

**SURVEY OF A 49.237 ACRE TRACT (TRACT 1)
AND A 0.278 ACRE TRACT (TRACT 2)
OUT OF THE NOEL M. BAIN SURVEY,
ABSTRACT NO. 61,
TRAVIS COUNTY, TEXAS**



LEGEND

- 1/4" IRON ROD SET w/ CAP
- 1/4" IRON ROD FOUND
- △ POINT AT POLE PER
- () RECORD INFORMATION (WESTING)
- | | RECORD INFORMATION (EASTING)
- POWER POLE
- OVERHEAD ELECTRIC

BEARING, DIST., BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83. ALL DISTANCES ARE ADJUSTED TO SURFACE USING A CORRECTION SCALE FACTOR OF 1.0001.

SKETCH IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

THE TRACT LIES WITHIN ZONE "C" AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4845300200, DATED JANUARY 23, 2010.

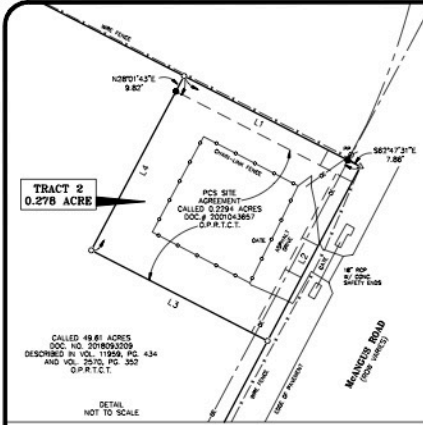
ONLY THOSE EASEMENTS AND RESTRICTIONS LISTED IN SCHEDULE "B" OF TITLE COMMITMENT OF NO. 223469-001 EFFECTIVE JUNE 10, 2022 WERE REVIEWED FOR THIS SURVEY. NO ADDITIONAL RESEARCH FOR EASEMENTS OR RESTRICTIONS AFFECTING THIS TRACT WAS PERFORMED BY THE SURVEYOR.

- 10 a) Easement: Recorded: Volume 433, Page 100, Deed Records, Travis County, Texas.
To: Shell Pipe Line Corporation
Purpose: Pipelines
- As affected by Volume 1355, Page 261, Deed Records, and Document Nos. 200037109, 200037110, 200037111, 200037112, 200037113, 200037114, 200037115, 200037116, 200037117, 200037118 and 2004224024, Official Public Records, Travis County, Texas.
- 10 b) Easement: Recorded: Volume 435, Page 4, Deed Records, Travis County, Texas.
To: Shell Pipe Line Corporation
Purpose: Pipeline
- 10 c) Easement: Recorded: Volume 461, Page 45, Deed Records, Travis County, Texas.
To: Texas-Lochness Pipe Line Corp.
Purpose: Pipelines and Telegraph and Telephone Lines
- 10 d) Easement: Recorded: Volume 1116, Page 159, Deed Records, Travis County, Texas.
To: Shell Pipe Line Corporation
Purpose: Telephone Line
- 10 e) Terms, Conditions, and Stipulations in PCS Site Agreement as evidenced in the Memorandum.
Recorded: Document No. 2021043657, Official Public Records, Travis County, Texas.
Lessors: Sprint Spectrum, L.P.
(Including, but not limited to, any and all rights, restrictions or other matters that may be included in the unrecorded agreement.)
As affected by that certain Site Designation Supplement to Master Lease and Sublease Agreement recorded in Document No. 2005012327, Official Public Records, Travis County, Texas.
Further affected by that certain Affidavit of Facts Relating to Title recorded in Document No. 2005195675, Official Public Records, Travis County, Texas.
Further affected by that certain Memorandum of First Amendment to PCS Site Agreement recorded in Document No. 2016167610, Official Public Records, Travis County, Texas.

TO: James E. McCorn, Keith E. McCorn and Carl B. McCorn; Independence Title, and Title Resources Guaranty Company.
ADDRESS: MCANGUS ROAD, DEL VALLE TX 78617

I, GINA LOFTIS-FRANKLIN, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON WAS DRAWN FROM AN ON-THE-GROUND SURVEY PERFORMED JULY 2022 UNDER MY DIRECTION AND SUPERVISION; IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY.

GINA LOFTIS-FRANKLIN DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6287 - STATE OF TEXAS



LINE TABLE

LINE	BEARING	DISTANCE
L1	S67°47'31" E	110.00'
L2	S28°01'43" N	110.00'
L3	N67°47'31" W	110.00'
L4	N08°01'43" E	110.00'



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