

**ABBREVIATIONS**  
 DRTC - DEED RECORDS OF TRAVIS COUNTY, TEXAS  
 ORTC - OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS  
 OPRTC - OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS  
 WD - WARRANTY DEED  
 GWD - GENERAL WARRANTY DEED  
 SWD - SPECIAL WARRANTY DEED  
 W/VL - DEED WITH VENDOR'S LIEN  
 P.O.B. - PLACE OF BEGINNING

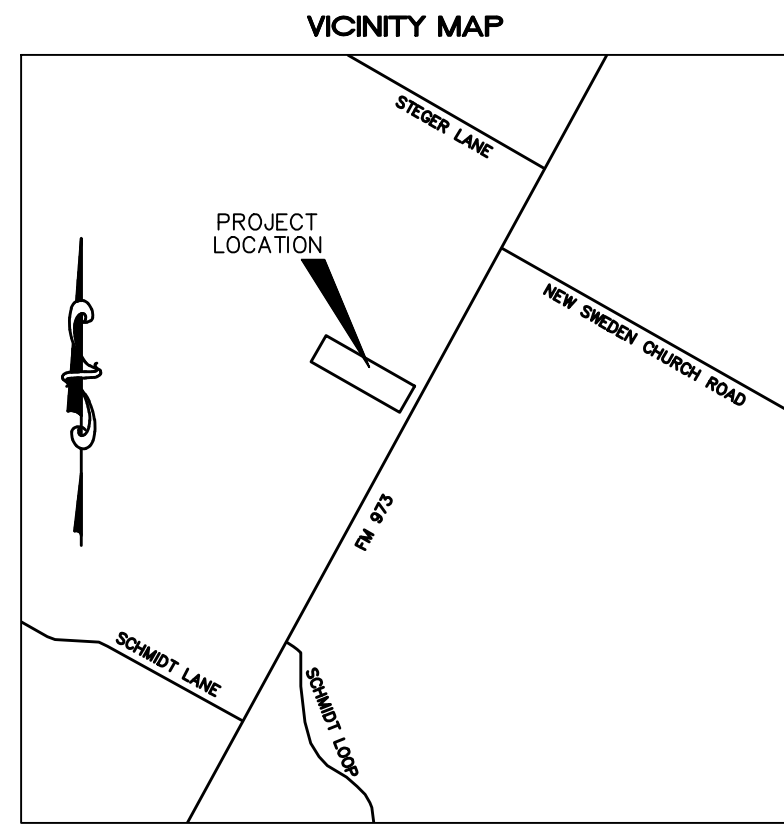
"17.394 ACRES"  
 WARRANTY DEED  
 ANTHONY ZAPATA AND CELIA  
 ZAPATA, ACTING HEREIN BY AND  
 THROUGH MY AGENT AND  
 ATTORNEY IN FACT, LYDIA ORTEGA  
 TO  
 ARBEN SHAHOLLI  
 11-26-2018  
 DOC. NO. 2018184262  
 OPRTC

"10.001 ACRES"  
 WARRANTY DEED WITH  
 VENDOR'S LIEN  
 AUGUSTINE ORTEGA  
 TO  
 BROADHEAD DONOHOO  
 INVESTMENTS,  
 LLC, A TEXAS LIMITED  
 LIABILITY COMPANY  
 4-8-2024  
 DOC. NO. 2024038432  
 OPRTC

"18.13 ACRES"  
 (RESIDUAL PORTION)  
 CORRECTION GWD W/VL  
 HOMER L BIGGERSTAFF, JR.  
 AND WIFE, DOROTHY T.  
 BIGGERSTAFF  
 TO  
 FIDENSIO CASTILLO AND  
 REBECCA RAMOS-CASTILLO  
 12-12-2008  
 DOC. NO. 2009061806  
 OPRTC

"10.11 ACRES"  
 GENERAL WARRANTY DEED WITH  
 VENDOR'S LIEN  
 BRADLEY PAUL BIGGERSTAFF  
 AND THERESA ANN BIGGERSTAFF,  
 MOHR, INDIVIDUALLY AND AS  
 INDEPENDENT CO-EXECUTORS OF  
 THE ESTATE OF HOMER L.  
 BIGGERSTAFF, JR., DECEASED  
 TO  
 JULIO CESAR JAIMES  
 9-23-2014  
 DOC. NO. 2014144882  
 OPRTC

