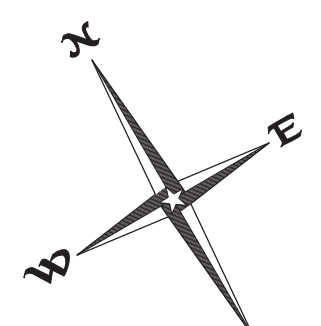


SCALE: 1" = 150'

Legend

- 1/2" Iron Rod Found
- 1/2" Iron Pipe Found
- 1/2" Iron Rod Found with plastic cap
- 1/2" Iron Rod Set plastic cap
- 1/2" Iron Rod Set plastic cap imprinted with "Holt Carson, Inc."
- 600' Nail Found
- Wire Fence
- Wood Board Fence
- Overhead Utility Line
- Guardrail
- Wastewater Manhole
- Gas Pipeline Sign unless otherwise noted
- Underground Cable Sign
- Fire Hydrant
- Telephone Pedestal
- Cable TV Pedestal
- Lamp Post
- Stormwater Manhole
- Telephone Manhole
- Electric Manhole
- Water Meter
- Water Valve
- Ball Found
- (Record Bearing and Distance)



JAMES BURLBSON SURVEY No. 19 ABSTRACT No. 4

**TRACT 1
92,544 ACRES
SURVEYED**
(92,468 Acres)
City of Austin
Sublot A-3
Document No. 200111947

**TRACT 5
PARCEL 1
COLONY PARK
SUSTAINABLE COMMUNITY
INITIATIVE PUD
PHASE 1 RIGHT-OF-WAY
DOCUMENT NO. 201500116**

**TRACT 1
92,544 ACRES
SURVEYED**
(92,468 Acres)
City of Austin
Sublot A-3
Document No. 200111947

**TRACT 2
28,243 ACRES
SURVEYED**

(26,243 Acres)
City of Austin
Sublot A-3
Document No. 200111947

JAMES BURLBSON SURVEY No. 19 ABSTRACT No. 4

**TRACT 3
56,487 ACRES
SURVEYED**
(56,487 Acres)
City of Austin
Sublot A-4
Document No. 200111947

**TRACT 5
PARCEL 2
COLONY PARK
SUSTAINABLE COMMUNITY
INITIATIVE PUD
PHASE 1 RIGHT-OF-WAY
DOCUMENT NO. 201500116**

**TRACT 4
24,042 ACRES
SURVEYED**
(24,042 Acres)
City of Austin
Sublot A-4
Document No. 200111947

CURVE DATA

①	②	③
R: 121' 21" 12"	R: 111' 20"	R: 132' 08"
C: 171' 00"	C: 229' 00"	C: 171' 00"
T: 119' 04"	T: 232' 43"	T: 119' 04"
C: 36' 50"	C: 44' 64"	C: 36' 51"
A: 16' 57"	A: 44' 71"	A: 16' 52"
CB: N26°21' 49" W	CB: N25°45' 49" W	CB: N28°55' 25" W

SURVEY PLAT OF

208,701 ACRES OF LAND OUT OF THE JAMES BURLBSON SURVEY No. 19
ABSTRACT No. 4 IN TRAVIS COUNTY, TEXAS, BEING COMPRISED OF THE FOLLOWING:

TRACT 1: 92,544 ACRES OF LAND BEING ALL OF THAT CERTAIN (92,468 ACRE) TRACT OF LAND IDENTIFIED AS "TRACT B" AS CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN DOCUMENT NO. 20019347 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN (189,794 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 1" AS CONVEYED TO JOHN SCARDINO AND HAYTHAM S. DAWLETT BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 1236, PAGE 2467 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2: 26,243 ACRES OF LAND BEING ALL OF THAT CERTAIN (26,243 ACRE) TRACT OF LAND IDENTIFIED AS "TRACT C" AS CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN DOCUMENT NO. 20019347 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN (102,866 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 2" AS CONVEYED TO JOHN SCARDINO AND HAYTHAM S. DAWLETT BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 1236, PAGE 2467 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 3: 56,487 ACRES OF LAND BEING A PORTION OF THAT CERTAIN (184,918 ACRE) TRACT OF LAND IDENTIFIED AS "TRACT D" AS CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN DOCUMENT NO. 20019347 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN (102,866 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 2" AS CONVEYED TO JOHN SCARDINO AND HAYTHAM S. DAWLETT BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 1236, PAGE 2467 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 4: 24,042 ACRES OF LAND BEING A PORTION OF THAT CERTAIN (184,918 ACRE) TRACT OF LAND IDENTIFIED AS "TRACT D" AS CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN DOCUMENT NO. 20019347 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN (102,866 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 2" AS CONVEYED TO JOHN SCARDINO AND HAYTHAM S. DAWLETT BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 1236, PAGE 2467 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

see accompanying field note descriptions

TRACT 5: 56,557 ACRES OF LAND BEING ALL OF THAT CERTAIN (185,877 ACRE) TRACT OF LAND KNOWN AS "COLONY PARK SUSTAINABLE COMMUNITY INITIATIVE PUD PHASE 1 RIGHT-OF-WAY" A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 20050016 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING COMPRISED OF:

