

DESCRIPTION

Being 11.97 acres (521,252 square feet), more or less, situated in the Austin County 3 League Survey, Abstract No. 2, Lampasas County, Texas, being a portion of a called 325.18 acre tract conveyed to Ault Ranch Partners LP, a Texas limited partnership, recorded in Volume 600, Page 680, Deed Records of Lampasas County, Texas; described as follows:

COMMENCING, at a 1/2 inch iron rod with "4330" cap found for the southeastern corner of said 325.18 acre tract, also being in the northwestern right-of-way line of County Road No. 2275 (no recording information), being in the northern line of the remainder of a called 457.11 acre tract described in deed to James Joe Bolinger Jr. and Judy Kay Bolinger, recorded in Volume 462, Page 178, Deed Records of Lampasas County, Texas and also being at the southwestern corner of a called 20.00 acre tract described in deed to Erin Abraham and Travis Carey, recorded in Volume 594, Page 18, Deed Records of Lampasas County, Texas

THENCE, with southwestern line of said 20.00 acre tract, a called 40.00 acre tract conveyed to Jinan and Victor Jiaxiong Guo Ni and Volume 593, Page 552, Deed Records of Lampasas County, Texas, a called 20.00 acre tract conveyed to Boddy and Pamela Johns in Volume 519, Page 25, Deed Records of Lampasas County, Texas, a called 43.00 acre tract conveyed to Steve Randall and Sharmin Richey Smith I Volume 572, Page 493, Deed Records of Lampasas County, Texas, and northeastern line of said 325.18 acre tract, N19°49'13"W, passing at a distance of 52.89 feet a 1/2 inch iron rod with "5938" cap found and continuing a total distance of 2,767.82 feet to a 1/2 inch iron rod with "ATWELL LLC" cap set for the eastern corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE, crossing said 325.18 acre tract, S70°10'47"W, passing a distance of 2,624.50 feet to a 1/2 inch iron rod with "ATWELL LLC" cap set, continue in a total distance of 2,674.50 feet to a calculated point on the western line of said 325.18 acre tract, also being the eastern line of a called 631 acre tract conveyed to Tommy J. Ault, recorded in Volume 549, Page 731 and described in Volume 77, Page 119, Deed Records of Lampasas County, Texas, and also being the southwestern right-of-way of County Road No. 2109 (no recording information) for the southern corner of the herein described tract;

THENCE, with said 325.18 acre tract, said 631 acre tract and also being southwestern right-of-way of County Road No. 2109, N19°25'00"W, a distance of 30.00 feet to calculated point for the western corner of the herein described tract;

THENCE, crossing said 325.18 acre the following three (3) courses and distances:

1. N70°10'47"E, passing a distance of 50.00 feet to a 1/2 inch iron rod with "ATWELL LLC" cap set, continue in a total distance of 1,337.25 feet to a 1/2 inch iron rod with "ATWELL LLC" cap set;
2. N19°37'10"W, a distance of 329.99 feet to the a 1/2 inch iron rod with "ATWELL LLC" cap set; and
3. N70°10'47"E, a distance of 1,335.88 feet to the 1/2 inch iron rod with "ATWELL LLC" cap set on the northeastern line of said 325.18 acre tract, also being the southwestern line of said 43.00 acre tract; and the northern corner of the herein described tract;

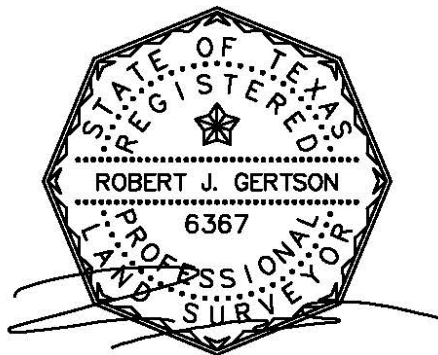
THENCE, with said northeastern line of 325.18 acre tract and also being southwestern line of said 43.00 acre tract, S19°49'13"E, a distance of 359.99 feet to the **POINT OF BEGINNING**.

Containing 11.97 acres (521,252 square feet), more or less.

BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203).

Robert J. Gertson, RPLS
Texas Registration No. 6367
Atwell, LLC
805 Las Cimas Parkway, Suite 310
Austin, Texas 78746
Ph. 512-904-0505
TBPE LS Firm No. 10193726



01/25/2023

EXCEPTIONS FROM COVERAGE:

THIS SURVEY USED THE COMMITMENT FOR TITLE INSURANCE ISSUED BY _____,
G.F. # EFFECTIVE DATE: DECEMBER XX, 2022 ISSUED DATE: DECEMBER XX, 2022.