"110.05 ACRES"  
 WARRANTY DEED WITH  
 VENDOR'S LIEN  
 KERMIT H. HEES, ET AL  
 TO  
 ALFRED WENDLAND AND  
 ELIZABETH R. WENDLAND  
 9-5-2002  
 DOC. NO. 2002066983  
 OPRTC

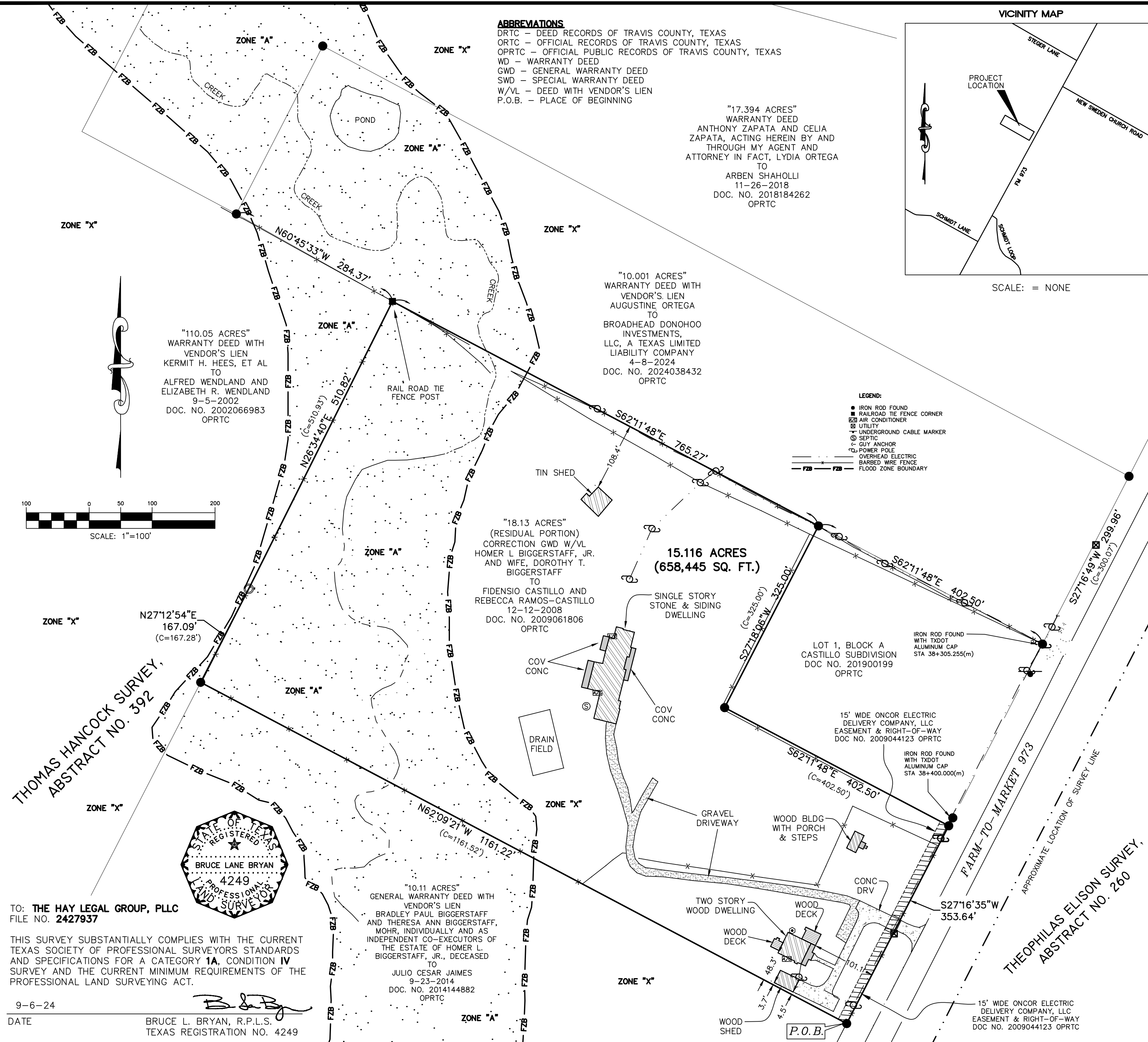
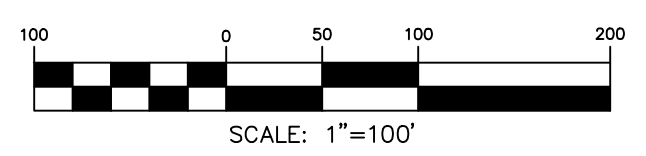
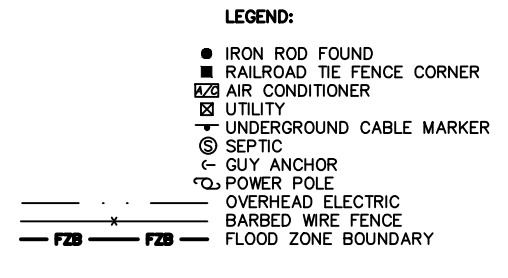


