranty Deed to Martushka, llc., recorded in Document No. 2006148949 of The Official Public Records of Travis County, Texas, for the northeast corner of this tract;

THENCE South 16°35'54" West, along the east line of this tract, common with the west line of said Martushka, LLC. tract, a distance of 499.40 feet to a 1/2" iron rod found, marking the northeast corner of said PC5 Properties, LLC., for the southeast corner of this tract;

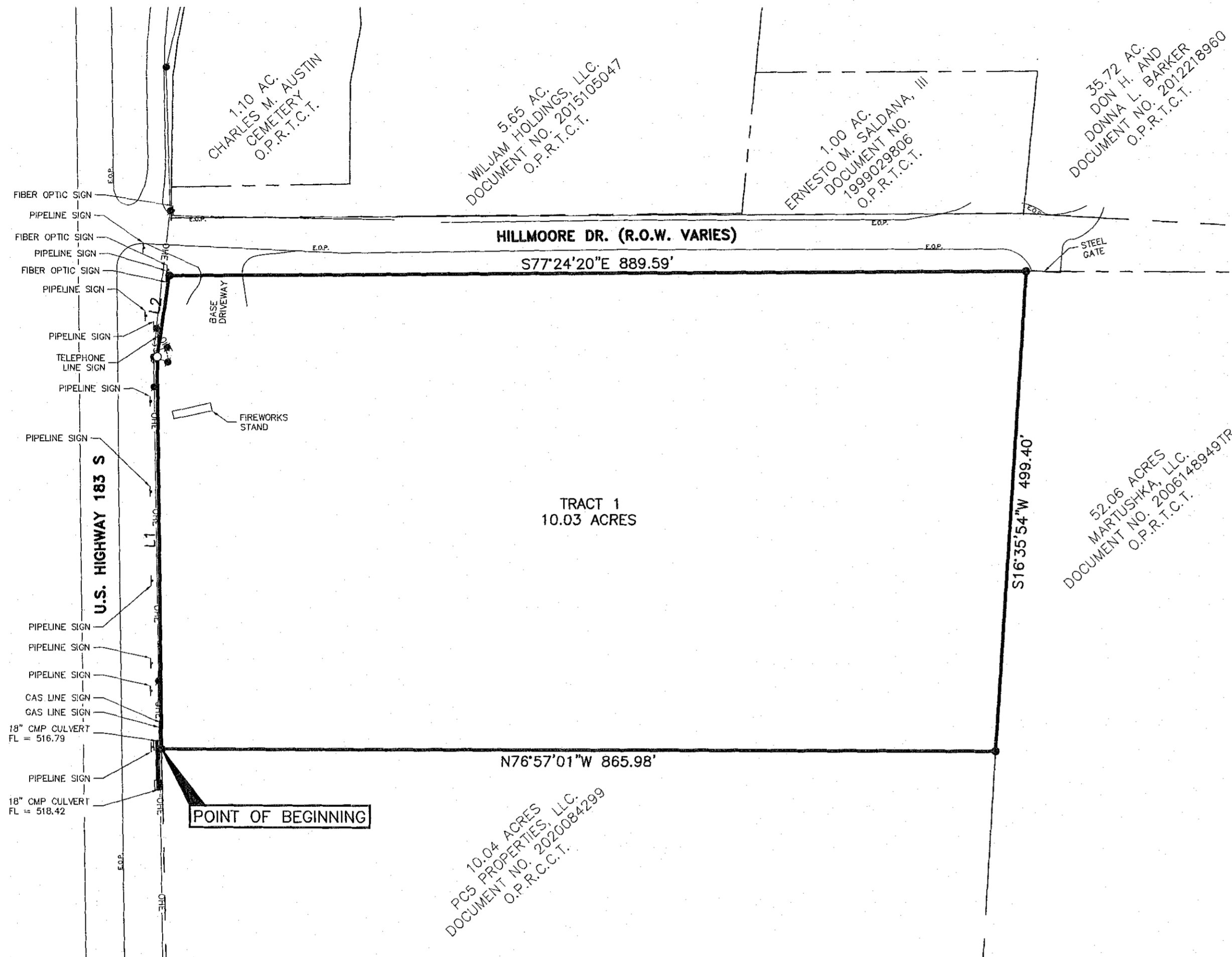
THENCE North 76°57'01" West, a distance of 865.98 feet, along the north line of said PC5 Properties, LLC. tract, common with the south line of this tract, to the POINT OF BEGINNING, containing 10.03 acres of land, more or less.




George E. Lucas
Registered Professional Land Surveyor No. 4160
Celco Surveying, Firm Registration No. 10193975
2205 Stonecrest Path
New Braunfels, Texas 78130
Date: February 24, 2021

LINE #	LENGTH	BEARING
L1	407.49'	N12°19'03"E
L2	84.85'	N21°32'37"E

**SKETCH TO ACCOMPANY
FIELD NOTES**

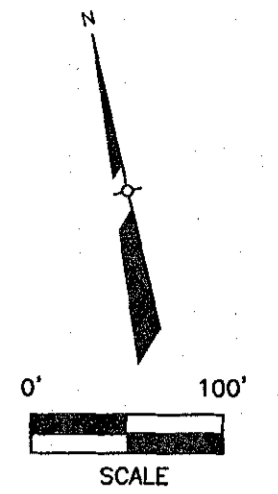


SCHEDULE B:

