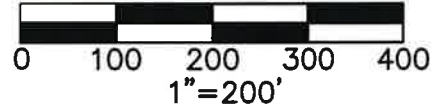
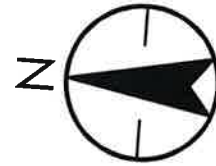


TARTAN LIMITED PARTNERSHIP  
DOC. NO. 2003254153

LOT 2  
McKENZIE ROAD SUBDIVISION  
DOC. NO. 200700055  
McKENZIE 63, LLC  
DOC. NO. 2020200462



B.L.J. MIRALES  
SURVEY  
ABSTRACT  
NO. 531

S62°46'10"E 655.66'

17.27 ACRE  
THE ERLAND A. BURKLUND  
AND NANCY J. BURKLUND  
REVOCABLE LIVING TRUST  
DOC. NO. 2013134148

**TRACT 1B**  
**5.194 ACRES**  
(226,224 SQ. FT.)

1.25 ACRE  
THE ERLAND A. BURKLUND  
AND NANCY J. BURKLUND  
REVOCABLE LIVING TRUST  
DOC. NO. 2013134151

TRAVIS COUNTY FIRE  
RESCUE EMERGENCY  
SERVICE DISTRICT 11 & 15  
DOC. NO. 2018162783

S89°36'20"E 657.79'

JAMES D. MILLER AND JANET  
M. MILLER LIVING TRUST  
DOC. NO. 2016182449

**U.S. HIGHWAY 183**  
(100' R.O.W.)

P.O.B.

JONA ACQUISITION, INC.  
DOC. NO. 200614522

FN NO. 22-004(ABB)

JANUARY 2022  
222012413

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2022/02/22 3:51 PM By: Burkland, Austin



1905 Aldrich Street, Suite 300  
Austin, TX 78723  
TBPESL # F-6324 & # 10194230  
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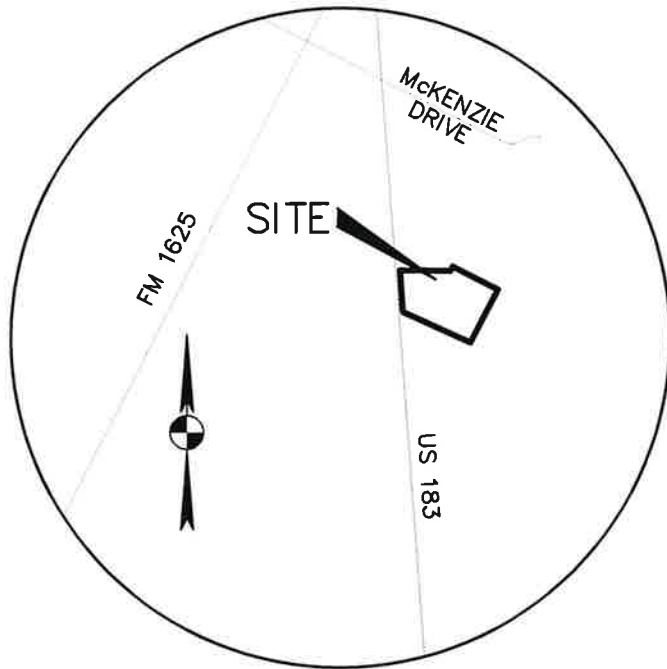
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Client/Project  
BURKLUND PARTITION  
US 183 PROPERTY - TRACT 1B

Figure No.  
SHEET 1 OF 2

Title  
TRACT DESCRIPTION



**VICINITY MAP**  
N.T.S.

**LEGEND**

- 1/2" IRON ROD FOUND
  - 1/2" IRON ROD WITH "STANTEC" CAP SET
  - ⊙ 5/8" IRON PIPE FOUND
  - 3" IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N25°50'26"E	59.20'
L2	S27°17'00"W	231.31'
L3	N89°45'45"W	165.28'
L4	N8°48'10"W	10.83'
L5	S89°40'39"W	238.42'
L6	S3°48'41"E	82.78'
L7	N3°48'41"W	92.58'

**BEARING BASIS NOTE:**

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

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FN NO. 22-004(ABB)

JANUARY 2022  
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Client/Project  
**BURKLUND PARTITION  
US 183 PROPERTY - TRACT 1B**

