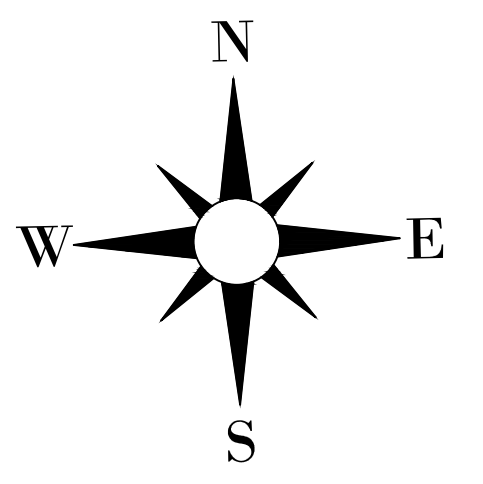


G. W. SCOTT SURVEY
SECTION NO. 89, ABSTRACT NO. 2176



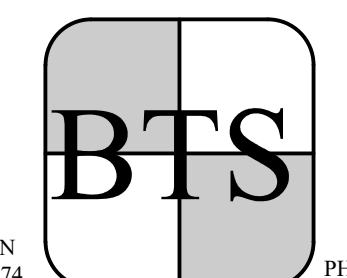
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 4. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
 5. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BTS".
 6. THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.



BOUNDARY SURVEY

109.959 ACRE TRACT OUT OF
MULTIPLE SURVEYS
TRAVIS COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76774
PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

FIELD:	PT, LR, XW, SE	CHECKED BY:	BLB
SCALE:	1" = 200'	APPROVED BY:	BLB
PROJECT NO.		DATE:	MARCH 30, 2024

SHEET 1

RELEASED: 04-01-2024 FOR REVIEW

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"117.26 ACRES"
SWD - JAYNE WORD DIBRELL
TO
DIBRELL FAMILY LLC
08-05-2016 DOC.# 2016130446 OPRTC

"114 ACRES"
("160.2 ACRES" RESIDUE)
(S/E PERRY'S WHITE CLIFFS SUBDIVISION 16 ACRES +/-)
(S/E 15 ACRES SOLD TO EMMETT WESLEY SPEIR, ET UX, MARY ROBERTA SPEIR, 02-19-1962, 2452/414 DRTC)
(S/E 15 ACRES AS DESCRIBED IN A S/E CLAUSE)
DEED - F. H. BUGH AND PEARL A. BUGH
TO
ORVILLE C. WORD, JR., ET UX, MARGIE L. WORD
06-01-1962 2469/524 DRTC

"TRACT III - 15.96 ACRES"
SWD - ORVILLE C. WORD, JR., ET UX, MARGIE L. WORD
TO
JAYNE WORD DIBRELL
02-03-1989 10870/384 RPRTC

APPROXIMATE LOCATION
TRACT I OLD ROAD RIGHT-OF-WAY - MARGIE L. WORD, ET UX, ORVILLE C. WORD, JR., ET UX, MARGIE L. WORD
TO
JAYNE WORD DIBRELL
02-03-1989 10870/384 RPRTC
(TRACT B - 3487/2166 DRTC)

FOUND TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT ENGINEER'S STATION 194+24.6

TRACT II OLD ROAD RIGHT-OF-WAY - MARGIE L. WORD, ET UX, ORVILLE C. WORD, JR., ET UX, MARGIE L. WORD
TO
JAYNE WORD DIBRELL
02-03-1989 10870/384 RPRTC
(TRACT C - 3487/2166 DRTC)

