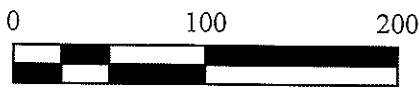


LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- ⊙ CALCULATED POINT
- ⊙ MAG NAIL SET
- X - WIRE FENCE
- // - WOOD FENCE
- () RECORD INFORMATION
- ⚡ UTILITY POLE
- OH OVERHEAD UTILITY LINE(S)
- ⊙ MANHOLE
- ⊙ GAS WARNING SIGN
- ON INSIDE OF SUBJECT BOUNDARY
- OFF OUTSIDE OF SUBJECT BOUNDARY
- P.O.B. POINT OF BEGINNING
- DE DRAINAGE ESMT
- WUE WASTEWATER UTILITY ESMT
- TCE TEMPORARY CONSTRUCTION ESMT

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

LINE	BEARING	DISTANCE
L1	S 29°03'40" W	40.67'
L2	N 29°03'40" E	40.67'



LOT 1 BLOCK C
 BELL FARMS
 PHASE ONE-A
 (DOC. NO. 200500049)

LOT 1 BLOCK C
 BELL FARMS
 PHASE ONE-A
 (DOC. NO. 200500049)

LOT 78 BLOCK C BELL FARMS
 PHASE THREE
 (DOC. NO. 201400093)

**TRACT 3:
 6.17 ACRES**
 OUT OF
 SAMPSG PROPERTIES, LLC.
 10.00 ACRES
 (DOC. NO. 2021024032)

LOT 78 BLOCK C BELL FARMS
 PHASE THREE
 (DOC. NO. 201400093)

BELL FARMS
 PHASE FOUR
 (DOC. NO. 201600069)

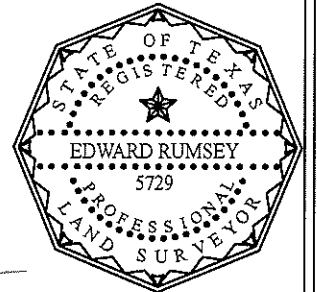
**TRACT 2:
 2.15 ACRES**
 OUT OF
 SAMPSG PROPERTIES, LLC.
 10.00 ACRES
 (DOC. NO. 2021024032)

LOT 1 BLOCK C
 BELL FARMS
 PHASE ONE-A
 (DOC. NO. 200500049)

**TRACT 1:
 1.68 ACRES**
 OUT OF
 SAMPSG PROPERTIES, LLC.
 10.00 ACRES
 (DOC. NO. 2021024032)

LOT 1, BLOCK L
 BELL FARMS
 PHASE THREE
 (DOC. NO. 201400093)

BELL FARMS
 PHASE FOUR
 (DOC. NO. 201600069)



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 1B, CONDITION 4,
 STANDARD LAND SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE
 BENEFIT OF AN ABSTRACT OF TITLE.

RESTRICTIONS

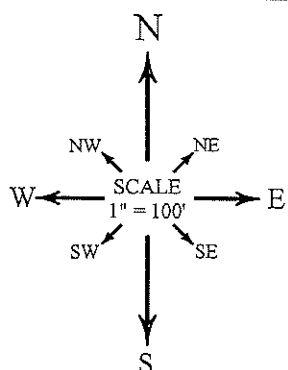
- SUBJECT TO A 30' GAS LINE EASEMENT AS SHOWN ON PLAT RECORDED IN DOC. NO. 200500049.
- SUBJECT TO A 15' DRAINAGE EASEMENT RECORDED IN DOC. NO. 2002104786.
- SUBJECT TO A WASTEWATER UTILITY EASEMENT PER DOC. NO. 2005066495.
- SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT PER DOC. NO. 2005066496.
- SUBJECT TO EASEMENTS PER VOL. 396, PG. 219 AND VOL. 600, PG. 997. (NOT PLOTTABLE)
- SUBJECT TO BLANKET TYPE EASEMENTS PER VOL. 867, PG. 34 AND VOL. 4823, PG. 1940.

LEGAL DESCRIPTION

TRACT 1: BEING 1.68 ACRES OF LAND, OUT OF THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, AND THE CALVIN BARKER SURVEY NUMBER 38, ABSTRACT NUMBER 58, BOTH OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN SAMPSG PROPERTIES, LLC 10.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021024032, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 1.68 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT 2: BEING 2.15 ACRES OF LAND, OUT OF THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, AND THE CALVIN BARKER SURVEY NUMBER 38, ABSTRACT NUMBER 58, BOTH OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN SAMPSG PROPERTIES, LLC 10.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021024032, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 2.15 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT 3: BEING 6.17 ACRES OF LAND, OUT OF THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, AND THE CALVIN BARKER SURVEY NUMBER 38, ABSTRACT NUMBER 58, BOTH OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN SAMPSG PROPERTIES, LLC 10.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021024032, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 6.17 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION IN EXHIBIT "C" 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. 48453C0485J PANEL: 0485J DATED: 08/18/2014

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

SAMPSG PROPERTIES, LLC
 12920 OLD HIGHWAY 20
 MANOR, TRAVIS COUNTY, TEXAS

SURVEY DATE:	APRIL 4, 2023	FILED BY:	DERICK SOLOMON	03/25/2016
TITLE CO.:	-	CALC. BY:	CHRIS ZOTTER	10/19/2021
G.F. NO.:	-	DRAWN BY:	SEAN SUTTON	03/30/2016
JOB NO.:	A0308323 - A1006721 - A1200116 - A0306316	UPDATE BY:	DAMIAN SMITH	04/04/2023
		RPLS CHECK:	EDWARD RUMSEY	04/04/2023