PARCEL 1: BEING ALL OF THAT CERTAIN (3,334 ACRE) TRACT OF LAND AS CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN DOCUMENT NO. 20019349 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TOGETHER WITH

PARCEL 2: BEING A PORTION OF THAT CERTAIN (184,918 ACRE) TRACT OF LAND IDENTIFIED AS "TRACT D" AS CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN DOCUMENT NO. 20019347 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH ALL OF THAT CERTAIN (1,194 ACRE) TRACT OF LAND AS CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN DOCUMENT NO. 20019349 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SCHEDULE B NOTES:

- Item 10.a) Rights of parties in possession (Owner Title Policy only) NOT plottable
- Item 10.b) As to Tract 4 and Tract 5, these tracts are subject to that certain Public Utility Easement, Right of Way and/or Agreement granted to the City of Austin by instrument dated September 6, 1973, recorded in under Volume 4729, Page 1637 of the Deed Records, Travis County, Texas, Plotted hereon.
- Item 10.c) As to all tracts, these tracts are not subject to that certain 10' wide Public Utility and/or Drains Easement, Right of Way and/or Agreement granted to the City of Austin by instrument dated October 24, 1977, recorded in under Volume 590, Page 2170 of the Deed Records, Travis County, Texas, Plotted hereon for reference purposes only.
- Item 10.d) As to Tract 1 and Tract 5, these tracts are subject to that certain Pipeline Easement, Right of Way and/or Agreement granted to KOCHE REFINING COMPANY, by instrument dated December 22, 1989, recorded in under Volume 10290, Page 367 and corrected in Volume 102, Page 40 of the Real Property Records, Travis County, Texas, and assigned in instruments recorded in Document Numbers 201042154 and 201047986 of the Official Public Records of Travis County, Texas, Plotted hereon.
- Item 10.e) As to all tracts, these tracts are NOT subject to that certain Storm Sewer Easement, Right of Way and/or Agreement granted to the City of Austin, by instrument dated September 21, 1978, recorded in under Volume 6299, Page 533 of the Deed Records, Travis County, Texas, Plotted hereon for reference purposes only.
- Item 10.f) As to Tract 4, this tract is subject to that certain Open Drainage Ditch or Enclosed Storm Sewer Easement, Right of Way and/or Agreement granted to the City of Austin, by instrument dated May 2, 1996, recorded in under Volume 1269, Page 101, and in Volume 1269, Page 1243 of the Real Property Records, Travis County, Texas, Plotted hereon.
- Item 10.g) As to all tracts, these tracts are NOT subject to that certain Drainage Easement, Right of Way and/or Agreement granted to the City of Austin, by instrument dated March 11, 1998, recorded in under Volume 1357, Page 274 of the Real Property Records of Travis County, Texas, Plotted hereon for reference purposes only.
- Item 10.h) As to Tract 4, this tract is subject to that certain Lateral Support (Slope) Easement, Right of Way and/or Agreement granted to the City of Austin, by instrument dated May 2, 1996, recorded in under Volume 1269, Page 101, and in Volume 1269, Page 1243 of the Real Property Records of Travis County, Texas, Plotted hereon.
- Item 10.i) As to Tract 1 and Tract 5, these tracts are subject to that certain Westwater Easement, Right of Way and/or Agreement granted to the City of Austin, by instrument dated September 30, 1997, recorded in under Volume 13035, Page 457 of the Real Property Records of Travis County, Texas, Plotted hereon.
- Item 10.j) As to all tracts, these tracts are subject to 1/16th of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with some are excepted herefrom as the same are set forth in instrument recorded in under Volume 50, Page 68 of the Deed Records of Travis County, Texas, NOT plottable.
- Item 10.k) As to all tracts, these tracts are subject to 1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with some are excepted herefrom as the same are set forth in instrument recorded in under Volume 2088, Page 5/9 of the Deed Records of Travis County, Texas, NOT plottable.
- Item 10.l) Rights of tenants, and assigns, as tenants only, under currently effective lease agreements, NOT plottable.

GP No. 144222, Effective Date September 29, 2017

TO: City of Austin
Gracy Title Company
Stewart Title Guaranty Company

THE STATE OF TEXAS

COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in area overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property has access to and from a dedicated road. All of these tracts lie within Zone X Areas determined to be outside of 100 Year Flood Plain according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48453C0470 K, Community Panel 480624, dated January 6, 2016. This the 1st day of DECEMBER, A.D., 2017.

BY

Holt Carson

Registered Professional Land Surveyor No. 5166

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1804 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

Texas Licensed Surveying Firm Registration No. 00200700
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