- 10-a EASEMENT:
RECORDED: VOLUME 568, PAGE 526, DEED RECORDS, TRAVIS COUNTY, TEXAS.
TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: UTILITY **MAY AFFECT, UNABLE TO PLOT**
- 10-b EASEMENT:
RECORDED: VOLUME 960, PAGE 192, AS FURTHER AFFECTED BY VOLUME 2135, PAGE 339, DEED RECORDS, TRAVIS COUNTY, TEXAS.
TO: UNITED GAS PIPE LINE COMPANY
PURPOSE: PIPELINE **MAY AFFECT, UNABLE TO PLOT**
- 10-c EASEMENT:
RECORDED: VOLUME 961, PAGE 128, AS FURTHER AFFECTED BY VOLUME 2135, PAGE 339, DEED RECORDS, TRAVIS COUNTY, TEXAS.
TO: UNITED GAS PIPE LINE COMPANY
PURPOSE: PIPELINE **MAY AFFECT, UNABLE TO PLOT**
- 10-d EASEMENT:
RECORDED: VOLUME 1913, PAGE 329, DEED RECORDS, TRAVIS COUNTY, TEXAS.
TO: CITY OF AUSTIN
PURPOSE: UTILITY **MAY AFFECT, UNABLE TO PLOT**
- 10-e ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERAL, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. **MAY AFFECT, UNABLE TO PLOT**

LEGAL DESCRIPTION

BEING A 10.03 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO JESUS A TORRES AND WIFE, MARIA DE LA LUZ TORRES, RECORDED IN DOCUMENT NO. 2007172748 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LEGEND

- ⊙ DENOTES BENCHMARK
- DENOTES 1/2" ST. SK. SET
- ⊙ DENOTES 1/2" ST. SK. FND.
- △ DENOTES A CALCULATED POINT
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - R.O.W. LINE
- - - EXISTING EASEMENT
- ⊠ EXISTING BARBWARE FENCE
- EXISTING POWER POLE
- ← EXISTING GUY WIRE
- WW WASTEWATER
- MH MANHOLE
- M WATER METER
- B.S.L. BUILDING SETBACK LINE
- C.C.R. COVENANTS, CONDITIONS AND RESTRICTIONS
- A BLOCK NAME
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- BEARING BASIS: TEXAS LAMBERT GRID, CENTRAL ZONE, NAD 83

FIELD NOTES

BEGINNING AT A 1/2 INCH IRON ROD FOUND LYING IN THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 183 SOUTH, A PUBLIC ROAD, MARKING THE NORTHWEST CORNER OF A 10.03 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO PCS PROPERTIES, LLC., RECORDED IN DOCUMENT NO. 2020084299 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 12°19'03" EAST, A DISTANCE OF 407.49 FEET ALONG THE WEST LINE OF THIS TRACT, COMMON WITH THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 183 SOUTH, TO A 1/2 INCH IRON ROD SET, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE NORTH 21°32'37" EAST, A DISTANCE OF 84.85 FEET ALONG THE WEST LINE OF THIS TRACT, COMMON WITH THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 183 SOUTH, TO A 1/2 INCH IRON ROD FOUND, LYING IN THE SOUTH RIGHT-OF-WAY LINE OF HILLMOORE DRIVE, A PUBLIC ROAD, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 77°24'20" EAST, A DISTANCE OF 889.59 FEET, ALONG THE NORTH LINE OF THIS TRACT, COMMON WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID HILLMOORE DRIVE, TO A 1/2 INCH IRON ROD FOUND, MARKING THE NORTHWEST CORNER OF A 52.06 ACRE TRACT OF LAND CONVEYED BY WARRANTY DEED TO MARTUSHKA, LLC., RECORDED IN DOCUMENT NO. 2006148949 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 16°35'54" WEST, ALONG THE EAST LINE OF THIS TRACT, COMMON WITH THE WEST LINE OF SAID MARTUSHKA, LLC. TRACT, A DISTANCE OF 499.40 FEET TO A 1/2" IRON ROD FOUND, MARKING THE NORTHEAST CORNER OF SAID PCS PROPERTIES, LLC., FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 76°57'01" WEST, A DISTANCE OF 865.98 FEET, ALONG THE NORTH LINE OF SAID PCS PROPERTIES, LLC. TRACT, COMMON WITH THE SOUTH LINE OF THIS TRACT, TO THE POINT OF BEGINNING, CONTAINING 10.03 ACRES OF LAND, MORE OR LESS.

THE UNDERSIGNED DOES HEREBY CERTIFY TO TITLE RESOURCES GUARANTY COMPANY, JESUS A. TORRES AND MARIA DE LA LUZ TORRES, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

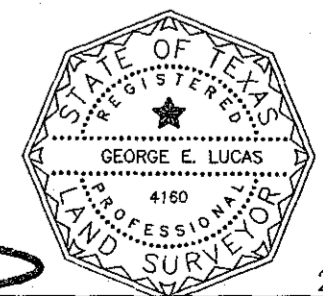
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III, TSPS LAND TITLE SURVEY.

FLOOD INFORMATION:

THIS PROJECT IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD, ZONE X, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP.

COMMUNITY PANEL NUMBER: 48453C 0612K
FLOOD MAP DATED: JANUARY 22, 2020

BORROWER: JESUS A. TORRES AND MARIA DE LA LUZ TORRES
TITLE CO.: TITLE RESOURCES GUARANTY COMPANY
G.F. NO.: 2102329-RRK



George E. Lucas
GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975
2205 STONECREST PATH
NEW BRAUNFELS, TEXAS 78130
OFFICE (512) 635-4897

2-24-2021
DATE