

VICINITY MAP
(NOT TO SCALE)



SUBJECT TRACTS OWNERSHIP INFORMATION

TRACT 1
ARMIDILLO EQUITIES LLC
TRAVIS COUNTY CAD ID NO. 156953
DOC. NO. 2017084204
D.R.T.C.T.

3.353 ACRES IN THE
WILLIAM STEPHENSON SURVEY NO. 592
ABSTRACT NO. 2125
±146064.4 SQ. FT.
±3.3532 ACRES

TRACT 2
ARMIDILLO EQUITIES LLC
TRAVIS COUNTY CAD ID NO. 156958
DOC. NO. 2017084204
D.R.T.C.T.

LOT 1, BLOCK A
BENSON SUBDIVISION
VOL. 102, PG. 235
P.R.T.C.T.
±173612.2 SQ. FT.
±3.9856 ACRES

TRACT 3
ARMIDILLO EQUITIES LLC
TRAVIS COUNTY CAD ID NO. 523163
DOC. NO. 2017084204
D.R.T.C.T.

LOT 1
HAYES SUBDIVISION
INST. NO. 200200025
P.R.T.C.T.
±111936.7 SQ. FT.
±2.5697 ACRES

TRACT 4
ARMIDILLO EQUITIES LLC
TRAVIS COUNTY CAD ID NO. 156952
DOC. NO. 2017084204
D.R.T.C.T.

LOT 1
HAYES SUBDIVISION
VOL. 77, PG. 128
P.R.T.C.T.
±62798.1 SQ. FT.
±1.4416 ACRES

LEGEND

- C.M. Controlling Monument
- Found Iron Rod (FIR)
- Set Iron Rod (SIR)
- Fence Post
- Point for Corner (PFC)
- Found Iron Pipe (FIP)
- P.K. Nail Found (F60D)
- ⊕ Found Bolt
- ✂ Wood Fence
- ✂ Air Conditioner
- ✂ Electric Meter
- ✂ Water Valve
- ✂ Sign
- ✂ Fire Hydrant
- ✂ Cleanout
- ✂ Telephone Box
- ✂ Cable Box
- ✂ Propane Tank
- ✂ Water Heater
- ✂ Guard Post (Bollard)
- ✂ Flag Pole
- ✂ Up-Light
- Chain Linked Fence
- Septic Tank
- Mailbox
- Telephone Riser
- Water Meter
- Utility Pole
- Overhead Power Line
- Guy Wire

ENCROACHMENT STATEMENT

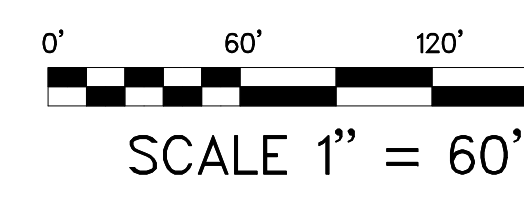
- A Building protrudes by up to 3.8' on Westerly side of the property.
- B Covered gravel area protrudes into 100' easement by up to ±218'
- C Sheds protrude into 10' building setback by up to 4.8'
- D Parking Stripes protrude into right-of-way by up to ±20.5'

UTILITY NOTE

The visible utilities shown have been plotted from field survey information and/or provided drawings. The Surveyor makes no guarantee that the visible utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has physically located the visible utilities.

FLOOD NOTE:

By graphic plotting only, this property is in ZONE "X" of the Flood Insurance Rate Map, Community Panel No. 48453C0220, which bears an effective date of January 22nd, 2022 and IS NOT in a Special Flood Hazard area. On rare occasions, greater flooding can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



