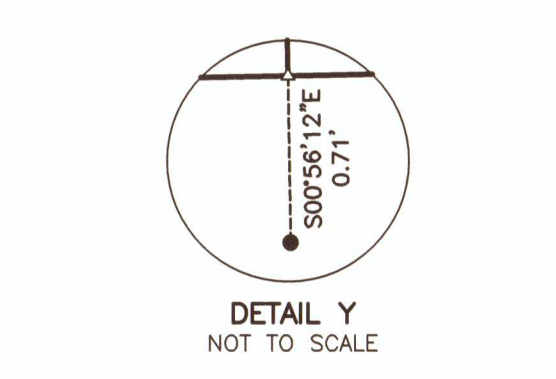
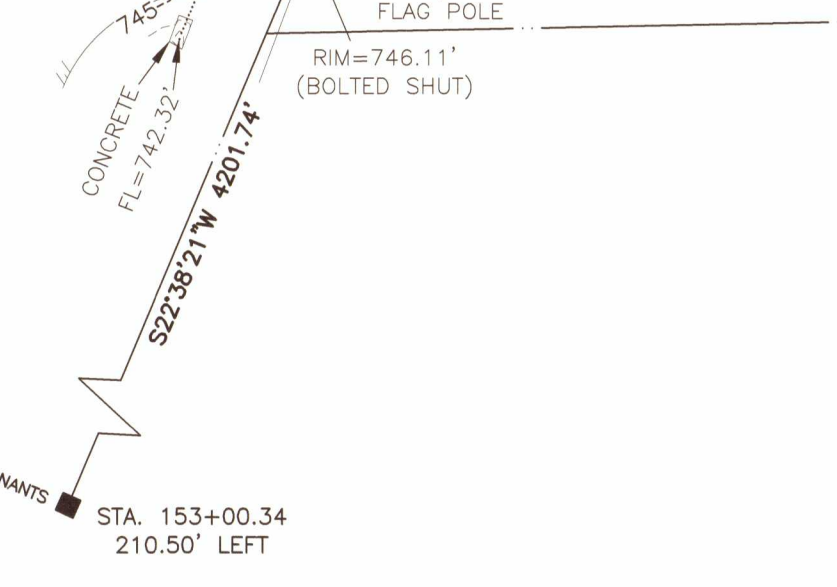
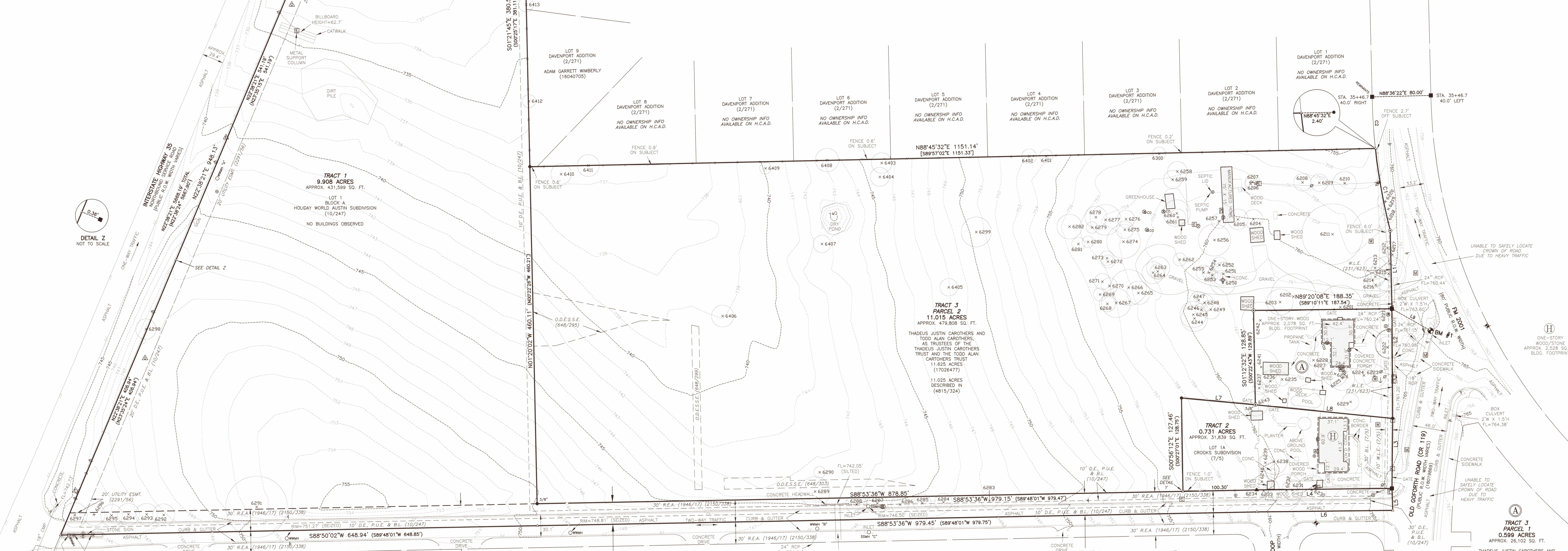