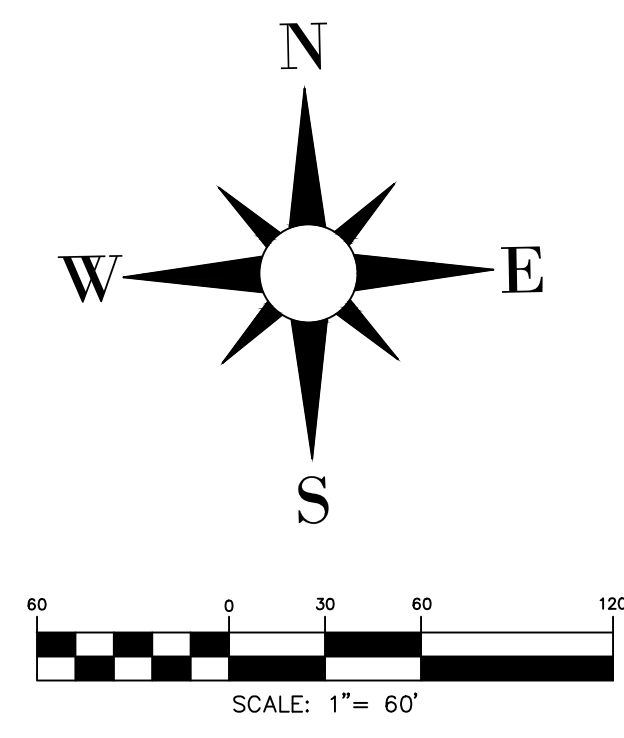
POINT OF COMMENCING FOUND TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT ENGINEER'S STATION 179+99.1

WILLIAM HERONYMUS SURVEY,
SECTION NO. 800, ABSTRACT NO. 384

WILLIAM HERONYMUS SURVEY,
SECTION NO. 801, ABSTRACT NO. 385

SEALE BEATTY SURVEY,
SECTION NO. 43, ABSTRACT NO. 132

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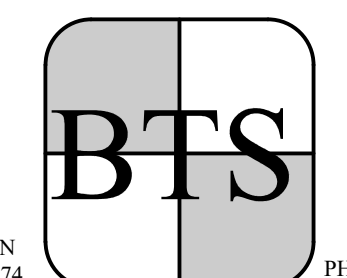


- LEGEND:**
- 1/2" IRON ROD SET (CAPPED "BTS")
 - IRON ROD FOUND
 - ⊙ IRON PIPE FOUND
- LEGEND:**
- GUY WIRE
 - POWER POLE
 - BARBED WIRE FENCE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - WROUGHT IRON FENCE
 - OVERHEAD ELECTRIC

BOUNDARY SURVEY

109.959 ACRE TRACT OUT OF MULTIPLE SURVEYS TRAVIS COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN TAYLOR, TX 76774 PHONE: (512) 352-9090

FIRM No. 10128500
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

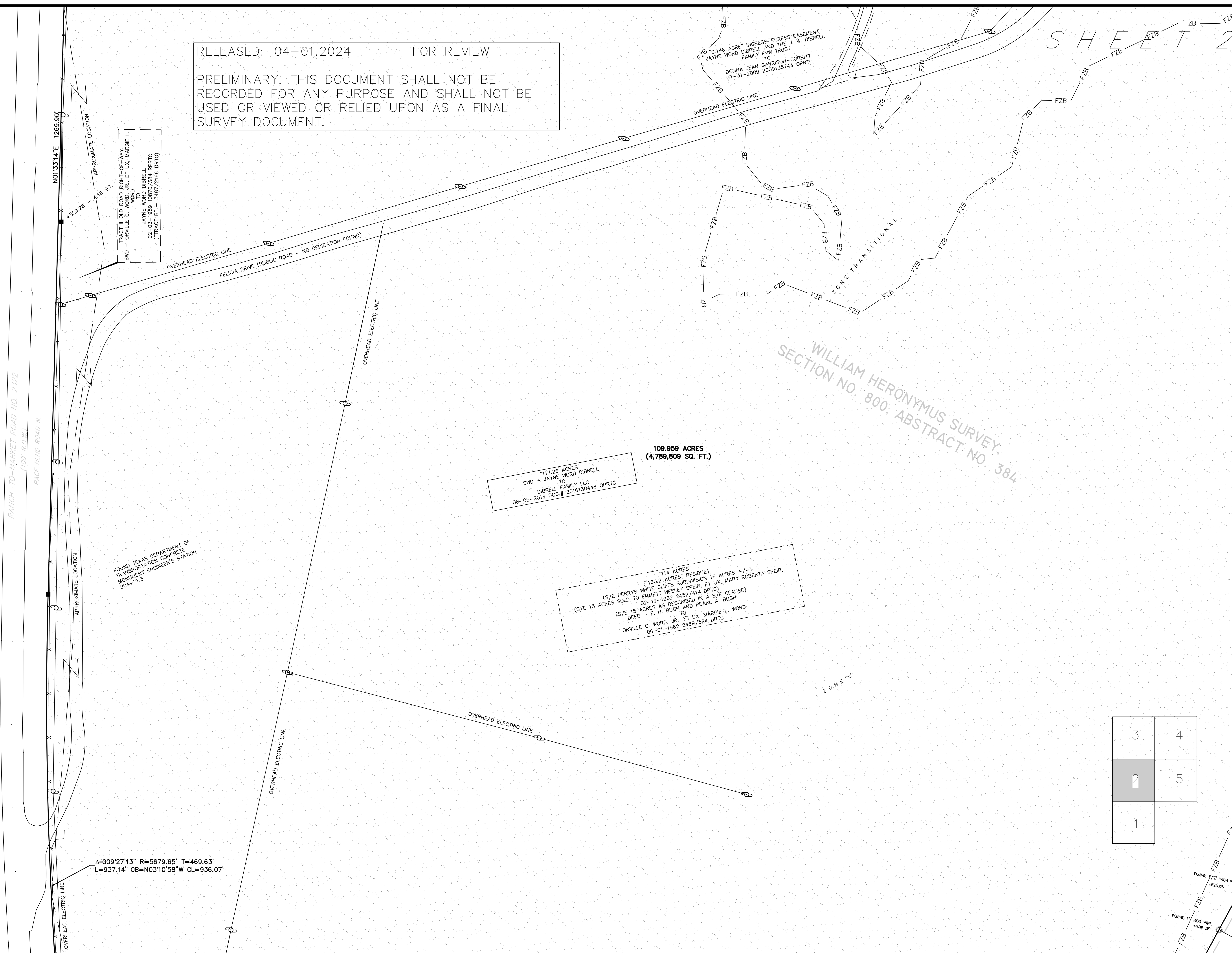
FIELD: PT, LR, XW, SE CHECKED BY: BLB
SCALE: 1" = 60' APPROVED BY: BLB
PROJECT NO. 23-828 DATE: MARCH 30, 2024