NOTES CORRESPONDING TO SCHEDULE B

- This survey is based on a title report prepared by Alamo Title Insurance, File No. ATD-18-6000182200345-SL, with an effective date of June 1, 2022 at 8:00 AM, issued June 16, 2022 at 8:00 AM.
- Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.
- The following restrictive covenants of record itemized below:
- 1 TRACT 1: Volume 4349, Page 418, of the Real Property Records of Travis County, Texas.
 - TRACT 2: Volume 13317, Page 1028, of the Real Property Records of Travis County, Texas.
 - TRACT 3: Volume 4247, Page 1461, of the Deed Records of Travis County, Texas; and Document Numbers 200100095 and 200200025, of the Official Public Records of Travis County, Texas.
 - TRACT 4: Volume 77, Page 128, of the Plat Records of Travis County, Texas. AFFECTS, BLANKET IN NATURE, PLOTTABLE AFFECTS SHOWN BELOW
- The following matters and all terms of the documents creating or offering evidence of the matters:
- 10b Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Lower Colorado River Authority Purpose: 100' wide LCRA easement traverses the eastern portion of Tract 3 Recording No: Document Numbers 200100095 and 200200025, of the Official Public Records; and Volume 600, Page 494, of the Deed Records of Travis County, Texas AFFECTS, SHOWN HEREON
 - 10c Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat: Purpose: 5' wide public utility easement Affects: along the southerly property line of Tract 3 Recording No: Document Numbers 200100095 and 200200025, of the Official Public Records of Travis County, Texas AFFECTS, SHOWN HEREON
 - 10d Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat: Purpose: 1' 0" wide public utility easement Affects: traverses the westerly portion of Tract 3 Recording No: Document Numbers 200100095 and 200200025, of the Official Public Records of Travis County, Texas AFFECTS, SHOWN HEREON
 - 10f A building set-back line, as disclosed by said map/plat: Affects: 25' wide along the front property line of Tract 4 Recording No: Document Numbers 200100095 and 200200025, of the Official Public Records of Travis County, Texas AFFECTS, SHOWN HEREON
 - 10g Matters contained in that certain document: Entitled: Multi-Service Contract Dated: April 9, 1991 Executed by: William F. Hayes Recording Date: April 23, 1991 Recording No: Volume 11421, Page 161, of the Real Property Records of Travis County, Texas Affects: Tract 4 AFFECTS, BLANKET IN NATURE
 - 10h Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Lower Colorado River Authority Purpose: 100' transmission line easement reserved across subject property Recording No: Volume 102, Page 235-236, of the Plat Records of Travis County, Texas; and Volume 610, Page 497, of the Deed Records of Travis County, Texas Affects: Tracts 1 and 2 AFFECTS, SHOWN HEREON
 - 10i Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Lower Colorado River Authority Purpose: 100' transmission line easement reserved across Tracts 1 and 2 Recording No: Volume 651, Page 542, of the Real Property Records of Travis County, Texas AFFECTS, BLANKET IN NATURE
 - 10j Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Lower Colorado River Authority Purpose: 100' electric transmission and/or distribution line easement located across Tracts 1 and 2 Recording No: Volume 600, Page 494, of the Real Property Records of Travis County, Texas AFFECTS, SHOWN HEREON
 - 10k Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Austin Purpose: 5' electric and telephone easement located across Tract 1 Recording No: Volume 2520, Page 147, of the Real Property Records of Travis County, Texas AFFECTS, SHOWN HEREON
 - 10l Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Austin Purpose: 7.5' telephone and electric easement located along the southeast line of Tract 1 Recording No: Volume 8004, Page 632, of the Real Property Records of Travis County, Texas AFFECTS, SHOWN HEREON
 - 10m Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Austin Purpose: 5' by 70' electric and telephone easement located along a portion of the southeast line of Tract 1 Recording No: Volume 7928, Page 603, of the Deed Records of Travis County, Texas AFFECTS, SHOWN HEREON
 - 10n A building set-back line, as disclosed by said map/plat: Affects: Front property line of Tract 2 Recording No: under Volume 102, Pages 235-236, of the Plat Records Records of Travis County, Texas AFFECTS, SHOWN HEREON
 - 10o Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat: Purpose: 5' public utility easement Affects: northwest property lines of Tract 2 Recording No: Volume 102, Page 235-236, of the Plat Records of Travis County, Texas AFFECTS, SHOWN HEREON
 - 10p Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Austin Purpose: Electric transmission and/or distribution line easement located across Tracts 1 and 2 Recording Date: February 4, 1998 Recording No: Volume 1513, Page 130, of the Real Property Records, Travis County, Texas AFFECTS, BLANKET IN NATURE
 - 10s Terms, conditions and stipulations contained in that certain document: Entitled: Easement and Memorandum of Agreement Dated: January 13, 1999 Executed by: Jerry and Pamela Benson, individuals, d/b/a Armadillo RV Park at Lake Travis Recording Date: July 28, 1999 Recording No: Document No. 1999075498, of the Official Public Records of Travis County, Texas AFFECTS, BLANKET IN NATURE
 - 10t Matters contained in that certain document: Entitled: Multi-Service Contract Dated: September 9, 1982 Executed by: Jerry Benson Recording No: Volume 7855, Page 736, of the Real Property Records of Travis County, Texas Affects: Tract 1 AFFECTS, BLANKET IN NATURE

