

CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	271.69'	109.73'	N 79°50'37" W	108.99'
(C1)	(271.69')	(109.81')	(N 79°50'37" W)	(109.07')

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 01°41'01" E	30.19'
(L1)	(S 01°19'49" E)	(30.02')
L2	S 25°07'44" W	22.61'
(L2)	(S 25°51'52" W)	(22.65')

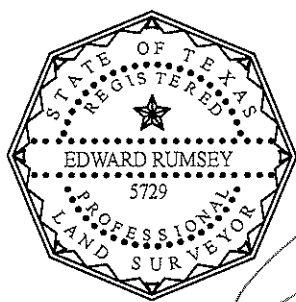
**LEGEND**

- 1/2" ROD FOUND
- 1/2" ROD W/CAP SET "ALLSTAR 5729"
- ⊙ MAG NAIL SET
- X - WIRE FENCE
- ( ) RECORD INFORMATION
- ⊙ UTILITY POLE
- ⊙ DOWN GUY
- OH OVERHEAD UTILITY LINE(S)
- ⊙ GAS WARNING SIGN
- ON INSIDE OF SUBJECT BOUNDARY
- OFF OUTSIDE OF SUBJECT BOUNDARY
- P.O.B. POINT OF BEGINNING
- ⊙ TREE
- (M) MULTI-STEMMED TREE

TREE LIST	
⊙600	8" HACKBERRY
⊙601	10" HACKBERRY (M)
⊙602	8" HACKBERRY
⊙603	11" HACKBERRY (M)
⊙604	8" HACKBERRY
⊙605	18" HACKBERRY

\*\*\*NOTICE\*\*\*  
 BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

BEARING BASIS:  
 BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 6, CONDITION 3, TOPOGRAPHIC SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

7.052 ACRES  
 HUNT COMMUNITIES BASTROP, LLC.  
 REMAINDER OF 1,258.002 ACRES  
 (DOC. 201617588)

THE COLONY MUD 1A  
 SECTION 1, PHASE A  
 (CAB. 6, PAGE 129A)

CONTINENTAL HOMES OF TEXAS, LP  
 399.878 ACRES  
 (DOC. NO. 202022279)

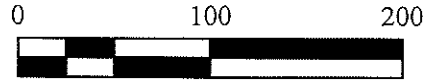
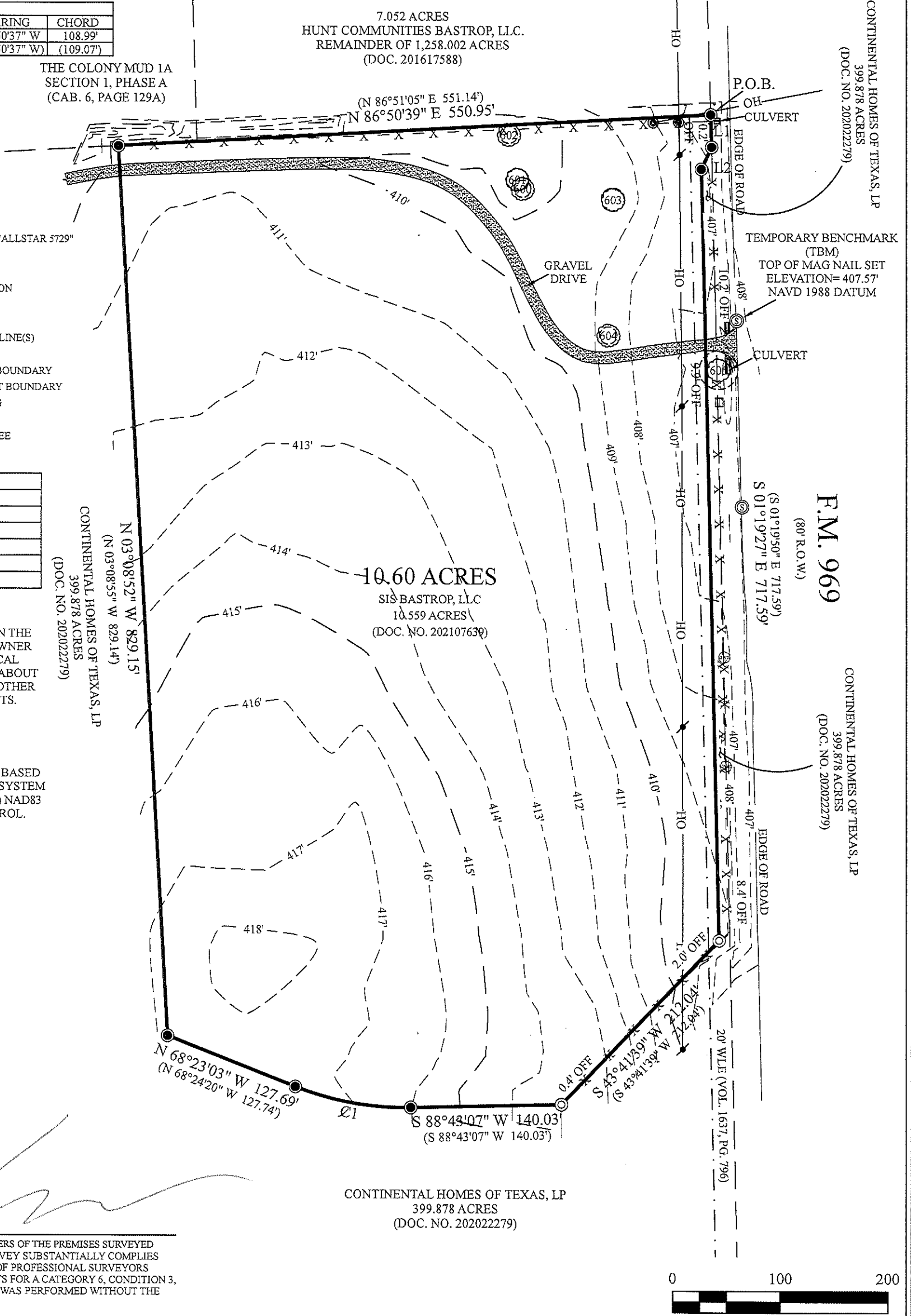
10.60 ACRES  
 SIS BASTROP, LLC  
 10.559 ACRES  
 (DOC. NO. 202107639)

CONTINENTAL HOMES OF TEXAS, LP  
 399.878 ACRES  
 (DOC. NO. 202022279)

CONTINENTAL HOMES OF TEXAS, LP  
 399.878 ACRES  
 (DOC. NO. 202022279)

F.M. 969  
 (80' R.O.W.)

