

**PROPERTY DESCRIPTION:**

BEING A 11.990 ACRE TRACT OF LAND SITUATED IN THE E. R. McLEAN SURVEY, ABSTRACT NO. 2359, AND THE H.E. & W.T. RR CO. SURVEY, ABSTRACT NO. 2300, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE MAPLE LEAF COMPANY, LTD., AS RECORDED IN INSTRUMENT NO. 2001108791, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE MOST EASTERLY EAST CORNER OF SAID MAPLE LEAF TRACT AND THE SOUTH CORNER OF BLOCK A, RIVER PLACE SECTION 4-A, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 92, PAGE 285, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID IRON ROD BEING ON THE NORTHWEST LINE OF RIVER PLACE BOULEVARD (70 FOOT RIGHT-OF-WAY);

THENCE SOUTH 11° 20' 53" WEST, A DISTANCE OF 94.29 FEET ALONG SAID NORTHWEST LINE TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 540.00 FEET;

THENCE ALONG SAID NORTHWEST LINE AND SAID CURVE AN ARC DISTANCE OF 183.92 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 21° 06' 19" WEST - 183.03 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE SOUTH CORNER OF AFORESAID MAPLE LEAF TRACT AND THE EAST CORNER OF THAT CERTAIN TRACT OF LAND CALLED 0.44 ACRES, IN DEED TO RIVER PLACE MUNICIPAL UTILITY DISTRICT, AS RECORDED IN INSTRUMENT NO. 2002057440, AFORESAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 62° 01' 19" WEST, A DISTANCE OF 416.38 FEET ALONG THE COMMON LINE OF SAID MAPLE LEAF TRACT AND SAID CALLED 0.44 ACRES TRACT TO THE NORTH CORNER OF SAID CALLED 0.44 ACRES TRACT, THE EAST CORNER OF THAT CERTAIN TRACT OF LAND CALLED 4.28 ACRES IN SAID RIVER PLACE MUNICIPAL TRACT, AND A RE-ENTRANT CORNER OF LOT 1, BLOCK A, RIVER PLACE SECTION 1, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84, PAGE 103A, AFORESAID PLAT RECORDS;

THENCE NORTH 64° 02' 36" WEST, A DISTANCE OF 411.36 FEET ALONG THE COMMON LINE OF SAID MAPLE LEAF TRACT AND SAID CALLED 4.28 ACRES TRACT;

THENCE SOUTH 85° 48' 19" WEST, A DISTANCE OF 286.57 FEET ALONG SAID COMMON LINE;

THENCE NORTH 38° 31' 39" WEST, A DISTANCE OF 395.18 FEET TO A SET COTTON SPINDLE;

THENCE SOUTH 40° 18' 19" WEST, A DISTANCE F 147.89 FEET ALONG SAID COMMON LINE;

THENCE NORTH 65° 39' 06" WEST, A DISTANCE OF 347.26 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 45° 26' 56" WEST, A DISTANCE OF 282.52 FEET ALONG SAID COMMON LINE TO A SET MAG NAIL AT THE WEST CORNER OF AFORESAID CALLED 4.28 ACRES TRACT, SAID NAIL BEING ON THE MOST SOUTHERLY NORTH LINE OF AFORESAID LOT 1;

THENCE NORTH 78° 47' 07" WEST, A DISTANCE OF 140.20 FEET ALONG THE COMMON LINE OF AFORESAID MAPLE LEAF TRACT AND SAID LOT 1 TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CALLED 3.85 ACRES IN AFORESAID RIVER PLACE MUNICIPAL DEED;

THENCE NORTH 18° 54' 51" EAST, A DISTANCE OF 172.49 FEET ALONG THE COMMON LINE OF SAID MAPLE LEAF TRACT AND SAID CALLED 3.85 ACRES TRACT TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 06° 31' 42" WEST, A DISTANCE OF 286.10 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