LEGAL DESCRIPTION

TRACT 1: BEING a 3.353 Acre tract of land out of the William Stephenson Survey Number 592, Abstract No. 2125, situated in Travis County, Texas, being a part of that certain tract conveyed to Roy T. Burke by deed recorded in Volume 1252, Page 113 of the Deed Records of Travis County, Texas and also being the same as that 3.353 Acre tract described in a deed to Jerry J. Benson Jr. and wife Pamela Benson recorded in Vol. 7841, Pg. 320 D.R.T.C.T., said 3.353 acre tract being more particularly described by metes and bounds as follows: BEGINNING at a 1/2 inch iron rod set in the Southwest line of a 4 acre tract described in a deed to a Lavene D. Spillar recorded in Vol. 5641, Pg. 291 D.R.T.C.T. for the most Northerly interior "all" corner of a 9.77 acre tract described in a deed to R.G. Murrer recorded in Vol. 8801, Pg. 769 D.R.T.C.T., same being the most Easterly corner of the herein described tract;

THENCE departing the Southwest line of said "Spillar" tract, along the North line of said "Murrer" tract, South 67° 03' 08" West, a distance of 153.80 feet to a 1/2 inch iron rod found for the Northeast corner of Lot "A", LINDEMAN ADDITION, a subdivision recorded in Book 77 Page 128 Plat Records of Travis County, Texas;

THENCE along the North line of said "Lot A, LINDEMAN ADDITION", to the following three courses: South 67° 01' 35" West, a distance of 29.00 feet to a 1/2 inch (LD.) iron pipe found;

South 66° 52' 47" West, a distance of 317.54 feet to a 1/2 inch iron pipe found;

South 69° 00' 27" West, a distance of 116.38 feet to a 3/4 inch iron pipe found for corner in the East Right-of-Way line of Hudson Bend Road (variable width R.O.W.);

THENCE with the East R.O.W. line of Hudson Bend Road the following two (2) courses: North 02° 00' 00" East, a distance of 234.01 feet to a "P.K." masonry nail set in asphalt;

THENCE with the said South R.O.W. line of Beacon Drive, the following two (2) courses: North 61° 07' 08" East, a distance of 205.21 feet to a 1/2 inch iron pipe found in a gravel driveway;

North 68° 14' 13" East, a distance of 24.53 feet to a 3/4 inch iron pipe found for the most Westerly corner of aforesaid "Spillar" tract;

THENCE departing the said South R.O.W. line of Beacon Drive and along the Southwest line of said "Spillar" tract, South 60° 57' 59" East, a distance of 466.32 feet to the POINT OF BEGINNING and containing a calculated area of 3.353 Acres of land.

TRACT 2: Lot 1, Block A, of THE BENSON SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 102, Pages 235-236, of the Plat Records of Travis County, Texas.

TRACT 3: Lot 1, of AMENDED PLAT OF THE HAYES SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat recorded under Document Number 200200025, in the Official Public Records of Travis County, Texas.

TRACT 4: Lot A of LINDEMAN ADDITION, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 77, Page 128, of the Plat Records of Travis County, Texas.

