BEGINNING AT A 1/2-INCH IRON ROD SET FROM WHICH A FOUND 60D NAIL BEARS SOUTH 03° 49' 46" EAST - 1.64 FEET, AND FROM WHICH A FOUND 60D NAIL BEARS SOUTH 72° 31' 49" WEST - 5.22 FEET, SAID IRON ROD SET BEING THE EAST CORNER OF SAID LOT 7 AND THE SOUTH CORNER OF LOT 2, SAID RED WAGON RANCHETTES, SEC. "2", AND BEING ON THE NORTHWEST LINE OF RED WAGON RANCHETTES, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13, PAGE 35, SAID PLAT RECORDS; BEING A PORTION OF LOTS 7 AND 8A, OF RED WAGON RANCHETTES, SEC. "2", AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13, PAGE 54, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: THENCE SOUTH 29° 48' 00" EAST, A DISTANCE OF 972.60 FEET ALONG THE COMMON LINE OF SAID LOTS 2 (SEC. "2") AND 7 TO THE POINT OF BEGINNING AND CONTAINING 1,547,383 SQUARE FEET OR 35.523 ACRES OF LAND. THENCE NORTH 60° 00' 00" EAST, A DISTANCE OF 922.92 FEET ALONG THE COMMON LINE OF SAID LOTS 1 (SEC. "2") AND 7 TO A 1/2-INCH IRON ROD SET FROM WHICH A 1/2-INCH IRON PIPE FOUND BEARS SOUTH 26° 53' 23" WEST - 5.43 FEET, SAID IRON ROD SET BEING THE NORTH CORNER OF SAID LOT 7 AND THE WEST CORNER OF AFORESAID LOT 2 (SEC. THENCE NORTH 33° 47' 00" EAST, A DISTANCE OF 333.75 FEET ALONG SAID SOUTHEAST LINE TO A 1/2-INCH IRON ROD SET FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 27° 45' 14" WEST - 4.93 FEET, SAID IRON ROD SET BEING THE MOST NORTHERLY WEST CORNER OF AFORESAID LOT 7 AND THE SOUTH CORNER OF LOT 1, AFORESAID RED WAGON RANCHETTES, SEC. "2"; THENCE ALONG SAID SOUTHEAST LINE AND SAID CURVE AN ARC DISTANCE OF 274.90 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 25° 23' 26" EAST - 273.87 FEET TO A 1/2-INCH IRON ROD SET FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 28° 43' 55" WEST - 3.59 FEET; THENCE NORTH 16° 34' 00" EAST, A DISTANCE OF 704.00 FEET ALONG SAID SOUTHEAST LINE TO A 1/2-INCH IRON ROD SET FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 08° 58' 02" WEST - 0.66 OF ONE FOOT, SAID IRON ROD SET BEING THE MOST SOUTHERLY WEST CORNER OF AFORESAID LOT 7 AND THE NORTH CORNER OF AFORESAID LOT 8A, AND BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 915.28 FEET; THENCE ALONG SAID SOUTHEAST LINE AND SAID CURVE AN ARC DISTANCE OF 238.63 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 23° 25' 00" EAST - 238.06 FEET TO A 1/2-INCH IRON ROD SET FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 34° 46' 24" WEST - 0.76 OF ONE FOOT; THENCE NORTH 72° 01' 00" WEST, A DISTANCE OF 86.00 FEET ALONG SAID NORTH LINE TO A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF SAID NORTH LINE AND THE SOUTHEAST LINE OF FARM TO MARKET ROAD NO. 1431 (80 FOOT RIGHT-OF-WAY), SAID IRON ROD BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 997.98 FEET; THENCE SOUTH 84° 01' 00" WEST, A DISTANCE OF 220.88 FEET ALONG SAID NORTH LINE TO A 1/2-INCH IRON PIPE FOUND; THENCE NORTH 87° 44° 00'' WEST, A DISTANCE OF 376.29 FEET ALONG SAID NORTH LINE TO A 1/2-INCH IRON PIPE FOUND; THENCE SOUTH 30° 00' 00" EAST, A DISTANCE OF 493.46 FEET TO A 1/2-INCH IRON ROD SET ON THE NORTH LINE OF RED WAGON LANE (50 FOOT RIGHT-OF-WAY); THENCE NORTH 30° 00' 00" WEST, DEPARTING SAID COMMON LINE, A DISTANCE OF 182.50 FEET TO A 1/2-INCH IRON ROD SET; THENCE SOUTH 60° 00' 00" WEST, A DISTANCE OF 983.43 FEET ALONG THE COMMON LINE OF SAID LOT 7 AND SAID RED WAGON RANCHETTES TO A 1/2-INCH IRON ROD SET FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 65° 30' 46" WEST - 0.70 OF ONE FOOT, SAID IRON ROD SET BEING THE NORTH CORNER OF LOT 1 AND THE WEST CORNER OF LOT 2, SAID RED WAGON RANCHETTES; PROPERTY DESCRIPTION: THENCE SOUTH 60° 00' 00" WEST, PASSING THE COMMON LINE OF AFORESAID LOTS AND 8A AT A DISTANCE OF 418.79 FEET AND CONTINUING A TOTAL DISTANCE OF 585.8 FEET TO A 1/2-INCH IRON ROD SET; **FARM** PLAT. 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING. 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON. 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPANY LISTED HEREON. PREMIER SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE. 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES. NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON REAR SAID UTILITIES. 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACCURAL HORIZONTAL LOCATION FOR CLARITY. GENERAL NOTES 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED PLAT. SURVEYOR'S CERTIFICATION: THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSULANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON. FLOOD INFORMATION: THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE RATING AS SHOWN BY MAP NO. 48453C0210 H, DATED SEPTEMBER 26, 2008. TO MARKET ROAD NO. CITY OF LEANDER TITLE SURVE 1431 PREMIER JOB BORROWER: OLIVER FULLER GF# 1701710-KFO THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING: (10g)-EASEMENT, VOL. 651, PG. 566, D.R.T.C.T. THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING: (10h)-EASEMENT, VOL. 2623, PG. 110, D.R.T.C.T. 17-00436B LOT 8 TO TO THE STATE OF TRANTO MARKET AND ROAD NO. TROP S 30° 00' 00" E 493.46' LOT 1 35.523 AC 1,547,383 SQ. FT VACANT TRACT FARM TO MARKET ROAD NO. 1431 N 30° 00' 00" W 182.50' MDE WAGON RANCHETTES VOL. 13, PG. 35 P.R.T.C.T. OMPANY LOT 3 5' DRAINAGE & — JBLIC UTILITY EASEMENT 5700 W. Plano Parkway Suite 2700 Plano, Texas 75093 Office: 972-612-3601 Fax: 972-964-7021 Firm Registration No. 10146200 remier eying 11 S 29° 48' 00" E 972.60)UND 60D NAIL BEARS 33° 49' 46" E__1.64' " ÎRS

TRAVIS

COUNTY,

TEXAS

TECH: MSP

DATE: 02/21/17

FIELD: TM

FIELD DATE:

02/13/17