**SURVEYORS NOTES:**

1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE REPORT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
3. THE PROPERTY DEPICTED HEREON IS PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48453C0295H, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "A" AND ZONE "X" (UNSHADED).
4. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
5. THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.

**SCHEDULE B ITEMS**

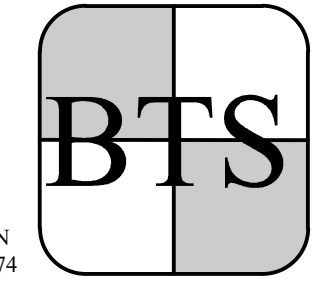
- 10A. - VOL. 549, PAGE 82 DRTC, DOC NO. 2004180816 OPRTC - DOES NOT AFFECT.
- 10B. - VOL. 1337, PAGE 385 DRTC - DOES NOT AFFECT.
- 10C. - VOL. 3816, PAGE 441 DRTC - UNABLE TO DETERMINE DUE TO VAGUE DESCRIPTION.
- 10D. - VOL. 6260, PAGE 668 DRTC - UNABLE TO DETERMINE DUE TO VAGUE DESCRIPTION.
- 10E. - VOL. 12763, PAGE 258 & VOL. 12847, PAGE 175 RPRTC - DOC NO. 2005151295 OPRTC - UNABLE TO DETERMINE, NO WATER LINES OBSERVED DURING THIS SURVEY.
- 10F. - DOC NO. 2000107255, 2005151295 OPRTC - UNABLE TO DETERMINE, NO WATER LINES OBSERVED DURING THIS SURVEY.
- 10G. - DOC NO. 2002043350 OPRTC - DOES NOT AFFECT.
- 10H. - DOC NO. 2009044123 OPRTC - AFFECTS AS SHOWN.
- 10I. - DOC NO. 2022119463 OPRTC - NO WATER LINES OBSERVED DURING THIS SURVEY.
- 10J. - NOTED
- 10K. - NOTED
- 10L. - NOTED
- 10M. - NOTED
- 10N. - NOTED
- 10O. - NOTED



**TITLE SURVEY**

15.116 ACRE TRACT  
 OUT OF THE THOMAS  
 HANCOCK SURVEY  
 ABSTRACT NO. 392  
 TRAVIS COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN  
 TAYLOR, TX 76754  
 PHONE: (512) 352-9090

FIRM No. 10128500  
 www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AVC	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: BLB
PROJECT NO. 24-880	DATE: SEPTEMBER 3, 2024

TO: THE HAY LEGAL GROUP, PLLC  
 FILE NO. 2427937

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.



9-6-24  
 DATE  
 BRUCE L. BRYAN, R.P.L.S.  
 TEXAS REGISTRATION NO. 4249

**15.116 ACRES**

These notes describe that certain tract of land, situated in the **THOMAS HANCOCK SURVEY, ABSTRACT NO. 392**, located in Travis County, Texas; subject tract being the residual portion of a called "18.13 Acres" conveyed in a Correction Warranty Deed with Vendor's Lien from Homer L. Biggerstaff, Jr. and wife, Dorothy T. Biggerstaff to Fidensio Castillo and Rebecca Ramos-Castillo, dated 12-12-2008 and recorded in Document No. 2009061806 of the Official Public Records of Travis County, Texas, (OPRTC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of September, 2024; subject tract being more fully described as follows:

