

GORDON C. JENNINGS SURVEY NO. 35

PARAMBIL RANCH, L.L.C.
CALLED 118.83 AC.
DN 2016101091

RAMBLIN' RANCH AZUL, LLC
CALLED 132.683 AC.
DN 2015070518

PARAMBIL RANCH, L.L.C.
CALLED 118.83 AC.
DN 2016101091

68.278 AC.
(68.20 ACRES)

**RADKEY LIMITED
PARTNERSHIP, L.L.P.
DN 1999100333
"TRACT 1"**

RAMBLIN' RANCH AZUL, LLC
CALLED 132.683 AC.
DN 2015070518

RICHARD DUTY SURVEY NO. 56, ABSTRACT NO. 215

TO TRAPPERS TRAIL

JAMES H. RUCKER
LINDA T. RUCKER
15.94 AC.
12428/2104

GASPAR ORTEGA
8.00 AC.
DN 2005174469

JOHN DANIEL GIORGINI
8.00 AC.
12860/1094

ALEJANDRO RAMOS &
HORTENCIA RAMOS
7.9945 AC.
DN 2001075825

EUTQUIO ACEVEDO
8.00 ACRES
DN 2001095032

RADKEY LIMITED
PARTNERSHIP, L.L.P.
DN 1999100333
("TRACT 3"-10.00 AC.)
10.012 ACRES
THIS DAY SURVEYED

RADKEY LIMITED
PARTNERSHIP, L.L.P.
DN 1999100333
("TRACT 2"-12.34 AC.)
12.355 ACRES
THIS DAY SURVEYED

ROBERT MOTSINGER
9.98 AC.
DN 2006192610

HAN LE PHAN &
PETER NGUYEN
8.010 AC.
DN 2001092388

JUSTIN DELVIS
MORGAN
2.000 AC.
DN 2000176069

LOT 120
ESTATES OF WILBARGER
CREEK SECTION THREE
86/1320
LOT 121

J. B. WALTERS SURVEY NO. 27, ABST. 25

TRAPPERS TRAIL
[60' R.O.W.]

BEARING BASED ON TEXAS STATE PLANE
COORDINATE SYSTEM
TEXAS CENTRAL ZONE 4803

LEGAL: BEING 68.278 ACRES OF LAND, MORE OR LESS, OUT OF THE RICHARD DUTY SURVEY NO. 56, ABSTRACT NO. 215 SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT BEING ALL OF THAT TRACT CALLED 68.20 ACRES OF LAND-TRACT 1 CONVEYED TO RADKEY LIMITED PARTNERSHIP, L.L.P. BY CONTRIBUTION DEED RECORDED IN DOCUMENT NO. 1999100333 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 68.278 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TRAPPERS TRAIL TRAVIS COUNTY MANOR
YUJUAN YANG AND JENNY ZHANG
S.F. # 21402296-BAL

B & G SURVEYING, LLC
JOB # B0700621_TM
DATE: 06/12/2021
SCALE: 1" = 100'

LEGEND

- 1/2" IRON REBAR FOUND-UNLESS OTHERWISE NOTED
- 1/2" CAPPED IRON REBAR SET
- 1" IRON PIPE FOUND
- 800 IRON PIPE FOUND
- 800 IRON PIPE SET
- CAPPED REBAR FOUND-8" x 8"
- STONE WITH CARVED "X"
- COTTON SPINDLE FOUND
- PUNCH HOLE FOUND
- BREAK IN SCALE
- DRAWN LINE FENCE
- WOOD FENCE
- METAL FENCE
- BUILDING LINE
- P.U.E.
- PUBLIC UTILITY EASEMENT
- ORANGE EASEMENT
- PER D.A. 1889100333 Official Public Records
- PER VOL. 63 PG. 75 Plat Records
- R.O.B.
- RIGHT OF WAY
- P.O.B.
- PLACE OF BEGINNING

Notes:
1) The recorded deed information for this tract does not form a mathematical closure.
2) The location and direction of the 30' bearings/angles from Lockwood to Radkey shown hereon is approximate. The statement as described in Vol. 4047, Pg. 2217 requires chain of title research to determine it's exact location.

TITLE RESOURCES GUARANTY COMPANY
MICHAEL J. LANCASTER
5528
PREPARED FOR
LAND SURVEYOR