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER
INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):
DELETED

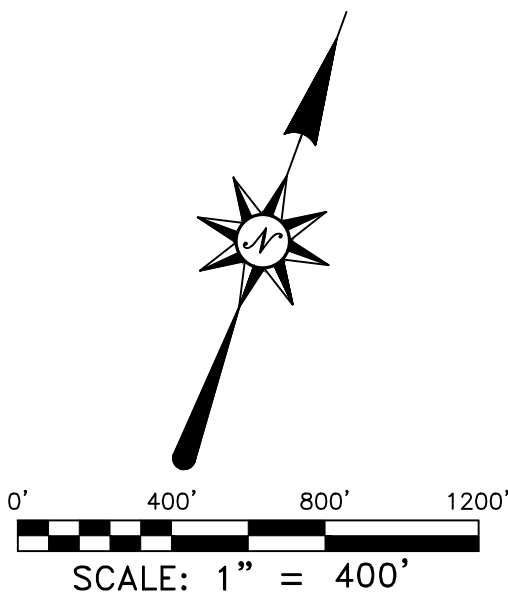
10.THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING
EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

GENERAL NOTES:

- BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM
OF 1983 (NAD83) TEXAS CENTRAL (4203) ZONE.
- SUBJECT PARCEL CONTAINS A TOTAL AREA OF: 11.97 ACRES
(521,252 SQUARE FEET)
- NO ENCROACHMENTS ARE SHOWN ON SURVEY
- LAMPASAS COUNTY CAD PARCEL NUMBER(S) INCLUDED WITHIN THIS
BOUNDARY: 156289.
- NO BUILDINGS OBSERVED.
- ADDRESS(ES): TX

LEGEND

	SUBJECT PARCEL BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE, AS NOTED
	FENCE LINE
	PROPERTY CORNER FOUND AS NOTED
	IRON ROD SET WITH CAP "ATWELL LLC"
	CALCULATED POINT
	FENCE ON EACH LOT
P.O.B.	POINT-OF-BEGINNING
P.O.C.	POINT-OF-COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
D.R.L.C.T.	DEED RECORDS, LAMPASAS COUNTY, TEXAS
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND



LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	N19°25'00"W	30.00'
L2	N19°37'10"W	329.99'
L3	S19°49'13"E	359.99'

LEGAL DESCRIPTION:

BEING 11.97 ACRES (521,252 SQUARE FEET), MORE OR LESS, SITUATED IN THE AUSTIN COUNTY 3 LEAGUE SURVEY, ABSTRACT NO. 2, LAMPASAS COUNTY, TEXAS, BEING A PORTION OF A CALLED 325.18 ACRE TRACT CONVEYED TO AULT RANCH PARTNERS LP, A TEXAS LIMITED PARTNERSHIP, RECORDED IN VOLUME 600, PAGE 680, DEED RECORDS OF LAMPASAS COUNTY, TEXAS; DESCRIBED AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD WITH "4330" CAP FOUND FOR THE SOUTHEASTERN CORNER OF SAID 325.18 ACRE TRACT, ALSO BEING IN THE NORTHWESTERN RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 2275 (NO RECORDING INFORMATION), BEING IN THE NORTHERN LINE OF THE REMAINDER OF A CALLED 457.11 ACRE TRACT DESCRIBED IN DEED TO JAMES JOE BOLLINGER JR. AND JUDY KAY BOLLINGER, RECORDED IN VOLUME 462, PAGE 178, DEED RECORDS OF LAMPASAS COUNTY, TEXAS AND ALSO BEING AT THE SOUTHWESTERN CORNER OF A CALLED 20.00 ACRE TRACT DESCRIBED IN DEED TO ERIN ABRAHAM AND TRAVIS CAREY, RECORDED IN VOLUME 594, PAGE 18, DEED RECORDS OF LAMPASAS COUNTY, TEXAS

THENCE, WITH SOUTHWESTERN LINE OF SAID 20.00 ACRE TRACT, A CALLED 40.00 ACRE TRACT CONVEYED TO JINAN AND VICTOR JIAXIONG GUO NI AND VOLUME 593, PAGE 552, DEED RECORDS OF LAMPASAS COUNTY, TEXAS, A CALLED 20.00 ACRE TRACT CONVEYED TO BODDY AND PAMELA JOHNS IN VOLUME 519, PAGE 25, DEED RECORDS OF LAMPASAS COUNTY, TEXAS, A CALLED 43.00 ACRE TRACT CONVEYED TO STEVE RANDALL AND SHARMIN RICHEY SMITH I VOLUME 572, PAGE 493, DEED RECORDS OF LAMPASAS COUNTY, TEXAS, AND NORTHEASTERN LINE OF SAID 325.18 ACRE TRACT, N19°49'13"W, PASSING AT A DISTANCE OF 52.89 FEET A 1/2 INCH IRON ROD WITH "5938" CAP FOUND AND CONTINUING A TOTAL DISTANCE OF 2,767.82 FEET TO A 1/2 INCH IRON ROD WITH "ATWELL LLC" CAP SET FOR THE EASTERN CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, CROSSING SAID 325.18 ACRE TRACT, S70°10'47"W, PASSING A DISTANCE OF 2,624.50 FEET TO A 1/2 INCH IRON ROD WITH "ATWELL LLC" CAP SET, CONTINUE IN A TOTAL DISTANCE OF 2,674.50 FEET TO A CALCULATED POINT ON THE WESTERN LINE OF SAID 325.18 ACRE TRACT, ALSO BEING THE EASTERN LINE OF A CALLED 631 ACRE TRACT CONVEYED TO TOMMY J. AULT, RECORDED IN VOLUME 549, PAGE 731 AND DESCRIBED IN VOLUME 77, PAGE 119, DEED RECORDS OF LAMPASAS COUNTY, TEXAS, AND ALSO BEING THE SOUTHWESTERN RIGHT-OF-WAY OF COUNTY ROAD NO. 2109 (NO RECORDING INFORMATION) FOR THE SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH SAID 325.18 ACRE TRACT, SAID 631 ACRE TRACT AND ALSO BEING SOUTHWESTERN RIGHT-OF-WAY OF COUNTY ROAD NO. 2109, N19°25'00"W, A DISTANCE OF 30.00 FEET TO CALCULATED POINT FOR THE WESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