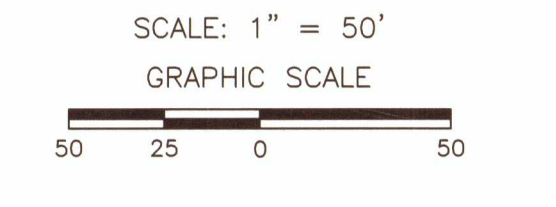
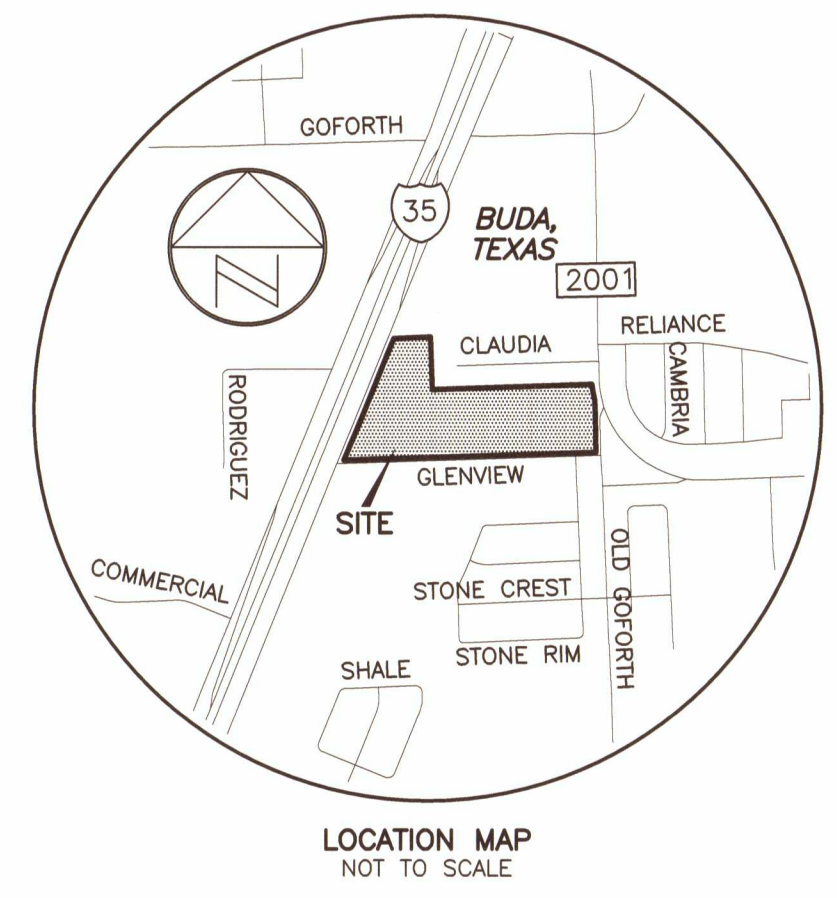


