

BEING 1.324 ACRES OF LAND KNOWN AS ALL OF LOT 67 AND LOT 68 AND THE WEST 35 FEET OF LOT 66, KINGSLAND ESTATES, UNIT NO. 1, A SUBDIVISION OF RECORD IN VOLUME 92, PAGE 137, DEED RECORDS OF LLANO COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CALLED TRACT II IN A SPECIAL WARRANTY DEED TO NYC/ATX HOLDINGS, LLC, OF RECORD IN DOCUMENT NO. 19-03471, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, SAID 1.324 ACRES BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin found in the Southern Right of Way line of River Oaks Drive at the Northeast corner of Lot 69 of said Kingsland Estates, Unit No. 1, for the Northwest corner of said Lot 68 and the Northwest corner hereof;

THENCE with the Southern Right of Way line of said River Oaks Drive and the Northern boundary lines of said Lot 68, lot 67 and the West 35 feet of Lot 66, the following three (3) courses and distances:

1. S 29°03'26" E, a distance of 56.51 feet to a 1/2" iron pin found for angle point hereof;
2. S 29°17'26" E, a distance of 56.15 feet to a 1/2" iron pin found for angle point hereof; and
3. S 29°59'01" E, a distance of 35.24 feet to a 1/2" iron pin found at the Northwest corner of the remnant of Lot 66, for the Northeast corner hereof;

THENCE S 33°41'30" W, over and across said Lot 66, at 263.74 feet passing a 1" iron pipe found, in all a distance of 421.91 feet to a 1/2" iron pin found for the Southwest corner of the remnant of said Lot 66 and the Southeast corner hereof;

THENCE N 40°38'39" W, along the approximate 825 foot contour and the Southern boundary line hereof, a distance of 137.49 feet to a 1/2" iron pin with plastic cap stamped "CUPLIN" set for the Southwest corner of said Lot 68 and the Southwest corner hereof;

THENCE N 33°45'34" E, with the Eastern boundary line of said Lot 69, a distance of 451.80 feet to the POINT OF BEGINNING and calculated to contain 1.324 acres and including the additional land in the Antonio Flores Survey No. 403, Abstract No. 211 lying between the 825 foot contour and the original North low bank of the Llano River (gradient boundary) and bounded on the East by the extended East line of the West 35 feet of said Lot 66 and on the West by the extended West line of said Lot 68.

NOTE:

A Plat of Survey of even date was prepared and is intended to accompany the herein described tract of land. Bearings are based on North American Datum of 1983, Texas Central Zone.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2023, CUPLIN & ASSOCIATES, INC. ©.



Danny J. Stark
Registered Professional Land Surveyor No. 5602

Dated: 5/11/2023

