

LEGAL DESCRIPTION:
TRACT 1: BEING ALL OF A CALLED 4 ACRE TRACT OF LAND, BEING OUT OF THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 7 IN TRAVIS COUNTY, TEXAS, CONVEYED TO THE ESTATE OF ROBERT COFFEE IN DOCUMENT NUMBER 2023110241 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
TRACT 2: BEING ALL OF A CALLED 2.88 ACRE TRACT OF LAND, BEING OUT OF THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 7 IN TRAVIS COUNTY, TEXAS, CONVEYED TO THE ESTATE OF ROBERT COFFEE IN DOCUMENT NUMBER 2023110241 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

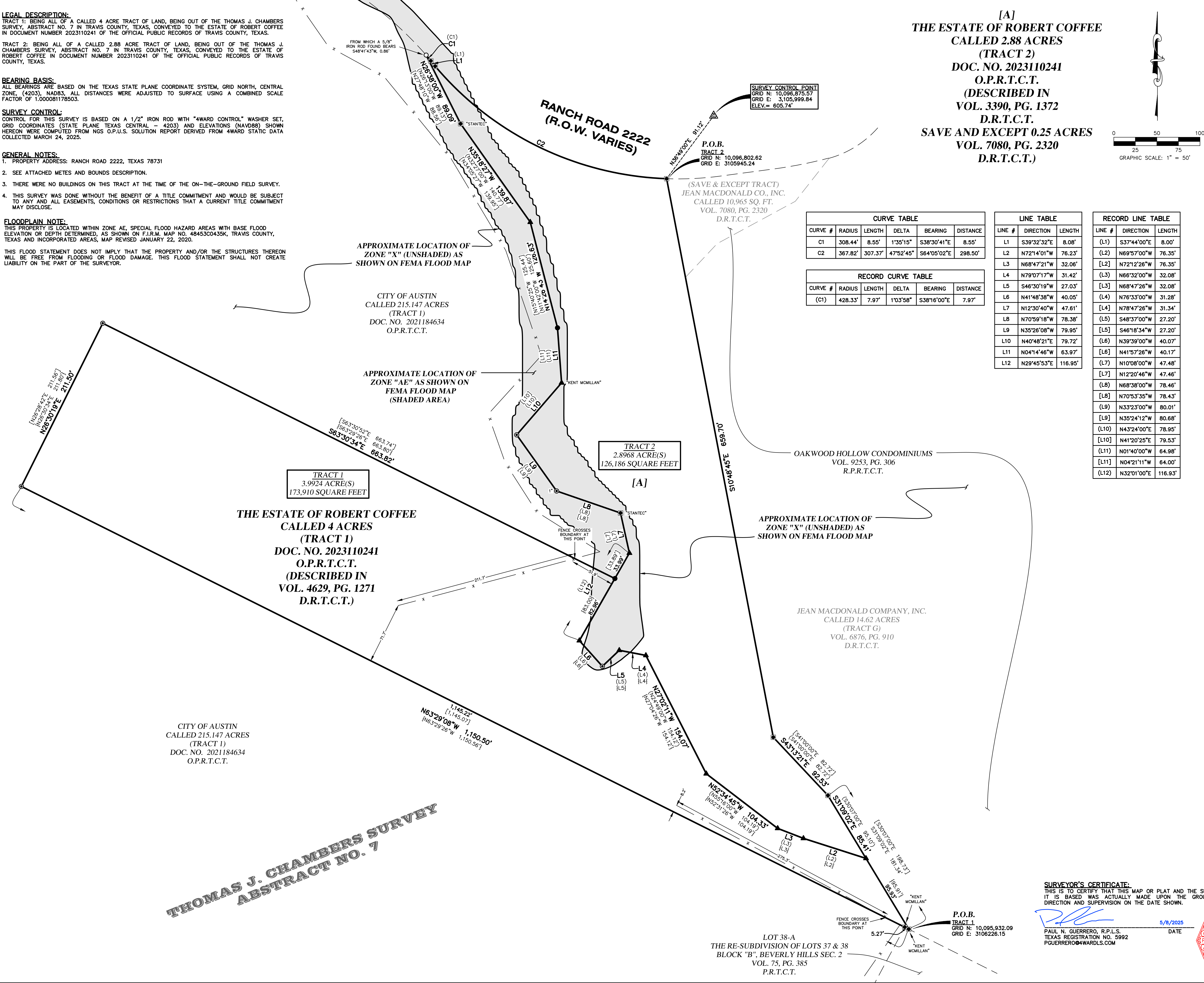
BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000081178503.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" WASHER SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD83) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED MARCH 24, 2025.