Figure No.  
**SHEET 2 OF 2**

Title  
**TRACT DESCRIPTION**

5.194 ACRE  
BURKLUND PARTITION  
US 183 PROPERTY - TRACT 1B

FN. NO. 22-004(ABB)  
JANUARY 12, 2022  
JOB NO. 222012413

### DESCRIPTION

A 5.194 ACRE OF LAND OUT OF THE B.L.J. MIRALES SURVEY, ABSTRACT NO. 531, SITUATED IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THOSE CERTAIN 17.27 ACRE AND 1.25 ACRE TRACTS OF LAND CONVEYED TO THE ERLAND A. BURKLUND AND NANCY J. BURKLUND REVOCABLE LIVING TRUST BY DEEDS OF RECORD IN DOCUMENT NOS. 2013134148 AND 2013134151 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5.194 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod found in the easterly right-of-way line of U.S. Highway 183 (100' R.O.W.), being the common westerly corner of that certain tract of land conveyed to Travis County Fire Rescue Emergency Service District 11 & 15 by deed of record in Document No. 2018162783 of said Official Public Records and said 1.25 acre tract;

**THENCE**, leaving the easterly line of U.S. Highway 183, along the southerly and easterly lines of said Travis County Fire Rescue Emergency Services District 11 & 15 tract, being the northerly line of said 1.25 acre tract and said 17.27 acre tract, for a portion of the northerly line hereof, the following two (2) courses and distances:

- 1) S89°36'20"E, a distance of 657.79 feet to a 1/2 inch iron rod with "STANTEC" cap set at the southeasterly corner of said Travis County Fire Rescue Emergency Services District 11 & 15 tract;
- 2) N25°50'26"E, a distance of 59.20 feet to a 1/2 inch iron rod found in the southerly line of Lot 2, McKenzie Road Subdivision of record in Document No. 200700055 of said Official Public Records, being the northeasterly corner of said Travis County Fire Rescue Emergency Services District 11 & 15 tract;

**THENCE**, S62°46'10"E, leaving the northeasterly corner of said Travis County Fire Rescue Emergency Services Distract 11 & 15 tract, along the southerly line of said Lot 2, being the northerly line of said 17.27 acre tract, for a portion of the northerly line hereof, a distance of 655.66 feet to 5/8 inch iron pipe found in the westerly line of that certain tract of land conveyed to Tartan Limited Partnership by deed of record in Document No. 2003254153 of said Official Public Records, being the common easterly corner of said 17.27 acre tract and said Lot 2, for the northeasterly corner hereof;

**THENCE**, S27°17'00"W, leaving said common corner, along the westerly line of said Tartan Limited Partnership tract, being the easterly line of said 17.27 acre tract and hereof, a distance of 231.31 feet to a 1/2 inch iron rod with "STANTEC" cap set for the southeasterly corner hereof;

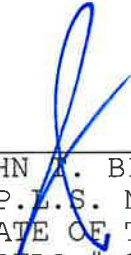
**THENCE**, leaving the westerly line of said Tartan Limited Partnership tract, over and across said 17.27 acre tract and said 1.25 acre tract, for the southerly line hereof, the following four (4) courses and distances:

- 1) N64°40'43"W, a distance of 828.65 feet to a 3 inch iron pipe found at the angle point in the chain link fence;
- 2) N89°45'45"W, a distance of 165.28 feet to a 3 inch iron pipe found at the angle point in the chain link fence;
- 3) N08°48'10"W, a distance of 10.83 feet to a 1/2 inch iron rod with "STANTEC" cap set near an angle point in the barbed wire fence;
- 4) S89°40'39"W, a distance of 238.42 feet to a 1/2 inch iron rod with "STANTEC" cap set in the easterly line of U.S. Highway 183, being the westerly line of said 1.25 acre tract, for the southwesterly corner hereof, from which a 5/8 inch iron pipe found at the common westerly corner of said 1.25 acre tract and said 17.27 acre tract bears S03°48'41"E, a distance of 82.78 feet;

**THENCE**, N03°48'41"W, along the easterly line of U.S. Highway 183, being the westerly line of said 1.25 acre tract and hereof, a distance of 92.58 feet to the **POINT OF BEGINNING**, containing an area of 5.194 acre (226,224 square feet) of land, more or less, within these metes and bounds.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING  
SERVICES INC.  
1905 ALDRICH STREET  
SUITE 300  
AUSTIN, TEXAS 78723

 2/29/22  
JOHN T. BILNOSKI Date  
R.P.L.S. NO. 4998  
STATE OF TEXAS  
TBPELS # 10194230  
john.bilnoski@stantec.com