**BEGINNING** at a 1/2" Iron rod found (capped) in the West line of Farm-to-Market Road 973 being the Northeast corner of a called "10.11 Acres" conveyed in a General Warranty Deed with Vendor's Lien from Bradley Paul Biggerstaff and Theresa Ann Biggerstaff, Mohr, Individually and as Independent Co-Executors of the Estate of Homer L. Biggerstaff, Jr., deceased to Julio Cesar Jaimes, dated 9-23-2014 and recorded in Document No. 2014144882 OPRTC, being the Southeast corner of said "18.13 Acres" (residual portion) and same being the Southeast corner of herein described tract;

**THENCE North 62° 09' 21" West** with the South line of said "18.13 Acres" (residual portion) and subject tract, and the North line of said "10.11 Acres" a distance of **1161.22 feet** to a 1/2" Iron rod found (capped) being the Northwest corner of said "10.11 Acres", being in the East line of a called "110.05 Acres" conveyed in a Warranty Deed with Vendor's Lien from Kermit H. Hees, et al to Alfred Wendland and Elizabeth Wendland, dated 9-5-2002 and recorded in Document No. 2002066983 OPRTC, being the Southwest corner of said "18.13 Acres" (residual portion) and same being the Southwest corner of herein described tract;

**THENCE North 27° 12' 54" East** with the West line of said "18.13 Acres" (residual portion) and subject tract, and the East line of said "110.05 Acres" a distance of **167.09 feet** to a 1/2" Iron pipe found, being an angle corner in the West line of said "18.13 Acres" (residual portion) and same being an angle corner in the West line of herein described tract;

**THENCE North 26° 34' 40" East** with the West line of said "18.13 Acres" (residual portion) and subject tract, and the East line of said "110.05 Acres" a distance of **510.82 feet** to a Railroad Tie fence corner post found, being the Northeast corner of said "110.05 Acres", being in the South line of a called "10.001 Acres" conveyed in a Warranty Deed with Vendor's Lien from Augustine Ortega to Broadhead Donohoo Investments, a Texas Limited Liability Company, dated 4-8-2024 and recorded in Document No. 2024038432

OPRTC, same being the Northwest corner of said "18.13 Acres" (residual portion) and same being the Northwest corner of herein described tract, from which a 1/2" Iron rod found at the Southwest corner of said "10.001 Acres" bears North 60° 45' 33" West a distance of 284.37 feet;


**THENCE South 62° 11' 48" East** with the North line of said "18.13 Acres" (residual portion) and subject tract, and the South line of said "10.001 Acres" a distance of **765.27 feet** to a 1/2" Iron rod found (capped BTS), being the Northwest corner of Lot 1, Block 1, Castillo Subdivision (Doc No. 201900199 OPRTC), same being an exterior corner of herein described tract, from which a 1/2" Iron rod found with Aluminum TXDot cap (Sta 38+305.255m) in the West line of Farm-to-Market Road 973, being the Northeast corner of said "Lot 1, Block 1, Castillo Subdivision" bears South 62° 11' 48" East a distance of 402.50 feet;

**THENCE South 27° 18' 06" West** over and across said "18.13 Acres" (residual portion), with the West line of said "Lot 1, Block 1, Castillo Subdivision" a distance of **325.00 feet** to a 1/2" Iron rod found (capped BTS), being the Southwest corner of said "Lot 1, Block 1, Castillo Subdivision", same being an interior corner of herein described tract;

**THENCE South 62° 11' 48" East** over and across said "18.13 Acres" (residual portion), with the South line of said "Lot 1, Block 1, Castillo Subdivision" a distance of **402.50 feet** to a 1/2" Iron rod found (capped BTS) being in the West line of Farm-to-Market Road 973, being the Southeast corner of said "Lot 1, Block 1, Castillo Subdivision", same being an exterior corner of herein described tract, from which a 1/2" Iron rod found with Aluminum TXDot cap (Sta 38+400.000m) in the West line of Farm-to-Market Road 973, being an angle corner in the East line of said "Lot 1, Block 1, Castillo Subdivision" bears North 27° 16' 35" East a distance of 14.18 feet;

**THENCE South 27° 16' 35" West** with the West line of Farm-to-Market Road 973 and the East line of said "18.13 Acres" (residual portion) and subject tract, a distance of **353.64 feet** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated an area of **15.116 Acres**.

**Surveyor's Note:** Bearings and coordinates shown hereon based on Texas State Plane Coordinate System, Central Zone 4203, NAD 83/93 datum and are grid values.

  
Bruce Lane Bryan Registered Professional Land Surveyor No. 4249  
TBPLS FIRM No. 10128500  
911 N. Main, Taylor TX 76574