AN ALTA/NSPS LAND TITLE SURVEY OF 22.253 ACRES (APPROXIMATELY 969,348 SQ. FT.) IN THE TRINIDAD VARCINAS SURVEY NO. 9 IN HAYS COUNTY, TEXAS, CONSISTING OF:

TRACT 1: LOT 1, BLOCK A, HOLIDAY WORLD AUSTIN SUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 10, PAGE 247 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS CONVEYED TO THADEUS JUSTIN CAROTHERS AND TODD ALAN CAROTHERS, AS TRUSTEES OF THE THADEUS JUSTIN CAROTHERS TRUST AND THE TODD ALAN CAROTHERS TRUST IN A DISTRIBUTION DEED EFFECTIVE SEPTEMBER 13, 2011 AND RECORDED IN INSTRUMENT NO. 17026477 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

TRACT 2: ALL OF LOT 1A, CROOKS SUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 7, PAGE 5 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, CONVEYED TO THADEUS JUSTIN CAROTHERS AND TODD ALAN CAROTHERS, AS TRUSTEES OF THE THADEUS JUSTIN CAROTHERS TRUST AND THE TODD ALAN CAROTHERS TRUST IN A DISTRIBUTION DEED EFFECTIVE SEPTEMBER 13, 2011 AND RECORDED IN INSTRUMENT NO. 17026477 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

TRACT 3: ALL OF 11.625 ACRES CONVEYED TO THADEUS JUSTIN CAROTHERS AND TODD ALAN CAROTHERS, AS TRUSTEES OF THE THADEUS JUSTIN CAROTHERS TRUST AND THE TODD ALAN CAROTHERS TRUST IN A DISTRIBUTION DEED EFFECTIVE SEPTEMBER 13, 2011 AND RECORDED IN INSTRUMENT NO. 17026477 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



THE NORTH 30' OF GLENVIEW LANE (60' PUBLIC R.O.W. WIDTH) DEDICATED ON STONERIDGE SUBDIVISION SECTION 1 (11/3/79) OVERLAPS THE SOUTH 30' OF LOT 1, BLOCK A, HOLIDAY WORLD AUSTIN SUBDIVISION (10/24/77). THE HOLIDAY WORLD AUSTIN SUBDIVISION (10/24/77) WAS NOT ACCOUNTED FOR NOR REFERENCED ON STONERIDGE SUBDIVISION SECTION 1 (11/3/79).

TITLE COMMITMENT NOTE:

