

## DESCRIPTION

Being 10.12 acres (440,716 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 fence post on the northwestern right-of-way of said County Road No. 2775 (no recording information), being in the northwestern 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, also being at the southwestern corner of said 325.18 acre tract also being 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, a southwestern right-of-way of County Road No. 2109 (no recording information) and also being the northeastern corner of a called 470.04 acre tract conveyed to 5J Projects, LLC, recorded in Volume 538, Page 540 Deed Records of Lampasas County, Texas,

**THENCE**, with eastern line of said 631 acre tract, being western line of said 325.18 acre tract and also being of said northwestern right-of-way of said County Road No. 2109, the following of two (2) courses and distances;

1. N19°25'00"W, a distance of 3,135.23 feet to a calculated point and for the southern corner of the herein described tract for the **POINT OF BEGINNING**; and
2. N19°25'00"W, a distance of 330.01 feet to a calculated point and for the western corner of the herein described tract;

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

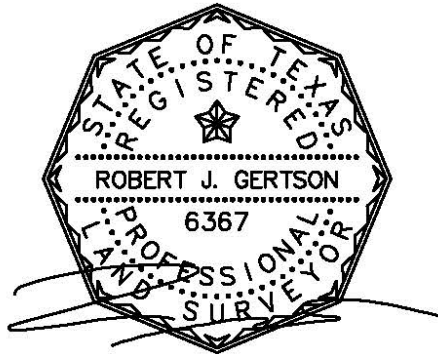
1. N70°10'47"E, passing at a distance for 50.00 feet to a 1/2 inch iron rod with "ATWELL LLC" cap set, continue in a total distance 1,334.92 feet to a 1/2 inch iron rod with "ATWELL LLC" cap set for the northern corner of the herein described tract;
2. S19°37'10"E, a distance of 330.00 feet to a 1/2 inch iron rod with "ATWELL LLC" cap set for the eastern corner of the herein described tract; from which a 1/2 inch iron rod with "4330" cap found in the northwestern right-of-way line of said County Road No. 2775, southeastern of said 325.18 acre tract, northwestern of said 457.11 acre tract and also being 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, bears S42°56'51"E, a distance of 3,401.14 feet; and
3. S70°10'47"W, passing at a distance of 1,286.09 feet to a 1/2 inch iron rod with "ATWELL LLC" cap set, continue in a total distance of 1,337.25 feet to the **POINT OF BEGINNING**.

Containing 10.12 acres (440,716 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



01/24/2023

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

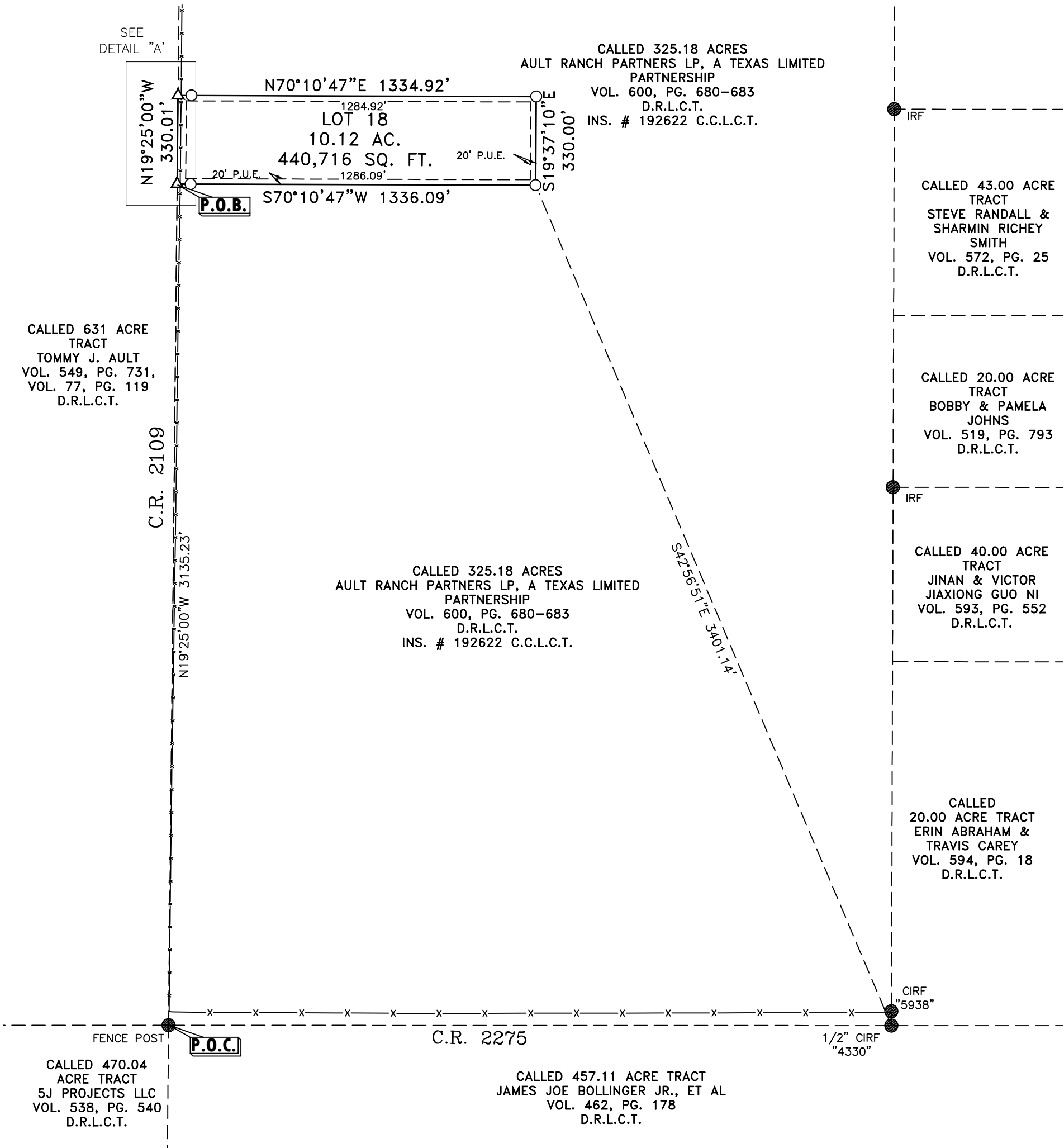
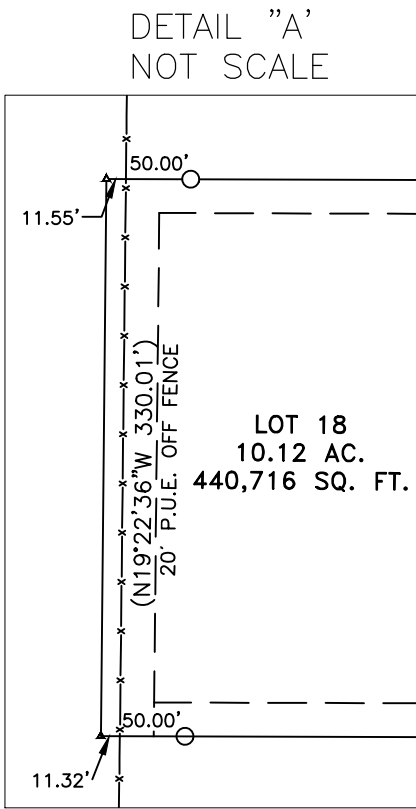
10.THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING  
EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

