

SCALE: 1" = 100'

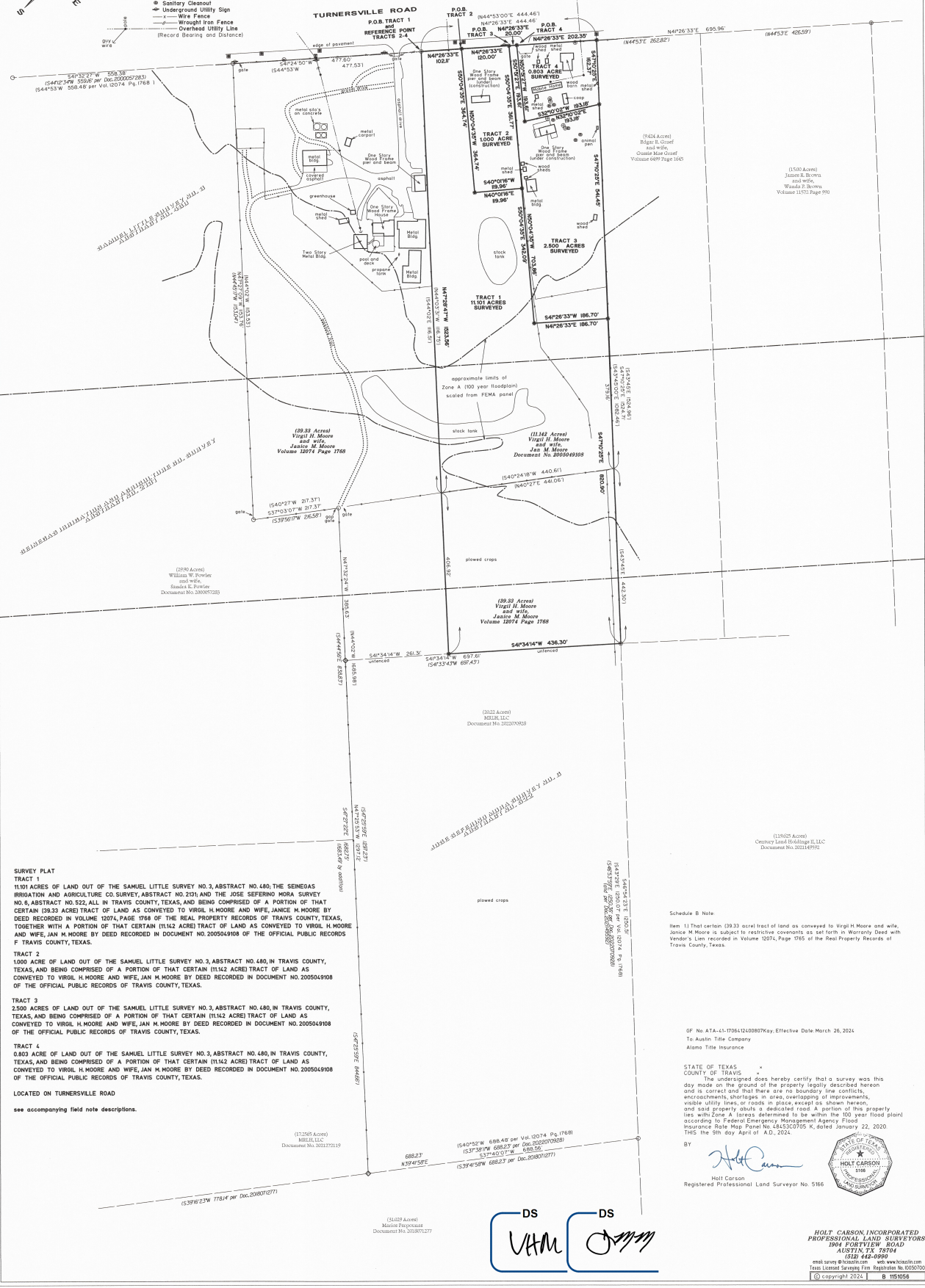
Legend

- 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- 1/2" Iron Rod Found with plastic cap imprinted with "Code"
- 1/2" Iron Rod Found
- Metal Fence Corner Post
- Water Meter
- Telephone Pedestal
- Mailbox
- Septic Lid
- Sanitary Cleanout
- Underground Utility Sign
- Wire Fence
- Wrought Iron Fence
- Overhead Utility Line (Record Bearing and Distance)



Notes

1) Orientation for this survey is based upon the State Plane Coordinate System NAD83 (4203 - Texas Central Zone) All distances shown herein are surface values.



