

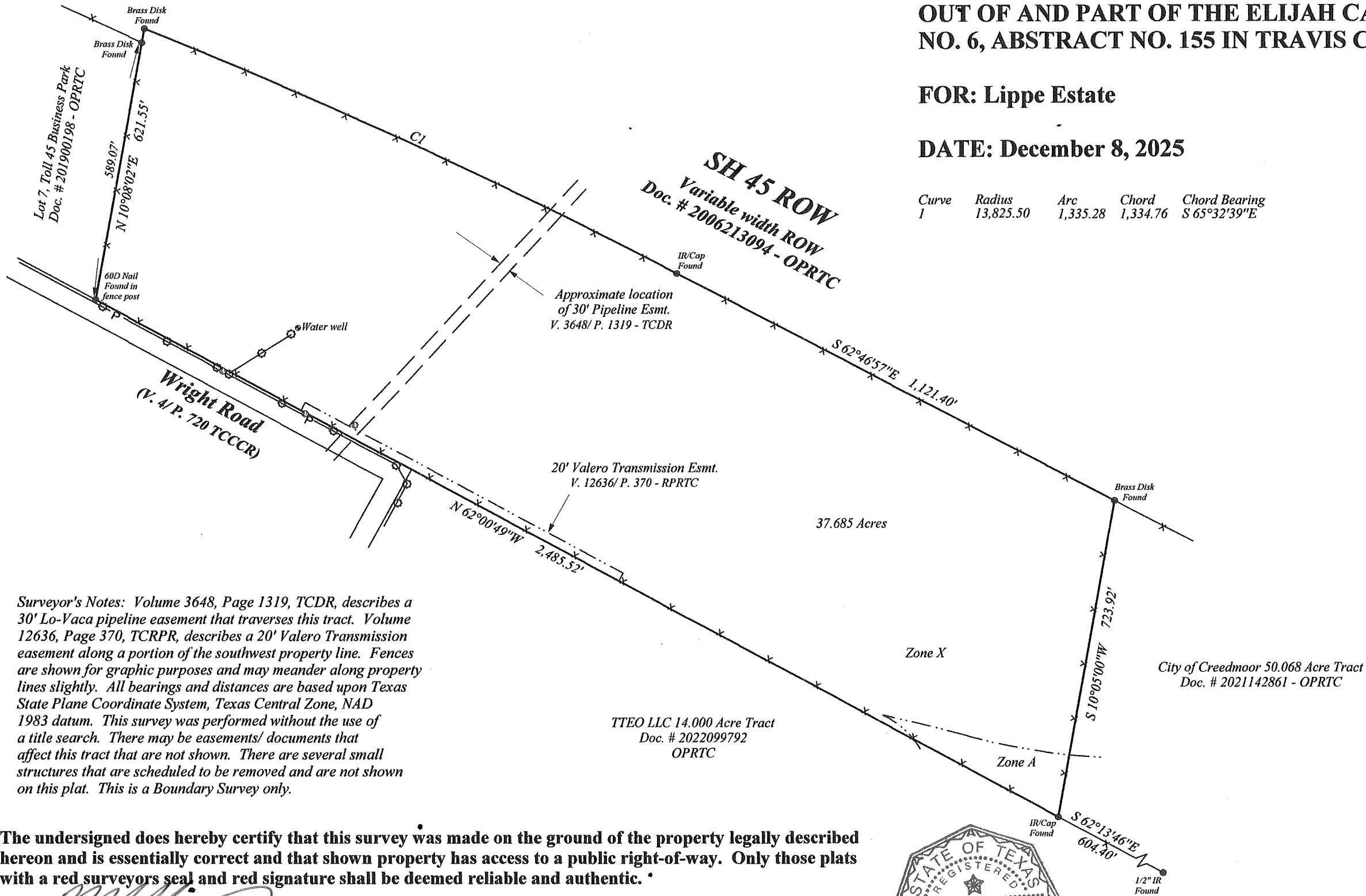
PLAT SHOWING BOUNDARY SURVEY OF 37.685 ACRES  
OUT OF AND PART OF THE ELIJAH CAPLES SURVEY  
NO. 6, ABSTRACT NO. 155 IN TRAVIS COUNTY, TEXAS.

Scale  
1" = 250'

FOR: Lippe Estate

DATE: December 8, 2025

| Curve | Radius    | Arc      | Chord    | Chord Bearing |
|-------|-----------|----------|----------|---------------|
| 1     | 13,825.50 | 1,335.28 | 1,334.76 | S 65°32'39"E  |

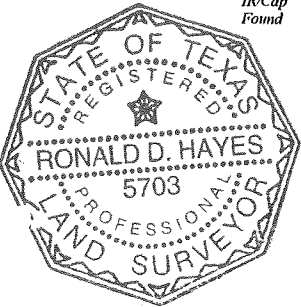


Surveyor's Notes: Volume 3648, Page 1319, TCDR, describes a 30' Lo-Vaca pipeline easement that traverses this tract. Volume 12636, Page 370, TCRPR, describes a 20' Valero Transmission easement along a portion of the southwest property line. Fences are shown for graphic purposes and may meander along property lines slightly. All bearings and distances are based upon Texas State Plane Coordinate System, Texas Central Zone, NAD 1983 datum. This survey was performed without the use of a title search. There may be easements/ documents that affect this tract that are not shown. There are several small structures that are scheduled to be removed and are not shown on this plat. This is a Boundary Survey only.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is essentially correct and that shown property has access to a public right-of-way. Only those plats with a red surveyors seal and red signature shall be deemed reliable and authentic.

Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703

According to the scaling of FEMA Map Panels 0685 J & 0705 K of the January 22, 2020 insurance rate map for the County of Travis, Texas, the property described hereon is partially in the Zone "A" of the flood hazard area and determined to be partially inside the 100 year flood zone.



Legend

- OPRTC  
Official Public Records of Travis County
- RPRTC  
Real Property Records of Travis County
- TCDR  
Travis County Deed Records
- TCCCR  
Travis County Commissioners Court Records
- Overhead Powerline  
P
- Powerpole  
○
- Wirefence  
x
- Electrical Box  
□
- Utility Box  
⊙

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