CONTINENTAL HOMES OF TEXAS, LP  
 399.878 ACRES  
 (DOC. NO. 202022279)

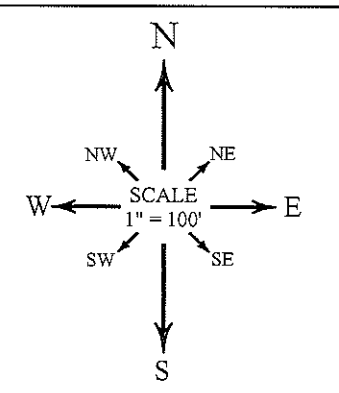


**RESTRICTIONS**

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY, NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

**LEGAL DESCRIPTION**

BEING 10.60 ACRES OF LAND OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, BASTROP COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN SIS BASTROP, LLC 10.559 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 202107639, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, SAID 10.60 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



**ALLSTAR**  
 Land surveying  
 9020 ANDERSON MILL RD  
 AUSTIN, TEXAS 78729  
 (512) 249-8149 PHONE  
 (512) 331-5217 FAX  
 TBPELS FIRM NO. 10135000

**F.I.R.M. MAP INFORMATION**  
 THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48021C0355E PANEL: 0355E DATED: 01/19/2006  
 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS			
SIS BASTROP, LLC 0 F.M. 969 BASTROP, BASTROP COUNTY, TEXAS			
SURVEY DATE:	JUNE 9, 2022	FILED BY:	DUSTIN CARTER
TITLE CO.:	-	CALC. BY:	CHRIS ZOTTER
G.F. NO.:	-	DRAWN BY:	SEAN SUTTON
JOB NO.:	A0601122	UPDATE BY:	-
		RPLS CHECK:	EDWARD RUMSEY
			06/09/2022

EXHIBIT "A"

BEING 10.60 ACRES OF LAND OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, BASTROP COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN SIS BASTROP, LLC 10.559 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 202107639, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, SAID 10.60 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found, in the westerly right-of-way line of Farm to Market 969, at the southeast corner of that certain Hunt Communities Bastrop, LLC 7.052 Acre Tract, being the remainder of a 1258.002 Acre Tract, recorded in document Number 201617588, Official Public Records, Bastrop County, Texas, same being the northeast corner of said 10.559 Acre Tract, for the northeast corner hereof;

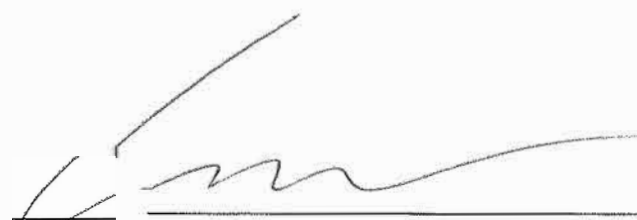
THENCE South 01 degrees 41 minutes 01 seconds East, along the westerly right-of-way line of said Farm to Market 969, along the easterly line of said 10.559 Acre Tract, 30.19 feet to an iron rod found, in said line, at the northeast corner of that certain Continental Homes of Texas, LP 399.878 Acre Tract, same being an angle point in the easterly line of said 10.559 Acre Tract, for an angle point in the easterly line hereof;

THENCE departing said right-of-way, along the northerly line of said 399.878 Acre Tract, along the easterly line of said 10.559 Acre Tract, the following 7 calls:

- 1: South 25 degrees 07 minutes 44 seconds West, 22.61 feet to an iron rod found;
- 2: South 01 degrees 19 minutes 27 seconds East, 717.59 feet to an iron rod set, for the southeast corner hereof;
- 3: South 43 degrees 41 minutes 39 seconds West, 212.04 feet to an iron rod set;
- 4: South 88 degrees 43 minutes 07 seconds West, 140.03 feet to an iron rod found, beginning a curve to the right having a Radius of 271.69 feet;
- 5: Along said curve to the right whose chord bears, North 79 degrees 50 minutes 37 seconds West, 108.99 feet to an iron rod found, at the end of said curve;
- 6: North 68 degrees 23 minutes 03 seconds West, 127.69 feet to an iron rod found, for the southwest corner hereof;
- 7: North 03 degrees 08 minutes 52 seconds West, 829.15 feet to an iron rod found, in said line, in the southerly line of The Colony MUD 1A, Section 1, Phase A, a subdivision in Bastrop County, Texas, recorded in Cabinet 6, Page 129A, Plat records, Bastrop County, Texas, same being the northwest corner of said 10.559 Acre Tract, for the northwest corner hereof;

THENCE North 86 degrees 50 minutes 39 seconds East, along the southerly line of said The Colony Mud 1A, Section 1, Phase A, along the southerly line of said 7.052 Acre Tract, along the northerly line of said 10.559 Acre Tract, 550.95 feet to the POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.



Edward Rumsey  
TX R.P.L.S #5729  
Job # A0601122

06/29/2022

Date