SURVEY PLAT

TRACT 1
11,101 ACRES OF LAND OUT OF THE SAMUEL LITTLE SURVEY NO. 3, ABSTRACT NO. 480, THE SENEDAS IRRIGATION AND AGRICULTURE CO. SURVEY, ABSTRACT NO. 215, AND THE JOSE SEFERINO MORA SURVEY NO. 6, ABSTRACT NO. 522, ALL IN TRAVIS COUNTY, TEXAS, AND BEING COMPRISED OF A PORTION OF THAT CERTAIN (39.33 ACRE) TRACT OF LAND AS CONVEYED TO VIRGIL H. MOORE AND WIFE, JANICE M. MOORE BY DEED RECORDED IN VOLUME 12074, PAGE 1768 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH A PORTION OF THAT CERTAIN (1142 ACRE) TRACT OF LAND AS CONVEYED TO VIRGIL H. MOORE AND WIFE, JAN H. MOORE BY DEED RECORDED IN DOCUMENT NO. 200504908 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2
1000 ACRE OF LAND OUT OF THE SAMUEL LITTLE SURVEY NO. 3, ABSTRACT NO. 480, IN TRAVIS COUNTY, TEXAS, AND BEING COMPRISED OF A PORTION OF THAT CERTAIN (1142 ACRE) TRACT OF LAND AS CONVEYED TO VIRGIL H. MOORE AND WIFE, JAN H. MOORE BY DEED RECORDED IN DOCUMENT NO. 200504908 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 3
2,500 ACRES OF LAND OUT OF THE SAMUEL LITTLE SURVEY NO. 3, ABSTRACT NO. 480, IN TRAVIS COUNTY, TEXAS, AND BEING COMPRISED OF A PORTION OF THAT CERTAIN (1142 ACRE) TRACT OF LAND AS CONVEYED TO VIRGIL H. MOORE AND WIFE, JAN H. MOORE BY DEED RECORDED IN DOCUMENT NO. 200504908 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 4
0.803 ACRE OF LAND OUT OF THE SAMUEL LITTLE SURVEY NO. 3, ABSTRACT NO. 480, IN TRAVIS COUNTY, TEXAS, AND BEING COMPRISED OF A PORTION OF THAT CERTAIN (1142 ACRE) TRACT OF LAND AS CONVEYED TO VIRGIL H. MOORE AND WIFE, JAN H. MOORE BY DEED RECORDED IN DOCUMENT NO. 200504908 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED ON TURNERSVILLE ROAD
see accompanying field note descriptions.

Schedule B Note

Item 11 That certain (39.33 acre) tract of land as conveyed to Virgil H. Moore and wife, Janice M. Moore is subject to restrictive covenants as set forth in Warranty Deed with Vendor's Lien recorded in Volume 12074, Page 1765 of the Real Property Records of Travis County, Texas.

OF No. A7A-CL-1706124-0080760, Effective Date March 26, 2024
To Austin Title Company
Alamo Title Insurance

STATE OF TEXAS
COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described herein and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place except as shown herein, and said property abuts a dedicated road. A portion of this property lies within Zone A (areas determined to be within the 100 year flood plain) according to Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48453-0705 K, dated January 22, 2020. THIS THE 9th day April of A.D. 2024.

BY
Holt Carson
Registered Professional Land Surveyor No. 5186



DS
VHM
DS

HOLT CARSON INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-9999
email: survey@holtcarson.com web: www.holtcarson.com
Texas Limited Service Firm Expires on 03/31/2025
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HOLT CARSON, INCORPORATED

PROFESSIONAL LAND SURVEYORS

Texas Licensed Surveying Firm Registration No. 10050700

1904 FORTVIEW ROAD

AUSTIN, TX 78704

TELEPHONE: (512) 442-0990

email: survey@hciaustin.com

TRACT 1

FIELD NOTE DESCRIPTION OF 11.101 ACRES OF LAND OUT OF THE SAMUEL LITTLE SURVEY NO. 3, ABSTRACT NO. 480; THE SEINEGAS IRRIGATION AND AGRICULTURE CO. SURVEY, ABSTRACT NO. 2131; AND THE JOSE SEFERINO MORA SURVEY NO. 6, ABSTRACT NO. 522, ALL IN TRAVIS COUNTY, TEXAS, AND BEING COMPRISED OF A PORTION OF THAT CERTAIN (39.33 ACRE) TRACT OF LAND AS CONVEYED TO VIRGIL H. MOORE AND WIFE, JANICE M. MOORE BY DEED RECORDED IN VOLUME 12074, PAGE 1768 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH A PORTION OF THAT CERTAIN (11.142 ACRE) TRACT OF LAND AS CONVEYED TO VIRGIL H. MOORE AND WIFE, JAN M. MOORE BY DEED RECORDED IN DOCUMENT NO. 2005049108 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½” iron rod found in the Southeast right-of-way line of Turnersville Road at the West corner of that certain (11.142 acre) tract of land as conveyed to Virgil H. Moore and wife, Jan M. Moore by deed recorded in Document No. 2005049108 of the Official Public Records of Travis County, Texas, same being the most Northerly corner of that certain (39.33 acre) tract of land as conveyed to Virgil H. Moore and wife, Janice M. Moore by deed recorded in Volume 12074, Page 1768 of the Real Property Records of Travis County, Texas, and being the West corner and the **PLACE OF BEGINNING** of the herein described tract, from which a metal fence corner post found at the West corner of said (39.33 acre) Moore tract bears, S 41 deg. 24’50” W 477.60 ft. ;