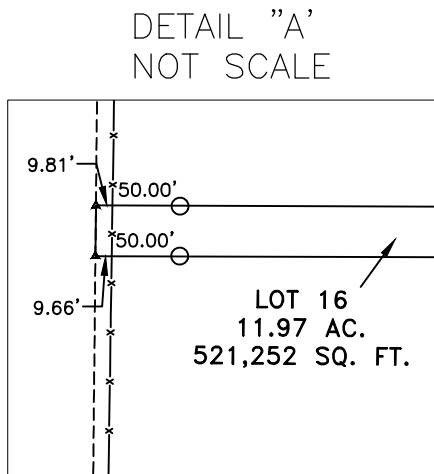
THENCE, CROSSING SAID 325.18 ACRE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- N70°10'47"E, PASSING A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "ATWELL LLC" CAP SET, CONTINUE IN A TOTAL DISTANCE OF 1,337.25 FEET TO A 1/2 INCH IRON ROD WITH "ATWELL LLC" CAP SET;
- N19°37'10"W, A DISTANCE OF 329.99 FEET TO THE A 1/2 INCH IRON ROD WITH "ATWELL LLC" CAP SET; AND
- N70°10'47"E, A DISTANCE OF 1,335.88 FEET TO THE 1/2 INCH IRON ROD WITH "ATWELL LLC" CAP SET ON THE NORTHEASTERN LINE OF SAID 325.18 ACRE TRACT, ALSO BEING THE SOUTHWESTERN LINE OF SAID 43.00 ACRE TRACT; AND THE NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH SAID NORTHEASTERN LINE OF 325.18 ACRE TRACT AND ALSO BEING SOUTHWESTERN LINE OF SAID 43.00 ACRE TRACT, S19°49'13"E, A DISTANCE OF 359.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.97 ACRES (521,252 SQUARE FEET), MORE OR LESS.

BEARING BASIS NOTE
THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 (2011 ADJUSTMENT), CENTRAL ZONE (4203).



SURVEYORS CERTIFICATE:

TITLE COMMITMENT FILE # XXX,

TO: XXX
ISSUED DATE XXXXXX 2023, EFFECTIVE DATE XXXXXX, 2023.

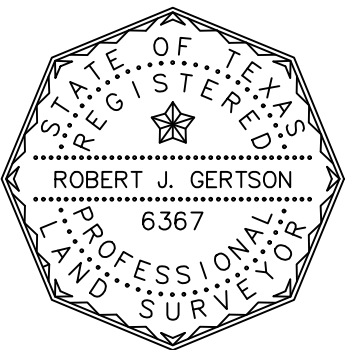
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AS PER THE LEGAL DESCRIPTION SHOWN HEREON AND SHOWS THE BOUNDARY LINES, THE DIMENSIONS AND THE AREA OF LAND INDICATED HEREON; (I) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THE LOCATION, SIZE AND TYPE OF SUCH MONUMENTS ARE CORRECTLY SHOWN; (II) THIS SURVEY SHOWS THE SIZE, LOCATION AND TYPE OF BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS ON THE SUBJECT PROPERTY; (III) THAT THERE ARE NO VISIBLE DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, INTRUSIONS OR PROTRUSIONS, OVERLAPPING OF RIGHT-OF-WAYS EXCEPT AS SHOWN ON THE MAP HEREON.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION IV SURVEY.

THE FIELD WORK WAS COMPLETED IN DECEMBER 12, 2022.

DATED THIS THE 25TH DAY OF JANUARY, 2023

ROBERT J. GERTSON, RPLS# 6367
Atwell LLC
805 Las Cimas Parkway, Ste. 310
Austin, Texas 78746
(512)904-0505
rgertson@atwell-group.com



DR. EB	CH. RG	DATE JANUARY 2023
P.M. RG		
CAD FILE: 22006930 ? AULT RANCH LOT-16.DWG		
JOB 22006930		
SHEET NO. 2 OF 2		
		REVISIONS

LOT 16 - CAT. 1A COND. IV LAND TITLE SURVEY	
PROJECT:	11.97 ACRES (521,252 SQUARE FEET) SITUATED IN THE AUSTIN COUNTY 3 LEAGUE SURVEY, ABSTRACT NO. 2, LAMPASAS COUNTY, TEXAS



k:\22006930 - ault ranch\dwg\survey\22006930 - ault ranch_lot-16.dwg Savedate:1/25/2023 10:56 AM Plotdate:1/25/2023 10:58 AM