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2	5
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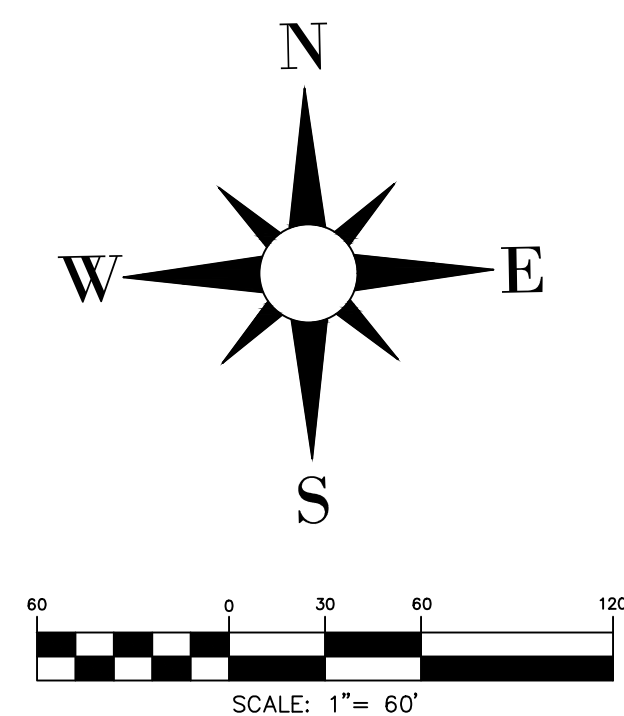
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SHEET 2



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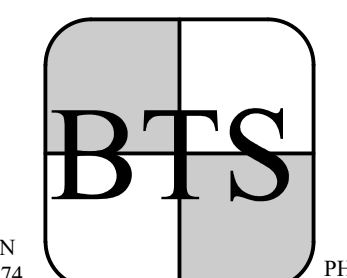


- LEGEND:**
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 - IRON ROD FOUND
 - ⊙ IRON PIPE FOUND
- LEGEND:**
- GUY WIRE
 - ⊕ POWER POLE
 - +— BARBED WIRE FENCE
 - CHAIN LINK FENCE
 - //— WOOD FENCE
 - WROUGHT IRON FENCE
 - - - - OVERHEAD ELECTRIC

