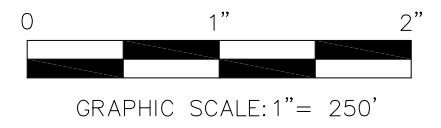


**EXHIBIT OF
19.81 ACRES (863,102 SQUARE FEET)
OUT OF
CALLED 104.825 ACRES
JAMES MANOR SURVEY No. 40
ABSTRACT No. 546
TRAVIS COUNTY, TEXAS**



LEGEND

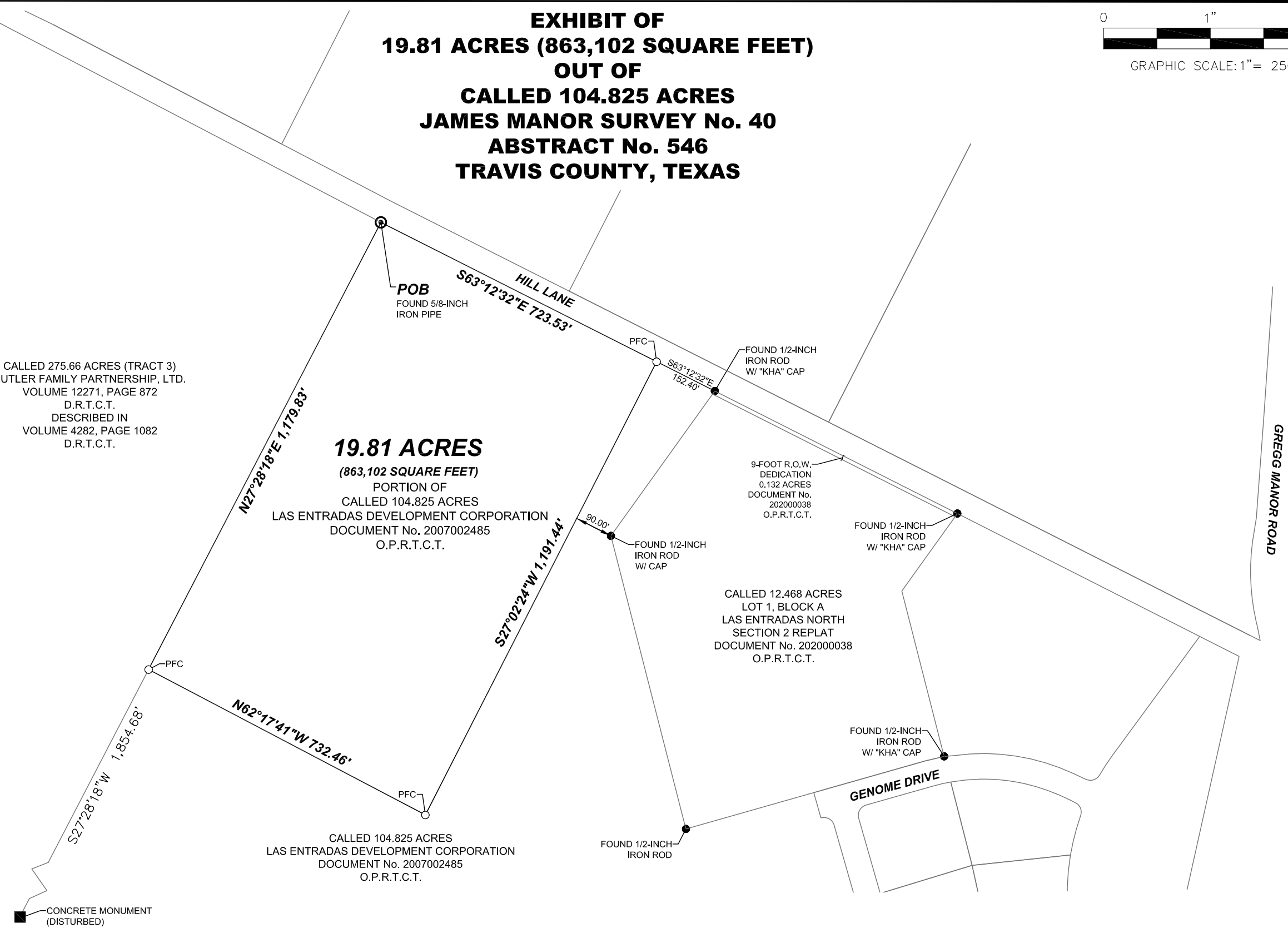
- PROPERTY LINE
- EXISTING PROPERTY LINE
- - - - - EXISTING EASEMENT
- IRON ROD FOUND [UNLESS NOTED]
- ⊙ IRON PIPE FOUND [AS NOTED]
- PFC POINT FOR CORNER
- P.O.B. POINT OF BEGINNING
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS

CALLED 275.66 ACRES (TRACT 3)
BUTLER FAMILY PARTNERSHIP, LTD.
VOLUME 12271, PAGE 872
D.R.T.C.T.
DESCRIBED IN
VOLUME 4282, PAGE 1082
D.R.T.C.T.

19.81 ACRES
(863,102 SQUARE FEET)
PORTION OF
CALLED 104.825 ACRES
LAS ENTRADAS DEVELOPMENT CORPORATION
DOCUMENT No. 2007002485
O.P.R.T.C.T.

CALLED 104.825 ACRES
LAS ENTRADAS DEVELOPMENT CORPORATION
DOCUMENT No. 2007002485
O.P.R.T.C.T.

CALLLED 12.468 ACRES
LOT 1, BLOCK A
LAS ENTRADAS NORTH
SECTION 2 REPLAT
DOCUMENT No. 202000038
O.P.R.T.C.T.



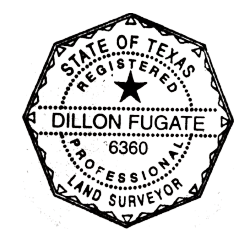
NOTES:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE [4202], NAD 83 (2011), EPOCH 2010, AS BASED ON LEICA SMARTNET VRS GPS OBSERVATIONS. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 0.99993.
UNITS: US SURVEY FEET

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ENCUMBRANCES MAY EXIST NOT SHOWN HEREON.

I, J. DILLON FUGATE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS EXHIBIT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

Dillon Fugate

J. DILLON FUGATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6360
DOUCET & ASSOCIATES
DFUGATE@DOUCETENGINEERS.COM



ORIGINAL: 06/03/2021
REVISED: 06/30/2021

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TBPLS Firm No.: 10194551

Date:	06/30/2021
Scale:	1"=250'
Drawn by:	JS
Reviewer:	DF
Project:	2281-001
Sheet:	1 OF 1
Field Book:	XXXX
Party Chief:	BS
Survey Date:	06/02/2021