COMMENTARY FOR TITLE INSURANCE PREPARED BY:
First National Title Insurance Company
C.F. No. AUI-22-054-AUT101012147; Effective Date: 9/1/11 issued: 8/9/21
The surveyor has relied upon the referenced Commitment for this reporting assessment, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed on worded according to the commitment.
Schedule "B" items contained therein and re-listed below were considered:
1) Restrictive Covenants:
TRACT 1: Volume 10, Page 247, Plat Records of Hays County, Texas. --- Subject to
TRACT 2: Volume 7, Page 5, Plat Records of Hays County, Texas. --- Subject to
TRACT 3: Volume 10, Page 247, Plat Records of Hays County, Texas. --- Subject to
2) Easements (a) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plot:
Purpose: drainage and public utility easement.
Affects: 10' along the southerly, northerly and easterly lot lines.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10b) 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/plot:
Purpose: drainage and public utility easement.
Affects: 10' along the southerly, northerly and easterly lot lines.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10c) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: open drainage ditch or enclosed storm sewer easement.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10d) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: open drainage ditch or enclosed storm sewer easement.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10e) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: open drainage ditch or enclosed storm sewer easement.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10f) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: open drainage ditch or enclosed storm sewer easement.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10g) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: open drainage ditch or enclosed storm sewer easement.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10h) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: open drainage ditch or enclosed storm sewer easement.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10i) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: open drainage ditch or enclosed storm sewer easement.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10j) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: open drainage ditch or enclosed storm sewer easement.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10k) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: open drainage ditch or enclosed storm sewer easement.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10l) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: open drainage ditch or enclosed storm sewer easement.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10m) Easement(s), terms, conditions and stipulations contained in that certain document:
Records of Hays County, Texas
Entitled: Residential Easement Agreement
Purpose: access and utility easements
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10n) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: open drainage ditch or enclosed storm sewer easement.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10o) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: open drainage ditch or enclosed storm sewer easement.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10p) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: open drainage ditch or enclosed storm sewer easement.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10q) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: open drainage ditch or enclosed storm sewer easement.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10r) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: open drainage ditch or enclosed storm sewer easement.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10s) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: open drainage ditch or enclosed storm sewer easement.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10t) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: open drainage ditch or enclosed storm sewer easement.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10u) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: open drainage ditch or enclosed storm sewer easement.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10v) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: open drainage ditch or enclosed storm sewer easement.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10w) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: open drainage ditch or enclosed storm sewer easement.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10x) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: open drainage ditch or enclosed storm sewer easement.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10y) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: open drainage ditch or enclosed storm sewer easement.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.
10z) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: open drainage ditch or enclosed storm sewer easement.
Recording No. Volume 10, Page 247, Plat Records of Hays County, Texas (TRACT 1) --- Subject to, as shown.

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" IRON PIPE FOUND (OR AS NOTED)
 - CONCRETE HIGHWAY MONUMENT FOUND
 - ▲ 600 NAIL FOUND
 - ▲ CALCULATED POINT
 - ⊕ CONTROL POINT/BENCHMARK LOCATION
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ WELL LOCATION
 - ⊕ SPRINKLER CONTROL VALVE
 - ⊕ PVC STUBOUT
 - ⊕ UTILITY POLE
 - ⊕ GUY WIRE
 - ⊕ ELECTRIC UTILITY
 - ⊕ GROUND LIGHT
 - ⊕ TELEPHONE RISER
 - ⊕ UNDERGROUND FIBER OPTIC MARKER
 - ⊕ UNDERGROUND GAS MARKER
 - ⊕ AC P.O.D.
 - ⊕ CLEANDIT
 - ⊕ STORM SEWER MANHOLE
 - ⊕ WATER MAIN MANHOLE
 - ⊕ CABLE TV RISER
 - ⊕ SIGN
 - ⊕ MAILBOX
 - ⊕ OVERHEAD UTILITIES
 - ⊕ EDGE OF ASPHALT PAVEMENT
 - ⊕ BARRIER FENCE
 - ⊕ SPRINKLER/WELDED WIRE FENCE
 - ⊕ WROUGHT IRON FENCE
 - ⊕ WOOD FENCE
 - ⊕ BUILDING LINE
 - ⊕ DRAINAGE EASEMENT
 - ⊕ O.D.E.S.E. OPEN DITCH OR ENCLOSED STORM SEWER ESMT.
 - ⊕ P.U.E. PUBLIC UTILITY EASEMENT
 - ⊕ R.E.A. RECIPROCAL EASEMENT AGREEMENT
 - ⊕ W.L.E. WATERLINE EASEMENT
 - () RECORD INFORMATION
 - () RECORD INFORMATION TYPED FROM MAP
 - () RECORD INFORMATION - VOL. 2, PG. 271

TREE INDEX

TAG NO. TYPE INDICATES MULTI TRUNK
① (14) (10) (14) (11) (29) (5)

INDIVIDUAL TRUNK DIA. (IN INCHES)
TOTAL (ROOT ZONE)

CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE CON FORMULA FOR SINGLE AND MULTI TRUNK TREES.