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: 10.12 ACRES  
(440,716 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
—X—X—	FENCE LINE
●	PROPERTY CORNER FOUND AS NOTED
○	IRON ROD SET WITH CAP "ATWELL LLC"
△	CALCULATED POINT
(R)	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



LEGAL DESCRIPTION:

BEING 10.12 ACRES (440,716 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 FENCE POST ON THE NORTHWESTERN RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 2775 (NO RECORDING INFORMATION), BEING IN THE NORTHWESTERN 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, ALSO BEING AT THE SOUTHWESTERN CORNER OF SAID 325.18 ACRE TRACT ALSO BEING 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, A SOUTHWESTERN RIGHT-OF-WAY OF COUNTY ROAD NO. 2109 (NO RECORDING INFORMATION) AND ALSO BEING THE NORTHEASTERN CORNER OF A CALLED 470.04 ACRE TRACT CONVEYED TO 5J PROJECTS, LLC, RECORDED IN VOLUME 538, PAGE 540 DEED RECORDS OF LAMPASAS COUNTY, TEXAS,

THENCE, WITH EASTERN LINE OF SAID 631 ACRE TRACT, BEING WESTERN LINE OF SAID 325.18 ACRE TRACT AND ALSO BEING OF SAID NORTHWESTERN RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 2109, THE FOLLOWING OF TWO (2) COURSES AND DISTANCES;

- N19°25'00"W, A DISTANCE OF 3,135.23 FEET TO A CALCULATED POINT AND FOR THE SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT FOR THE POINT OF BEGINNING; AND
- N19°25'00"W, A DISTANCE OF 330.01 FEET TO A CALCULATED POINT AND 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 AT A DISTANCE FOR 50.00 FEET TO A 1/2 INCH IRON ROD WITH "ATWELL LLC" CAP SET, CONTINUE IN A TOTAL DISTANCE 1,334.92 FEET TO A 1/2 INCH IRON ROD WITH "ATWELL LLC" CAP SET FOR THE NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT;
- S19°37'10"E, A DISTANCE OF 330.00 FEET TO A 1/2 INCH IRON ROD WITH "ATWELL LLC" CAP SET FOR THE EASTERN CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A 1/2 INCH IRON ROD WITH "4330" CAP FOUND IN THE NORTHWESTERN RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 2775, SOUTHEASTERN OF SAID 325.18 ACRE TRACT, NORTHWESTERN OF SAID 457.11 ACRE TRACT, AND ALSO BEING 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, BEARS S42°56'51"E, A DISTANCE OF 3,401.14 FEET; AND
- S70°10'47"W, PASSING AT A DISTANCE OF 1,286.09 FEET TO A 1/2 INCH IRON ROD WITH "ATWELL LLC" CAP SET, CONTINUE IN A TOTAL DISTANCE OF 1,337.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.12 ACRES (440,716 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.

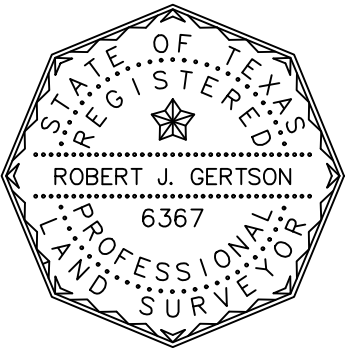
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AS PER THE LEGAL DESCRIPTION SHOWN HEREON AND SHOWS THE BOUNDARY LINES, THE DIMENSIONS AND THE AREA OF LAND INDICATED HEREON; (I) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THE LOCATION, SIZE AND TYPE OF 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 24TH 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-18.DWG		
JOB 22006930		
SHEET NO. 2 OF 2		
		REVISIONS

LOT 18 - CAT. 1A COND. IV LAND TITLE SURVEY
PROJECT: 10.12 ACRES (440,716 SQUARE FEET) SITUATED IN THE AUSTIN COUNTY 3 LEAGUE SURVEY, ABSTRACT NO. 2, LAMPASAS COUNTY, TEXAS