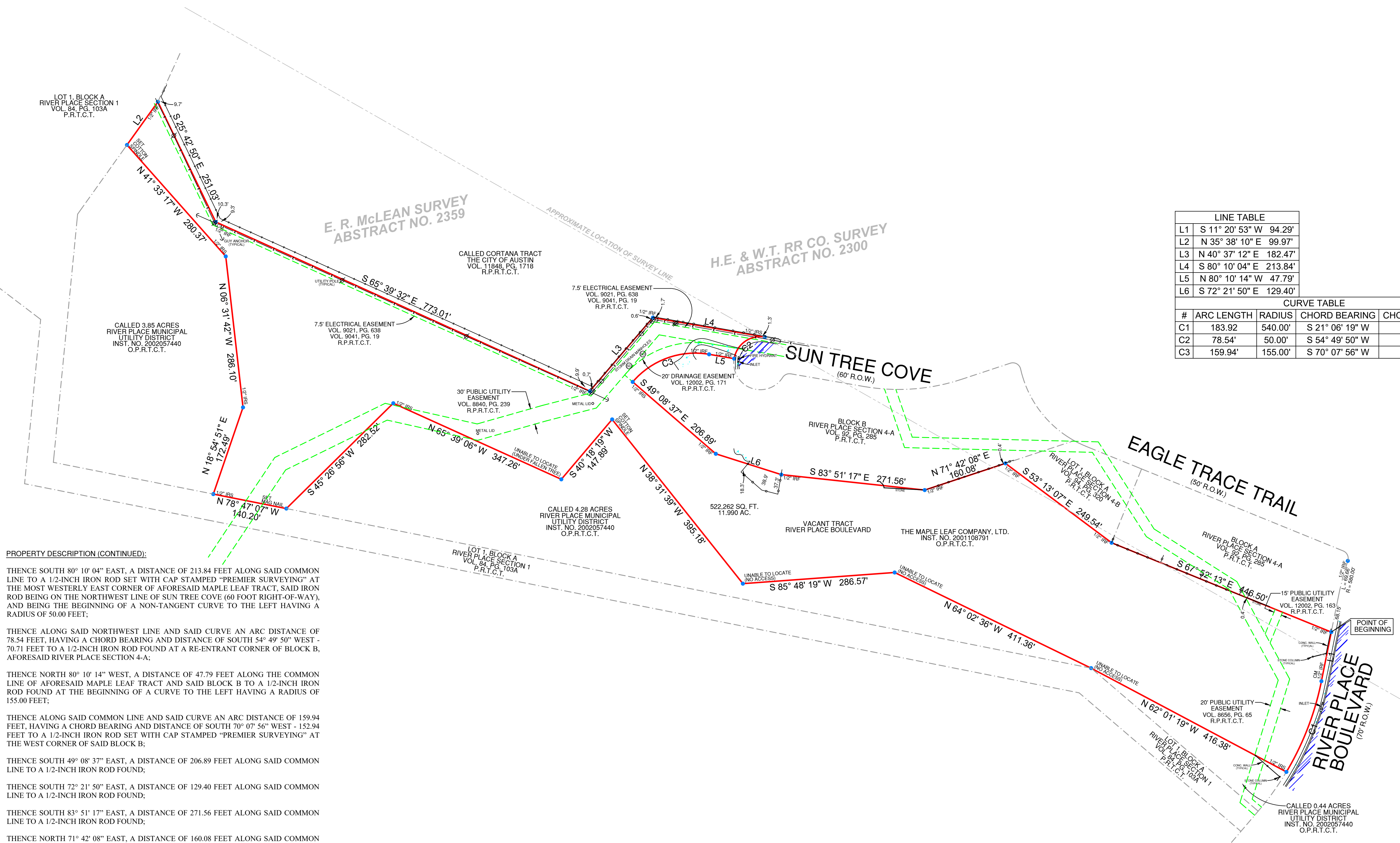
THENCE NORTH 41° 33' 17" WEST, A DISTANCE OF 280.37 FEET ALONG SAID COMMON LINE TO A SET COTTON SPINDLE AT THE WEST CORNER OF AFORESAID MAPLE LEAF TRACT AND THE NORTH CORNER OF AFORESAID CALLED 3.85 ACRES TRACT, SAID SPINDLE BEING ON THE MOST NORTHWESTERLY SOUTHEAST LINE OF AFORESAID LOT 1;

