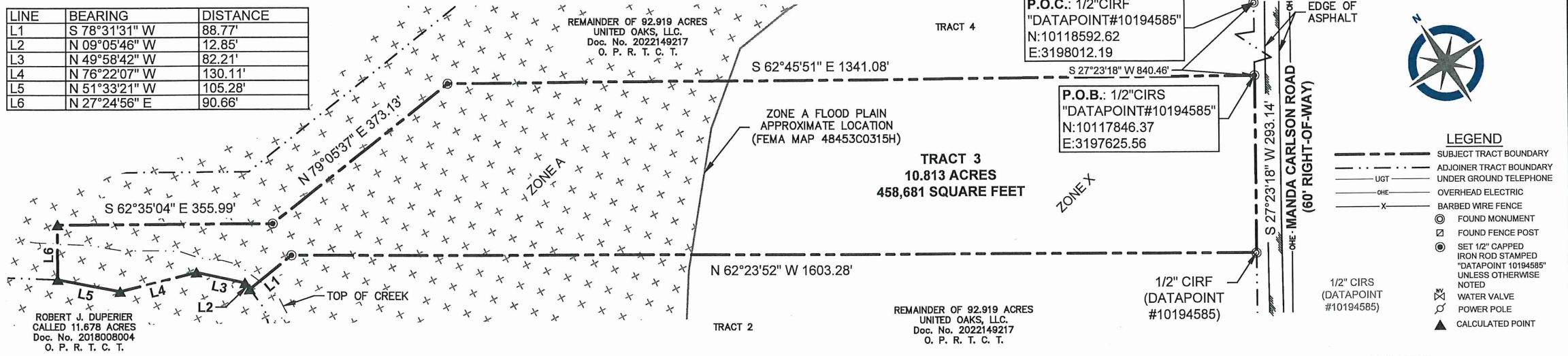


LINE	BEARING	DISTANCE
L1	S 78°31'31" W	88.77'
L2	N 09°05'46" W	12.85'
L3	N 49°58'42" W	82.21'
L4	N 76°22'07" W	130.11'
L5	N 51°33'21" W	105.28'
L6	N 27°24'56" E	90.66'



LEGEND

	SUBJECT TRACT BOUNDARY
	ADJOINER TRACT BOUNDARY
	UNDER GROUND TELEPHONE
	OVERHEAD ELECTRIC
	BARBED WIRE FENCE
	FOUND MONUMENT
	FOUND FENCE POST
	SET 1/2" CAPPED IRON ROD STAMPED "DATAPOINT#10194585" UNLESS OTHERWISE NOTED
	WATER VALVE
	POWER POLE
	CALCULATED POINT

LEGAL DESCRIPTION

BEING a 10.813 acre tract of land situated in the THOMAS SMITH SURVEY NO. 24, ABSTRACT NO. 737, Travis County, Texas, and being a portion of the 92.919 acres described in the deed to United Oaks, LLC as recorded in Document Number 2022149217 of the Official Public Records, Travis County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch capped iron rod found marked DATAPOINT#10194585 on the Northwest Right-of-Way line of Manda Carlson Road, a 60 foot Right-of-Way, for the Southern corner of a called 52.15 acre tract of land as described as Tract One in the deed to Stephen L. Johnson as recorded in Volume 12379, Page 134 of the Real Property Records, Travis County, Texas, and for the Northeast corner of a called 210.86 acre tract of land as recorded in Volume 6152, Page 1747, Deed Records, Travis County, Texas, same being the Northeast corner of said 92.919 acres, THENCE South 27° 23' 18" West, along said Northwest Right-of-Way line and the Southeast line of said 92.919 acres, a distance of 840.46 feet to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585 for the Northeast corner of this herein described tract and for the POINT OF BEGINNING;

THENCE South 27° 23'18" West, continuing along said Northwest Right-of-Way, a distance of 293.14 feet to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585 for the Southeast corner of this tract and the Northeast corner of Tract 2, Cottonwood Crossing Land Partition;

THENCE North 62° 23' 52" West, severing said 92.919 acres and along the North line of said Tract 2 and the South line of this tract, a distance of 1,603.28 feet to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585 near the bank of Cottonwood Creek;

THENCE South 78° 31' 31" West, continuing across said 92.919 acres, passing a 1/2 inch capped iron rod set, marked DATAPOINT#10194585 for a point on the bank of Cottonwood Creek at a distance of 50.00 feet and traveling a total distance of 88.77 feet to a point in the Centerline of said Cottonwood Creek;

THENCE with the meanders of Cottonwood Creek the following courses and distances:

North 09° 05' 46" West, a distance of 12.85 feet to a point for corner;

North 49° 58' 42" West, a distance of 82.21 feet to a point for corner;

North 76° 22' 07" West, a distance of 130.11 feet to a point for corner;

North 51° 33' 21" West, a distance of 105.28 feet to a point for corner;

North 27° 24' 56" East, a distance of 90.66 feet to a point for corner;

THENCE over and across, severing said 92.919 acres the following courses and distances:

South 62° 35' 04" East, a distance of 355.99 feet to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585;

North 79° 05' 37" East, a distance of 373.13 feet to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585;

South 62° 45' 51" East, a distance of 1,341.08 feet to the POINT OF BEGINNING, containing an area of 458,681 Square Feet and/or 10.813 Acres of land, more or less.

NOTES

1. ALL DISTANCES CONTAINED HEREIN ARE GROUND, BASED UPON AN ON THE GROUND SURVEY PERFORMED DURING NOVEMBER, 2023.
2. ALL COORDINATES AND BEARINGS CONTAINED HEREIN GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, CENTRAL ZONE (4203), NAVD88.
3. ELEVATIONS MSL, DERIVED FROM G.N.S.S. OBSERVATION AND DERIVED FROM SAID ON-THE-GROUND SURVEY.
4. ALL MONUMENTS FOUND AND SHOWN HEREON WERE CONTROLLING MONUMENTS IN THE FINAL BOUNDARY DETERMINATION OF THIS SURVEY.

FLOOD ZONE LEGEND

ZONE A	NO BASE FLOOD ELEVATIONS DETERMINED.
ZONE AE	BASE FLOOD ELEVATIONS DETERMINED.
ZONE X	AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL (SHADED) CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
ZONE X	AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



LAND TITLE SURVEY

COTTONWOOD CROSSING - TRACT 3

BEING 10.813 acres situated in the THOMAS SMITH SURVEY NO. 24, ABSTRACT NO. 737, Travis County, Texas, and being a portion of a called 92.919 acre land as described in the deed as recorded in Document Number 2022149217 of the Official Public Records, Travis County, Texas.

SURVEYOR'S CERTIFICATION

The undersigned hereby state that this survey is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. I have examined the Flood Insurance Rate Map for Bexar County, Texas and Incorporated Area Map No. 48453C0315H, Effective Date September 26, 2008 and it appears that the portion lies within Zone A and IS located within a 100-year flood zone, The remaining portion of said property lies within Zone X and is not located within the 100-year flood plain. The Reference to the 100-year flood plain or flood hazard zones, are an estimate based on the data shown on the Flood Insurance Rate Map and should not be interpreted as a study or determination of the flooding propensities of this property.

Datapoint Surveying & Mapping

 MATTHEW TOMERLIN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503
 April 13, 2023



12450 Network Blvd. - Suite 155
 San Antonio, TX 78249
 Phone: 726-777-4240
 Firm No. 10194585

4/13/2023 12:45 PM B.RATCLIFF
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