AE	=	AMERICAN ELM
ASH	=	ASH
BDA	=	BOLIS D' ARC
BURR	=	BURR OAK
CEM	=	CELMAR
CHW	=	CHINESE TALLOW
LIG	=	LIGUSTRUM
LIU	=	LIVE OAK
MSQ	=	MESQUITE
PEC	=	PECAN
PEA	=	RED SHAW
SP	=	SANDPAPER
WL	=	WILLOW

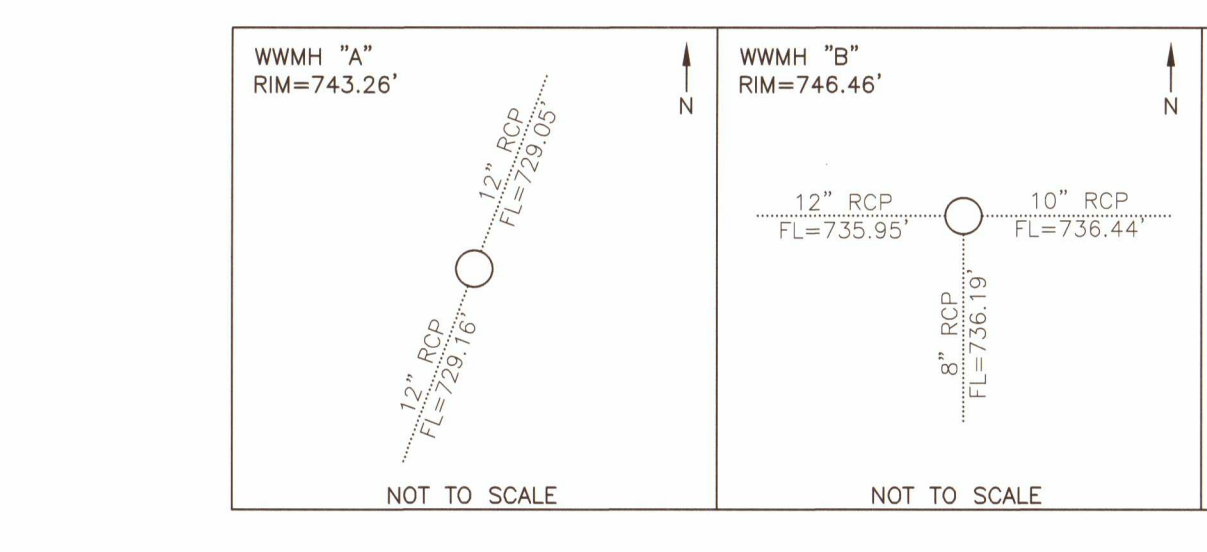
6201	LO 30	6243	HB 17	6285	PEAR 12
6202	BURR 21	6244	HB 13 (18)	6286	PEAR 12
6203	REC 18	6245	HB 13 (18)	6287	PEAR 14
6204	HB 14	6246	HB 12	6288	WB 11 11 8 (20.5)
6205	HB 8	6247	HB 12	6289	WL 11 10 9 8 8 8 (42)
6207	HB 10	6248	HB 13	6290	MSQ 11 10 10 9 8 8 8 (42)
6208	REC 12	6249	HB 10	6291	MSQ 11 10 10 9 8 8 8 (42)
6209	REC 12	6250	HB 11 (16)	6292	PEAR 15
6210	REC 12	6251	HB 11 (16)	6293	PEAR 15
6211	BURR 28 27 (41.5)	6252	HB 8	6294	PEAR 15
6212	BOA 9	6253	BOA 11	6295	PEAR 15
6213	REC 11 9 (15.5)	6254	HB 10	6296	PEAR 17
6214	REC 9 (13.5)	6255	REC 12	6297	REC 12
6215	REC 24	6256	REC 10	6298	REC 14
6216	REC 12 (10 (17))	6257	HB 9	6299	CDR 12 9 8 (20.5)
6217	HB 8	6258	HB 9 (13.5)	6300	HB 9
6218	HB 9 7 (12.5)	6259	HB 9 7 (12.5)	6301	HB 10
6219	HB 10	6260	BOA 14 8 (19.5)	6302	CE 14
6220	HB 11	6261	REC 11	6303	HB 10
6221	REC 22 15 (29.5)	6262	HB 10	6304	CDR 11 8 (15)
6222	REC 15	6263	HB 15	6305	REC 12 (10 (16))
6223	REC 13	6264	CDR 12	6306	HB 14 11 10 (24.5)
6224	REC 13	6265	CDR 12	6307	HB 11
6225	ASH 12 (10 (17))	6266	ASH 14	6308	ASH 14
6226	ASH 17	6267	ASH 10 (10 (15))	6309	ASH 10 (10 (15))
6227	CHW 12	6268	HB 11	6310	ASH 10 (10 (15))
6228	CHW 12	6269	HB 11	6311	ASH 10 (10 (15))
6229	RO 8 7 (11.5)	6270	HB 11	6312	ASH 10 (10 (15))
6230	BOA 14 8 (19.5)	6271	HB 10	6313	ASH 9 8 (13)
6231	HB 14	6272	HB 10	6314	ASH 9 8 (13)
6232	ASH 14	6273	HB 10	6315	ASH 10 7 (13.5)
6233	ASH 15 (21.5)	6274	HB 12	6316	ASH 9 8 (13)
6234	ASH 9	6275	HB 12	6317	ASH 11 8 7 (18.5)
6235	ASH 9	6276	HB 8	6318	ASH 11 8 7 (18.5)
6236	CHW 14	6277	HB 8	6319	ASH 11 8 7 (18.5)
6237	REC 9	6278	HB 8	6320	ASH 11 8 7 (18.5)
6238	REC 9	6279	HB 8	6321	ASH 11 8 7 (18.5)
6239	BURR 10	6280	HB 9	6322	CHW 8
6240	REC 9	6281	HB 9	6323	CHW 8
6241	REC 24	6282	PEAR 11	6324	CHW 8
6242	REC 24	6283	PEAR 11	6325	CHW 8
6243	REC 25	6284	PEAR 12	6326	CHW 8