BOUNDARY SURVEY

109.959 ACRE TRACT OUT OF MULTIPLE SURVEYS TRAVIS COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN TAYLOR, TX 76774 PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

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PROJECT NO.	23-828	DATE:	MARCH 30, 2024

Δ=009°27'13" R=5679.65' T=469.63'
L=937.14' CB=N03°10'58"W CL=936.07'

FOUND TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT ENGINEER'S STATION 204471.3

"117.26 ACRES"
SWD - JAYNE WORD DIBRELL TO DIBRELL FAMILY LLC 08-05-2016 DOC.# 2016130446 OPRTC

"14 ACRES"
("160.2 ACRES" RESIDUE)
(S/E PERRY'S WHITE CLIFFS SUBDIVISION 16 ACRES +/-)
(S/E 15 ACRES SOLD TO EMMETT WESLEY SPEIR, ET UX, MARY ROBERTA SPEIR, 02-19-1962 2452/414 DRTC)
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DEED - F. H. BUGH AND PEARL A. BUGH TO ORVILLE C. WORD, JR., ET UX, MARGIE L. WORD 06-01-1962 2469/524 DRTC

WILLIAM HERONYMUS SURVEY SECTION NO. 800; ABSTRACT NO. 384

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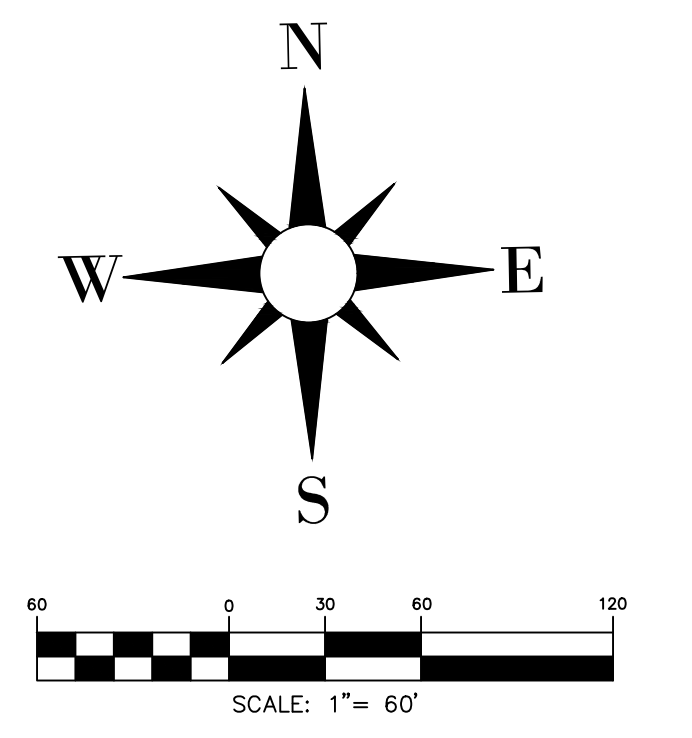
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SHEET 3

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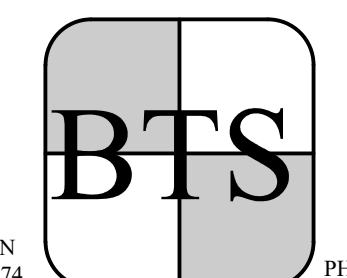