GENERAL NOTES

1. All bearings and street right-of-ways are based on the final plat for Armadillo RV Park, Ltd., as recorded in Volume 102, Pages 235-236, and Volume 77, Page 128, Plat Records, Travis County, Texas. And also recorded in Document No. 200200025, Official Public Records, Travis County, Texas. And also recorded out of the W.M. STEPHENSON SURVEY NO. 592, Abstract No. 2125, in Travis County, Texas, and more particularly described by metes and bounds in Exhibit "A-1". And also being shown in the Title Commitment.
2. The surveyor did not abstract the subject tract. The survey for the subject tract of land as shown is based on and is the same as the legal description supplied by Alamo Title Insurance under File No. ATD-18-6000182200345-SL effective June 1, 2022 at 8:00 AM, issued June 16, 2022 at 8:00 AM. All easements, building setback lines, and other plottable elements of record both shown and noted were obtained from and supplied by the same title company under the aforementioned title commitment.
3. Nothing in this survey is intended to express an opinion regarding ownership or title.
4. The word certify in understood to be an expression of professional judgment by the surveyor, which is based on his best knowledge, information and belief.
5. Survey is certified for this real estate transaction only and not for future purchases or real estate transactions other than those related to sale or transfer of the note either by purchase or operation of law to the successors and/or assigns as identified in the certification.
6. The findings and opinions of Landco, L.P. reflected hereon are privileged, confidential and intended for the use of the individual or entity for whom this work was prepared, it is understood that the use of, reliance on, or reproduction of same, in whole or in part, by others without the express written consent of Landco, L.P. is prohibited and without warranty, express or implied. Landco, L.P. shall be held harmless against damages or expenses resulting from such unauthorized use, reliance or reproduction. COPYRIGHT 2017. ALL RIGHTS RESERVED.
7. There was no observable evidence of cemeteries found at the time of this survey.
8. In response to Table A item 16, there was no observable evidence of building construction or additions, recent street, sidewalk construction or repairs. There was no evidence of earth moving work at the time of survey.
9. The described property forms a mathematically closed figure and is contiguous with the adjoining public right-of-way and/or adjoining parcels with no overlaps, gaps or gores.
10. The property has direct physical access to Hudson Bend Road and Beacon Drive, both variable width public right-of-ways and there are no gaps or gores.
11. The described property is contiguous with no overlaps, gaps or gores.
12. Utilities are shown based on observed evidence only.
13. There is no evidence of changes in street right of way lines either completed or proposed; no observable evidence of recent street or sidewalk construction or repairs.
14. The surveyor is not aware of any offsite easements or servitudes affecting the subject tract.

SURVEYOR CERTIFICATION

To: Homer Homes 1, LLC, a Texas limited liability company; Alamo Title Insurance; CR-FED ABL, LLC; Armadillo Equities, LLC, a Texas limited liability company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, 18, 19 of Table A thereof.

The field work was completed on June 20th, 2022.

This map/plat was completed on: June 21st, 2022.

PRELIMINARY

THIS SURVEY IS FOR REVIEW PURPOSES ONLY. NOT TO BE RECORDED FOR ANY PURPOSE.

David M. Henderson
Registered Professional Land Surveyor No. 4489
in the State of Texas

Date of Last Field Survey: 06/20/2022
Dwg. No.: 2225006
Ref. No.: 22-9077
Drawn By: FO/BD

Survey Performed By:
Benchmark Group of Texas, Inc.
899 Presidential Drive
Richardson, TX 75081
Licence No. 10120700
commbg1@gmail.com

"ALTA/NSPS LAND TITLE SURVEY OF"

Being a tract of 3.353 acres of land, more or less out of the W.M. STEPHENSON SURVEY NO. 592; Abstract No. 2125; Lot 1, Block A, of THE BENSON SUBDIVISION, recorded in Volume 102, Page 235-236 of the Plat Records of Travis County Texas; Lot 1, of AMENDED PLAT OF THE HAYES SUBDIVISION, recorded Document No. 200200025, in the Official Public Records of Travis County, Texas; and Lot A of LINDEMAN ADDITION, recorded in Volume 77, Page 128, of the Plat Records of Travis County, Texas

ADDRESS: 4913, 4823, & 4905 Hudson Bend Road 5101 Beacon Drive - Austin, TX 78734 Travis County	SHEET 1 OF 1	REVISIONS:
NAME: Armadillo RV Park		NO. DATE DESCRIPTION
JOB NO: 22-9077 DATE: 06/21/2022 SCALE: 1" = 60'		1 06-30-22 LINE LABELS AND SCHED. B
		2 07-06-22 LINE TABLE
		3
		4



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