

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

**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

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

STREET ADDRESS: TRAPPERS TRAIL      CITY: TRAVIS      COUNTY: MANOR      STATE OF TEXAS  
SURVEYOR NAME: YUJUN YANG AND JENNY ZHANG      C.F. #: 2140296-BAL

B & G SURVEYING, LLC  
P.M. REGISTRATION NO. 30333-00  
WWW.BANDGSURVEYING.COM  
1404 West North Loop Blvd.  
Austin, Texas 78756 • Office 512-458-8968

JOB #: B0700621\_TM  
DATE: 08/12/2021  
SCALE: 1" = 100'

DATE: 07/21-08/11/21  
DATE: 07/21-08/11/21  
DATE: 07/21-08/11/21

LEGEND

- 1/2" IRON REBAR FOUND-UNLESS OTHERWISE NOTED
- 1/2" CAPPED IRON REBAR SET
- 1" IRON PIPE FOUND
- 600 IRON PIPE FOUND
- 600 IRON PIPE SET
- CAPPED IRON REBAR FOUND-RPLS 4758
- FENCE POST FOUND
- STONE WITH CARVED "X"
- COTTON SPINDLE FOUND
- PUNCH HOLE FOUND
- BREAK IN SCALE
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- PER D.A. 1889100333 Official Public Records
- PER VOL. 63 PG. 75 Plat Records
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING

100' 0 100'

Notes:

- The recorded deed information for this tract does not form a mathematical closure.
- The location and direction of the 30' ingress/egress from Lockwood to Radkey shown hereon is approximate. The easement 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  
PROFESSIONAL LAND SURVEYOR