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BOUNDARY SURVEY

109.959 ACRE TRACT OUT OF MULTIPLE SURVEYS TRAVIS COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



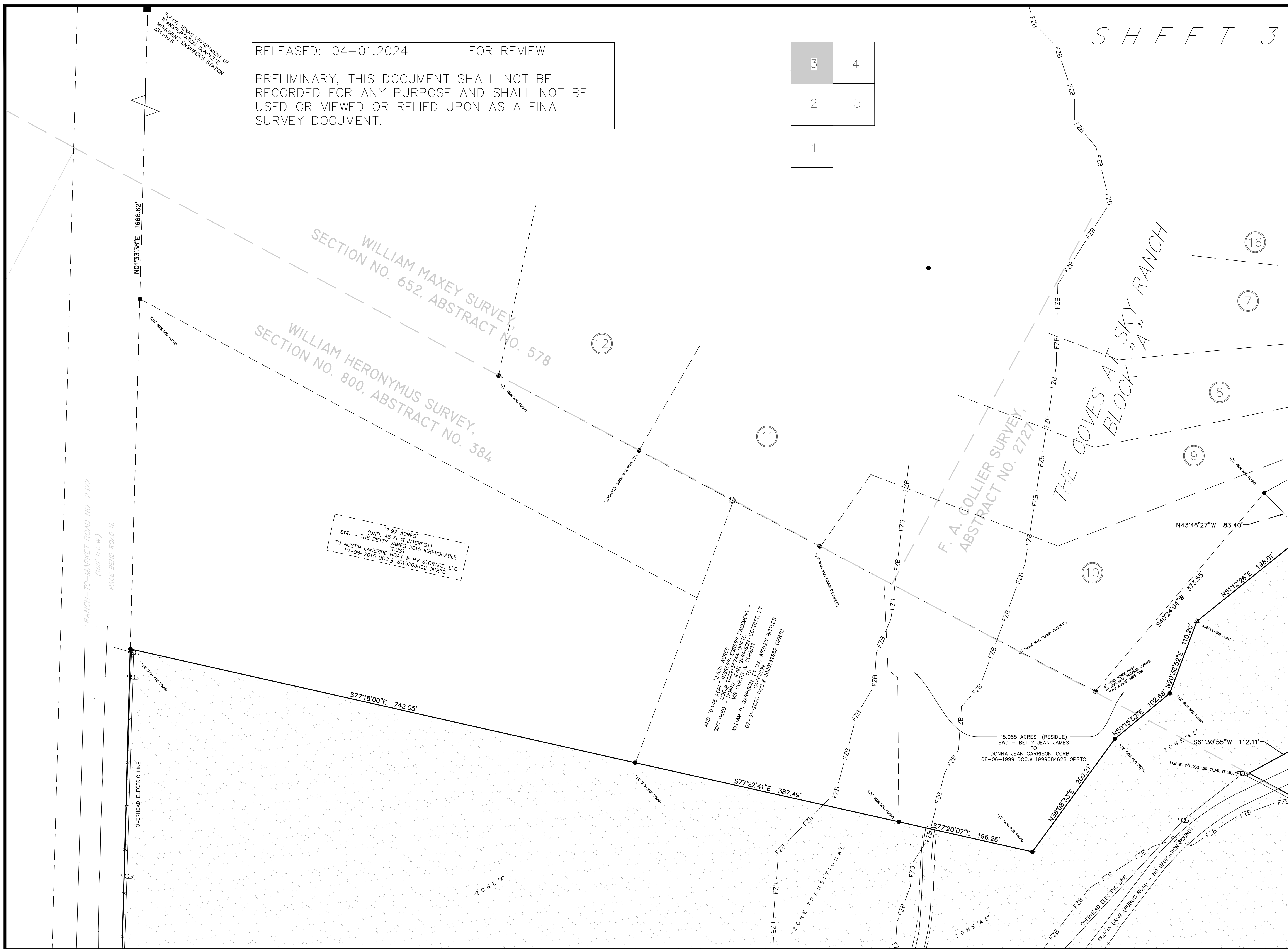
911 NORTH MAIN TAYLOR, TX 76774 PHONE: (512) 352-9090

FIRM No. 10128500

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NO.	DATE	REVISIONS	BY

FIELD: PT, LR, XW, SE CHECKED BY: BLB
 SCALE: 1" = 60' APPROVED BY: BLB
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SHEET 4