THENCE with the Southeast right-of-way line of Turnersville Road and with the Northwest line of said (11.142 acre) Moore tract, **N 41 deg. 26’33” E 102.11 ft.** to a ½” iron rod with a plastic cap imprinted “Holt Carson, Inc.” set for the North corner of the herein described tract, from which an additional ½” iron rod with a plastic cap imprinted “Holt Carson, Inc.” set in the Southeast right-of-way line of Turnersville Road at the North corner of said (11.142 acre) Moore tract, same being the West corner of that certain (9.424 acre) tract of land as conveyed to Edgar R. Graef, and wife Gussie Mae Graef, by deed recorded in Volume 6499, Page 1645 of the Deed Records of Travis County, Texas bears, N 41 deg. 26’33” E 342.35 ft.;

Tract 1 – 11.101 Acres
End of Page 1 of 3

DS
VHM

DS
[Signature]

Tract 1 – 11.101 Acres

Page 2 of 3

THENCE leaving the Southeast right-of-way line of Turnersville Road and crossing through the interior of said (11.142 acre) Moore tract, the following four (4) courses:

- 1.) **S 50 deg. 04'35" E 364.74 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set for an angle corner of the herein described tract;
- 2.) **N 40 deg. 01'16" E 119.96 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set for an angle corner of the herein described tract;
- 3.) **S 50 deg. 04'35" E 342.09 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set for an angle corner of the herein described tract;
- 4.) **N 41 deg. 26'33" E 186.70 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set in the Northeast line of said (11.142 acre) Moore tract, same being a point in the Southwest line of said (9.424 acre) Graef tract, and being an angle corner of the herein described tract;

THENCE with the Northeast line of said (11.142 acre) Moore tract, and with the Southwest line of said (9.424 acre) Graef tract, **S 47 deg. 10'25" E** at a distance of 379.16 ft. passing a calculated point at or near the East corner of said (11.142 acre) Moore tract, same being an angle corner of the aforementioned (39.33 acre) Moore tract, continuing along said bearing for a total distance of **820.90 ft.** to a ½" iron rod found at the base of a large Mesquite tree at the South corner of said (9.424 acre) Graef tract, same being the West corner of that certain (119.625 acre) tract of land as conveyed to Century Land Holdings II, LLC by deed recorded in Document No. 2021149592 of the Official Public Records of Travis County, Texas, also being the North corner of that Certain (20.22 acre) tract of land as conveyed to MRLH, LLC by deed recorded in Document No. 2022070928 of the Official Public Records of Travis County, Texas and being the East corner of the herein described tract, from which a leaning metal fence corner post in concrete at the East corner of said (39.33 acre) Moore tract, same being the East corner of said (20.22 acre) MRLH, LLC tract bears, **S 46 deg. 54'23" E 1250.51 ft.**;

THENCE entering the interior of said (39.33 acre) Moore tract with the Northwest line of said (20.22 acre) MRLH, LLC tract, **S 41 deg. 34'14" W 436.30 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set for the South corner of the herein described tract, from which a ½" iron rod with a plastic cap imprinted "Cude" found in a Southwest line of said (39.33 acre) Moore tract, at the West corner of said (20.22 acre) MRLH, LLC tract bears, **S 41 deg. 34'14" W 261.31 ft.**



Tract 1 – 11.101 Acres
Page 3 of 3

THENCE leaving the Northwest line of said (20.22 acre) MRLH, LLC tract, and continuing through the interior of said (39.33 acre) Moore tract, **N 47 deg. 28'47" W**, at a distance of 406.92 ft. passing a calculated point at or near the record South corner of said (11.142 acre) Moore tract, same being an angle corner of said (39.33 acre) Moore tract, continuing along said bearing for a total distance of **1523.56 ft.** to the **PLACE OF BEGINNING** and containing **11.101 acres** of land.

SURVEYED: April 9, 2024.

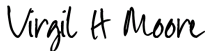


Holt Carson
Registered Professional Land Surveyor No. 5166



Reference map: B 1151056

DocuSigned by:




818A19F8A380460...

Virgil H Moore

5/18/2024

DocuSigned by:



D0B37F3ED161469...

Janice M Moore

5/20/2024