LINE TABLE

LINE	BEARING	DISTANCE	(RECORD)
L1	S01°12'05"E	106.75'	(800755'W 106.88')
L2	S02°29'37"E	149.60'	(800503'W 149.57')
L3	S03°33'55"W	95.54'	(800300'W 95.39')
L4	N89°21'47"E	183.59'	(808300'W 183.68')
L5	S01°59'29"E	30.01'	(801021'E 30.01')
L6	S89°21'47"W	184.58'	(808300'W 184.28')
L7	N84°41'11"W	100.81'	(808433'W 101.07')
L8	S84°19'18"E	187.53'	(808348'W 187.70')
L9	S67°27'57"E	60.65'	

CURVE TABLE

CURVE	RADIUS	DELTA	ARC BEARING	CHORD	(RECORD CHORD)
C1	803.94'	8°07'29"	114.00'	3107.3304'	113.91' (8084850'E 114.10')
C2	803.94'	9°01'47"	70.57'	1033.9526'	70.55' (8015935'W 70.84')



MANHOLE AND INLET NOTE:
THIS SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL. OPENINGS, EXACT MEASUREMENTS AND DEPTHS, PARTICULARLY IN CRITICAL AREAS, SHOULD BE VERIFIED WITH UTILITY RECORD MAPS AND/OR FIELD VERIFICATION PRIOR TO FINAL PLANNING OR CONSTRUCTION.

9/8/21
Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 8016
joe@jbenearly.com



EARLY LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78793
512-202-8631
R.P.L.S. No. 6016

PROJECT NO.: 1001-028
DRAWING NO.: 1001-028-BASE
PLOT DATE: 9/8/21
PLOT SCALE: 1" = 50'
DRAWN BY: MAW & JBE
SHEET 01 OF 01