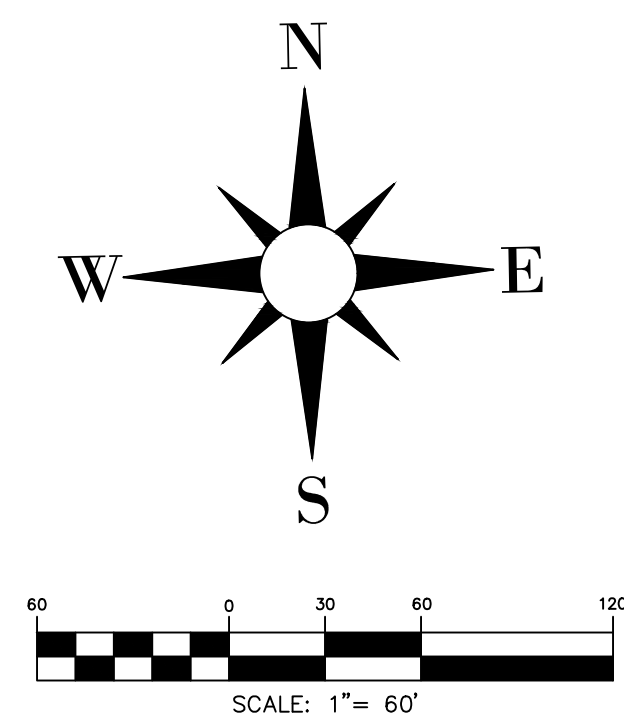


LINE TABLE

LINE	LENGTH	BEARING
L1	50.88	N53°59'53"E
L2	11.24	N31°24'04"W
L3	80.07	N61°02'59"E
L4	7.77	S31°24'04"E
L5	62.53	N48°19'45"E
L6	9.52	N21°39'50"W
L7	105.91	N41°55'19"E
L8	10.59	S67°17'57"E
L9	111.20	N41°55'20"E
L10	93.55	N53°35'27"E
L11	16.55	S60°53'27"E
L12	107.26	S53°39'29"W
L13	109.86	S01°37'47"E
L14	87.33	S50°31'18"W
L15	83.35	N16°36'14"W
L16	12.76	S35°50'57"W
L17	71.67	S49°20'39"W
L18	74.77	S24°04'26"E
L19	70.68	S50°31'18"W
L20	66.97	N31°18'25"W

LINE TABLE

LINE	LENGTH	BEARING
L21	60.03	S61°05'16"W
L22	86.52	S31°19'33"E
L23	90.78	N33°53'54"E
L24	59.97	N41°39'05"E
L25	60.18	N42°04'15"E
L26	59.66	N41°59'53"E
L27	120.55	N41°35'50"E
L28	60.15	N42°00'48"E
L29	59.12	N64°57'00"E
L30	59.84	N64°53'41"E
L31	59.58	N64°22'37"E
L32	60.37	N62°46'01"E
L33	33.57	S82°01'37"E



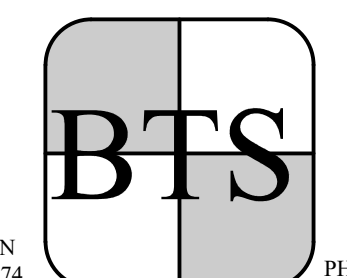
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BOUNDARY SURVEY

109.959 ACRE TRACT OUT OF MULTIPLE SURVEYS TRAVIS COUNTY, TEXAS

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911 NORTH MAIN TAYLOR, TX 76784 PHONE: (512) 352-9090