THENCE NORTH 35° 38' 10" EAST, A DISTANCE OF 99.97 FEET ALONG THE AFORESAID COMMON LINE OF MAPLE LEAF TRACT AND LOT 1 TO A 1/2-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID MAPLE LEAF TRACT AND THE MOST SOUTHERLY WEST CORNER OF THAT CERTAIN TRACT OF LAND CALLED CORTANA TRACT IN DEED TO THE CITY OF AUSTIN, AS RECORDED IN VOLUME 11848, PAGE 1718, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS;

THENCE SOUTH 25° 42' 50" EAST, A DISTANCE OF 251.03 FEET ALONG THE COMMON LINE OF SAID MAPLE LEAF TRACT AND SAID CALLED CORTANA TRACT TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 65° 39' 32" EAST, A DISTANCE OF 773.01 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 40° 37' 12" EAST, A DISTANCE OF 182.47 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;



| LINE TABLE |                 |         |  |
|------------|-----------------|---------|--|
| L1         | S 11° 20' 53" W | 94.29'  |  |
| L2         | N 35° 38' 10" E | 99.97'  |  |
| L3         | N 40° 37' 12" E | 182.47' |  |
| L4         | S 80° 10' 04" E | 213.84' |  |
| L5         | N 80° 10' 14" W | 47.79'  |  |
| L6         | S 72° 21' 50" E | 129.40' |  |

| CURVE TABLE |            |         |                 |              |
|-------------|------------|---------|-----------------|--------------|
| #           | ARC LENGTH | RADIUS  | CHORD BEARING   | CHORD LENGTH |
| C1          | 183.92     | 540.00' | S 21° 06' 19" W | 183.03'      |
| C2          | 78.54'     | 50.00'  | S 54° 49' 50" W | 70.71'       |
| C3          | 159.94'    | 155.00' | S 70° 07' 56" W | 152.94'      |

**PROPERTY DESCRIPTION (CONTINUED):**

THENCE SOUTH 80° 10' 04" EAST, A DISTANCE OF 213.84 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE MOST WESTERLY EAST CORNER OF AFORESAID MAPLE LEAF TRACT, SAID IRON ROD BEING ON THE NORTHWEST LINE OF SUN TREE COVE (60 FOOT RIGHT-OF-WAY), AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET;

THENCE ALONG SAID NORTHWEST LINE AND SAID CURVE AN ARC DISTANCE OF 78.54 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 54° 49' 50" WEST - 70.71 FEET TO A 1/2-INCH IRON ROD FOUND AT A RE-ENTRANT CORNER OF BLOCK B, AFORESAID RIVER PLACE SECTION 4-A;

THENCE NORTH 80° 10' 14" WEST, A DISTANCE OF 47.79 FEET ALONG THE COMMON LINE OF AFORESAID MAPLE LEAF TRACT AND SAID BLOCK B TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 155.00 FEET;

THENCE ALONG SAID COMMON LINE AND SAID CURVE AN ARC DISTANCE OF 159.94 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 70° 07' 56" WEST - 152.94 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE WEST CORNER OF SAID BLOCK B;

THENCE SOUTH 49° 08' 37" EAST, A DISTANCE OF 206.89 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 72° 21' 50" EAST, A DISTANCE OF 129.40 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 83° 51' 17" EAST, A DISTANCE OF 271.56 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 71° 42' 08" EAST, A DISTANCE OF 160.08 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND AT THE WEST CORNER OF LOT 1, BLOCK A, RIVER PLACE SECTION 4-B, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 94, PAGE 320, AFORESAID PLAT RECORDS;

THENCE SOUTH 53° 13' 07" EAST, A DISTANCE OF 249.54 FEET ALONG THE COMMON LINE OF AFORESAID MAPLE LEAF TRACT AND SAID LOT 1 (SECTION 4-B) TO A 1/2-INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID LOT 1 (SECTION 4-B) AND THE WEST CORNER OF AFORESAID BLOCK A (SECTION 4-A);