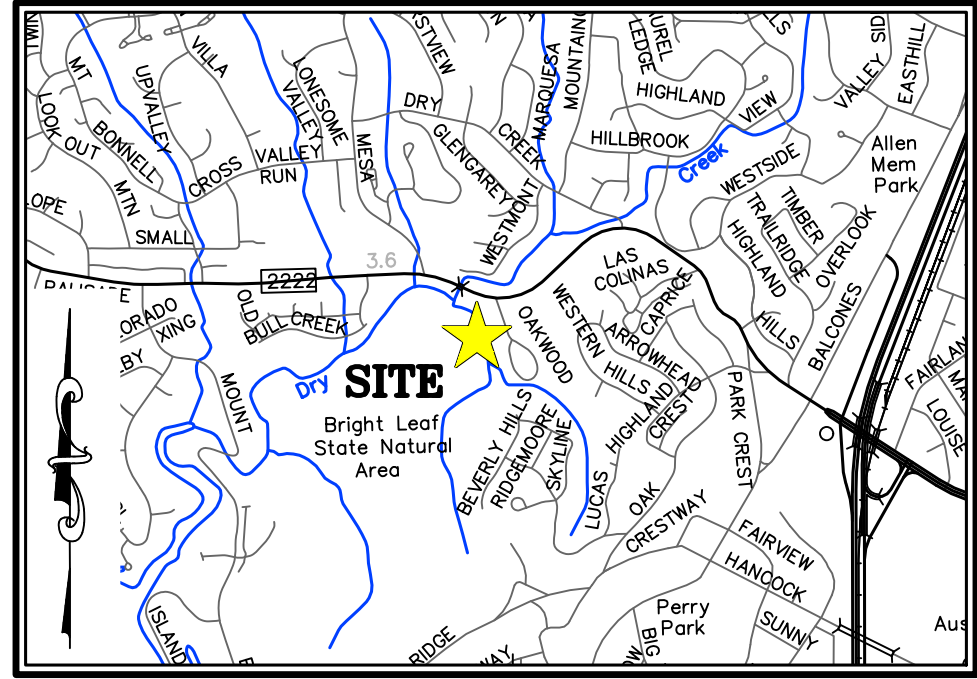
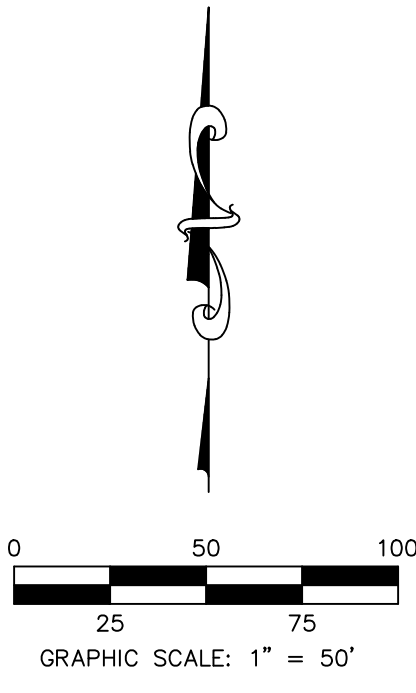
GENERAL NOTES:
1. PROPERTY ADDRESS: RANCH ROAD 2222, TEXAS 78731
2. SEE ATTACHED METES AND BOUNDS DESCRIPTION.
3. THERE WERE NO BUILDINGS ON THIS TRACT AT THE TIME OF THE ON-THE-GROUND FIELD SURVEY.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION OR DEPTH DETERMINED, AS SHOWN ON F.I.R.M. MAP NO. 48453C0435K, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED JANUARY 22, 2020.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