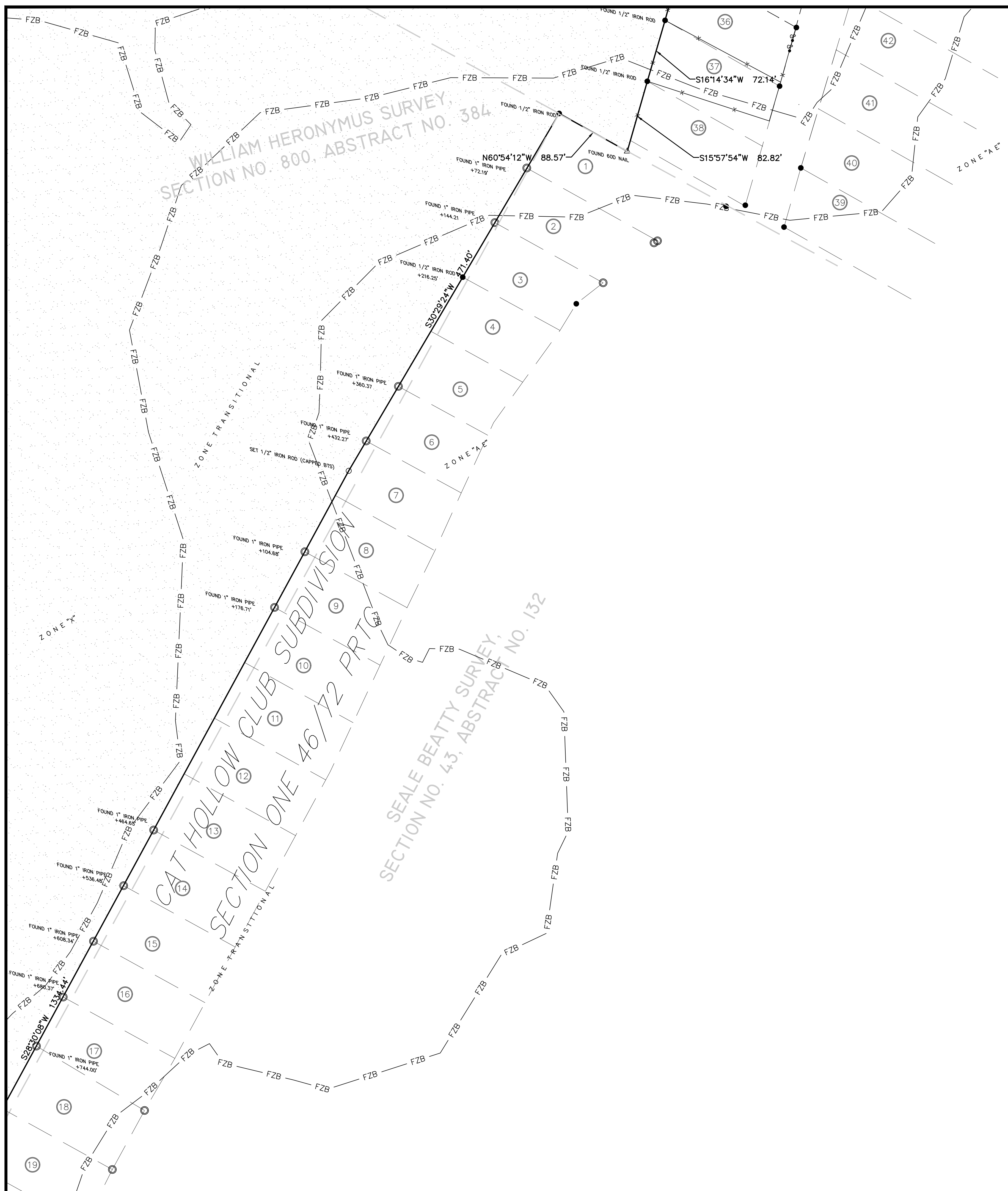
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SHEET 5

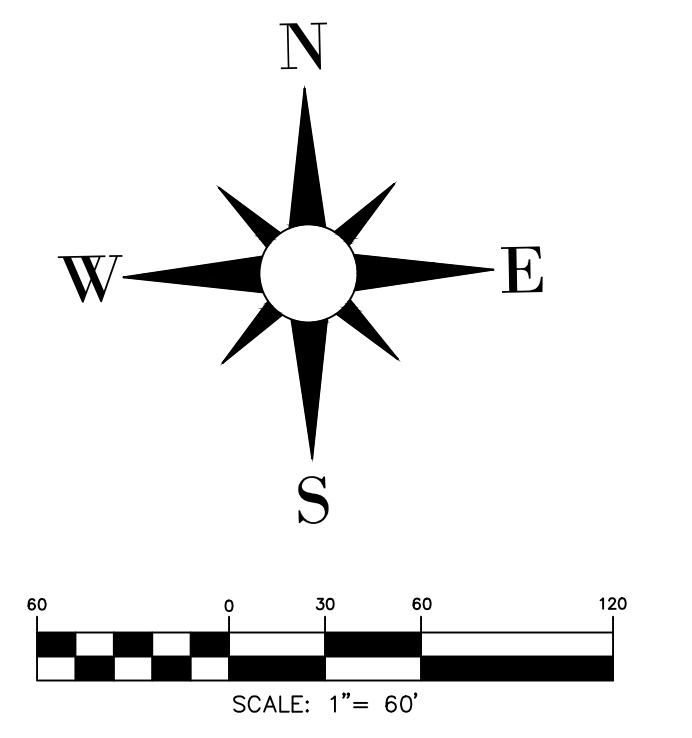


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2	5
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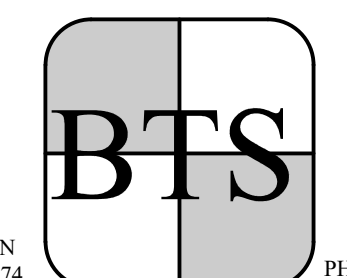


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