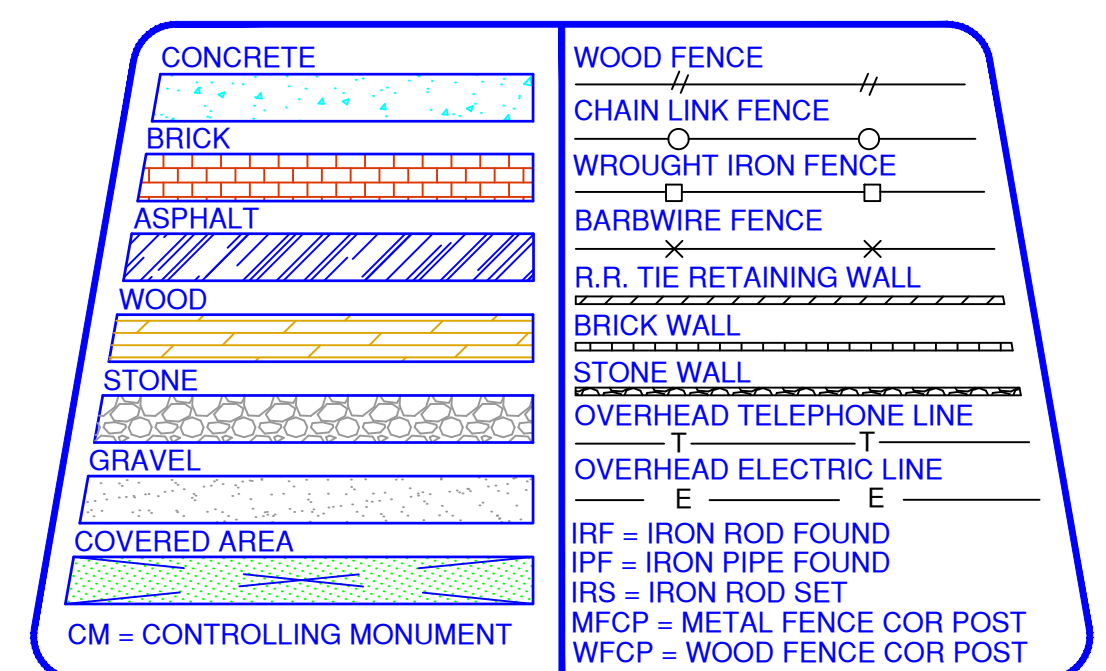
THENCE SOUTH 67° 52' 13" EAST, A DISTANCE OF 446.50 FEET ALONG THE COMMON LINE OF SAID MAPLE LEAF TRACT AND SAID BLOCK A (SECTION 4-A) TO THE POINT OF BEGINNING AND CONTAINING 522,262 SQUARE FEET OR 11.990 ACRES OF LAND.

**FEMA NOTE**  
 FLOOD INFORMATION: THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0240 K, DATED JANUARY 22, 2020.

**SURVEYOR'S CERTIFICATION:**  
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT/DEED REFERENCED HEREON.

**GENERAL NOTES**  
 1.) THE BEARINGS FOR THIS SURVEY WERE DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83.  
 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.  
 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER LISTED HEREON.  
 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.  
 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.  
 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.  
 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.  
 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

THIS PROPERTY IS AFFECTED BY THE FOLLOWING:  
 (10w)-BLANKET EASEMENT, VOL. 11865, PG. 844, R.P.R.T.C.T.  
 THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:  
 (10a)-EASEMENT, VOL. 12166, PG. 313, R.P.R.T.C.T.  
 (10aa)-EASEMENT, VOL. 13348, PG. 555, R.P.R.T.C.T.



|                          |                      |
|--------------------------|----------------------|
| GF#: 26-904153-AM        |                      |
| TITLE CO.: CAPITAL TITLE |                      |
| PREMIER JOB #: 26-00086  |                      |
| TECH: MSP                | DATE: 04/10/26       |
| FIELD: RC                | FIELD DATE: 04/08/26 |

**Capital Title**  
 A Shaddock Company

**Premier**  
 Surveying LLC  
 5700 W. Plano Parkway  
 Suite 1200  
 Plano, Texas 75093  
 Office: 972-612-3601  
 Fax: 855-892-0468  
 Firm Registration No. 10146200

DAVID APPLE  
 5932  
 Registered Professional Land Surveyor