[A]
**THE ESTATE OF ROBERT COFFEE
CALLED 2.88 ACRES
(TRACT 2)
DOC. NO. 2023110241
O.P.R.T.C.T.
(DESCRIBED IN
VOL. 3390, PG. 1372
D.R.T.C.T.
SAVE AND EXCEPT 0.25 ACRES
VOL. 7080, PG. 2320
D.R.T.C.T.)**



VICINITY MAP
SCALE: 1" = 2,000'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	308.44'	8.55'	1°35'15"	S38°30'41"E	8.55'
C2	367.82'	307.37'	47°52'45"	S64°05'02"E	298.50'

RECORD CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
(C1)	428.33'	7.97'	1°03'58"	S38°16'00"E	7.97'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S39°32'32"E	8.08'
L2	N72°14'01"W	76.23'
L3	N68°47'21"W	32.06'
L4	N79°07'17"W	31.42'
L5	S46°30'19"W	27.03'
L6	N41°48'38"W	40.05'
L7	N12°30'40"W	47.61'
L8	N70°59'18"W	78.38'
L9	N35°26'08"W	79.95'
L10	N40°48'21"E	79.72'
L11	N04°14'46"W	63.97'
L12	N29°45'53"E	116.95'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	S37°44'00"E	8.00'
(L2)	N69°57'00"W	76.35'
(L2)	N72°12'26"W	76.35'
(L3)	N66°32'00"W	32.08'
(L3)	N68°47'26"W	32.08'
(L4)	N76°33'00"W	31.28'
(L4)	N78°47'26"W	31.34'
(L5)	S48°37'00"W	27.20'
(L5)	S46°18'34"W	27.20'
(L6)	N39°39'00"W	40.07'
(L8)	N41°57'26"W	40.17'
(L7)	N10°08'00"W	47.48'
(L7)	N12°20'46"W	47.46'
(L8)	N68°38'00"W	78.46'
(L8)	N70°53'35"W	78.43'
(L9)	N33°23'00"W	80.01'
(L9)	N35°24'12"W	80.68'
(L10)	N43°24'00"E	78.95'
(L10)	N41°20'25"E	79.53'
(L11)	N01°40'00"W	64.98'
(L11)	N04°21'11"E	64.00'
(L12)	N32°01'00"E	116.93'

LEGEND	
—	PROPERTY LINE
—	ADJACENT PROPERTY LINES
●	IRON ROD WITH "BOG" CAP FOUND (UNLESS NOTED)
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
▲	800 NAIL FOUND WITH "BOG" WASHER FOUND (UNLESS NOTED)
△	SURVEY CONTROL POINT
— x —	WIRE FENCE
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED VOL. 3390, PG. 1372
{.....}	RECORD INFORMATION PER DEED DOC. NO. 2021159584
[.....]	RECORD INFORMATION FOR ADJACENT PROPERTIES

**BOUNDARY SURVEY OF
THAT CALLED 4 ACRES
AND THAT CALLED 2.88
ACRES OUT OF THE
THOMAS J. CHAMBERS
SURVEY ABSTRACT NO. 7
City of Austin, Travis
County, Texas**

SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN.

Paul N. Guerrero
PAUL N. GUERRERO, R.P.L.S.
TEXAS REGISTRATION NO. 5992
PGUERRERO@4WARDLS.COM

5/8/2025
DATE



4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TPEFLS #10174300

Date: 5/8/2025
Project: 02027
Scale: 1" = 50'
Reviewer: FP
Tech: TR
Field Crew: MW/AM
Survey Date: MAR. 2025
Sheet: 1 OF 1
P:\02027\dwg\02027.dwg