

PROPERTY OWNER/DEVELOPER:
DAVID CRYAN & STEPHEN CRYAN
SETTLER'S CROSSING, INC.
P.O. BOX 790
SEALY, TX 77474
979-885-6262

LINE TABLE		
#	BEARING	DISTANCE
L1	N05.51.06 W	106.25
L2	N25.44.09 W	45.66
L3	N23.44.09 W	45.66
L4	S55.10.26 E	76.67
L5	S55.10.26 E	22.70
L6	S05.51.06 E	52.26
L7	N05.51.06 W	52.26
L8	N38.06.44 W	111.10
L9	S42.24.55 E	111.52
L10	S05.51.06 E	106.25
L11	S19.45.18 E	48.59
L12	S19.45.18 E	19.35

CURVE	RADIUS	ARC LENGTH	CURVE TABLE		CHORD LENGTH	CHORD BEARING
			DELTA	CHORD BEARING		
C1	350.00	13.54	22.0138	133.28	133.28	N 59.591 E
C2	350.00	13.54	22.0138	133.28	133.28	N 59.591 E
C3	55.00	48.86	059.3385	42.07	42.07	N 59.592 E
C4	55.00	117.42	129.5430	117.21	117.21	N 49.441 E
C5	70.00	67.20	355.0007	66.64	66.64	N 72.515 E
C6	70.00	58.82	424.8672	56.24	56.24	N 72.515 E
C7	70.00	58.82	424.8672	56.24	56.24	N 72.515 E
C8	70.00	51.56	424.1233	50.41	50.41	N 65.532 E
C9	70.00	58.10	473.3366	56.45	57.11	N 11.198 E
C10	70.00	79.41	659.0003	75.22	51.54	S 56.56 E
C11	465.00	91.32	114.1416	91.06	54.62	S 60.04 E
C12	465.00	53.32	106.9431	53.29	55.50	S 56.18 E
C13	335.00	64.52	110.0208	64.42	N 59.140 E	N 59.140 E
C14	335.00	165.17	280.5717	163.50	163.50	N 59.591 E
C15	70.00	58.82	424.8672	56.24	56.24	N 72.515 E
C16	265.00	71.64	153.5135	71.62	71.62	N 69.944 E
C17	70.00	73.01	395.4538	69.75	69.75	N 77.515 E
C18	70.00	56.67	494.5427	56.76	56.76	N 79.511 E
C19	70.00	51.90	428.8855	50.72	50.72	N 64.531 E
C20	70.00	51.90	428.8855	50.72	50.72	N 64.531 E
C21	70.00	75.19	469.8142	70.25	57.11	N 12.42 E
C22	70.00	75.19	469.8142	70.25	57.11	N 12.42 E
C23	335.00	71.20	121.0337	71.06	54.10	S 60.26 E
C24	335.00	90.14	124.5831	88.86	52.71	S 78.66 E
C25	435.00	44.91	105.5446	44.89	N 72.218 E	N 72.218 E
C26	365.00	24.86	38.0755	23.81	N 72.022 E	N 72.022 E
C27	70.00	73.01	395.4538	69.75	69.75	N 77.515 E
C28	70.00	58.35	424.5272	56.67	56.67	N 72.313 E
C29	70.00	58.35	424.5272	56.67	56.67	N 72.313 E
C30	70.00	51.49	370.0703	50.34	50.34	N 65.542 E
C31	70.00	58.17	426.5656	56.51	57.12	N 2.42 E
C32	70.00	72.59	609.4172	70.25	51.77	N 1.51 E
C33	435.00	18.29	24.0037	18.96	55.91	S 92.02 E
C34	435.00	18.29	24.0037	18.96	55.91	S 92.02 E
C35	435.00	184.25	239.1465	182.93	55.91	S 92.02 E
C36	435.00	175.54	239.1465	172.99	55.91	S 92.02 E
C37	250.00	106.51	224.2438	105.71	53.42	S 61.6 E
C38	250.00	71.48	162.2211	71.23	51.02	S 1.1 E
C39	150.00	290.07	405.0737	104.55	N 62.145 W	N 62.145 W
C40	365.00	26.02	40.5022	25.49	N 61.346 W	N 61.346 W
C41	265.00	108.96	17.0612	108.55	S 93.975 W	S 93.975 W
C42	265.00	153.11	33.9192	153.19	S 93.975 W	S 93.975 W
C43	435.00	131.97	17.9521	131.12	S 93.975 W	S 93.975 W
C44	435.00	173.98	22.0138	171.92	S 91.591 E	S 91.591 E

ABBREVIATION LEGEND:

R = IRON ROD
IR = IRON PIPE
FND = FOUND
R.P.L. = FENCE POST
P.P.L. = REGISTERED PROFESSIONAL LAND SURVEYOR
A.C.O.B. = AUSTIN COUNTY DEED RECORDS
O.P.R. = OFFICIAL PUBLIC RECORDS
A.C.M.A. = AUSTIN COUNTY MAP RECORDS
P.L. = PAGE
NO. = NUMBER
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
ESMT. = EASEMENT
P.P. = POWER POLE
E.L.C. = OVERHEAD ELECTRICAL LINE
S.O.M.A. = SURFACE MOUNTED AIR CONDITIONER
F.I.R.M. = FLOOD INSURANCE RATE MAP
F.L.O.W. = FLOOD INSURANCE RATE MAP

MARKETING EXHIBIT

SETTLER'S RIDGE

87.157 ACRES - 56 LOTS - 2 BLOCKS - 2 RESERVEES

FRANZ KOY SURVEY, A-348
(H.&T.C.R.R. SECTION 176),

AUSTIN COUNTY

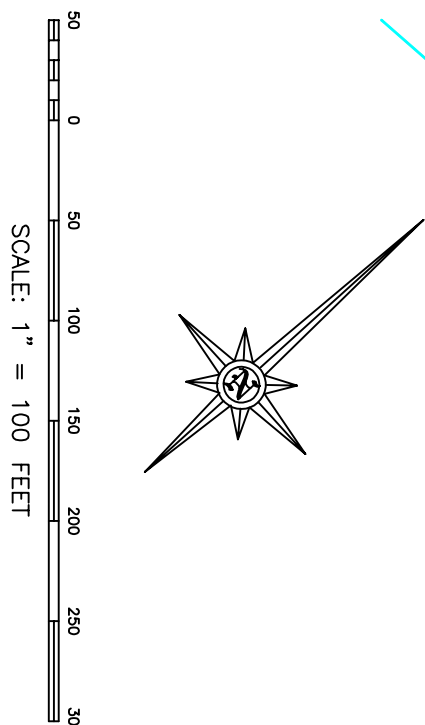
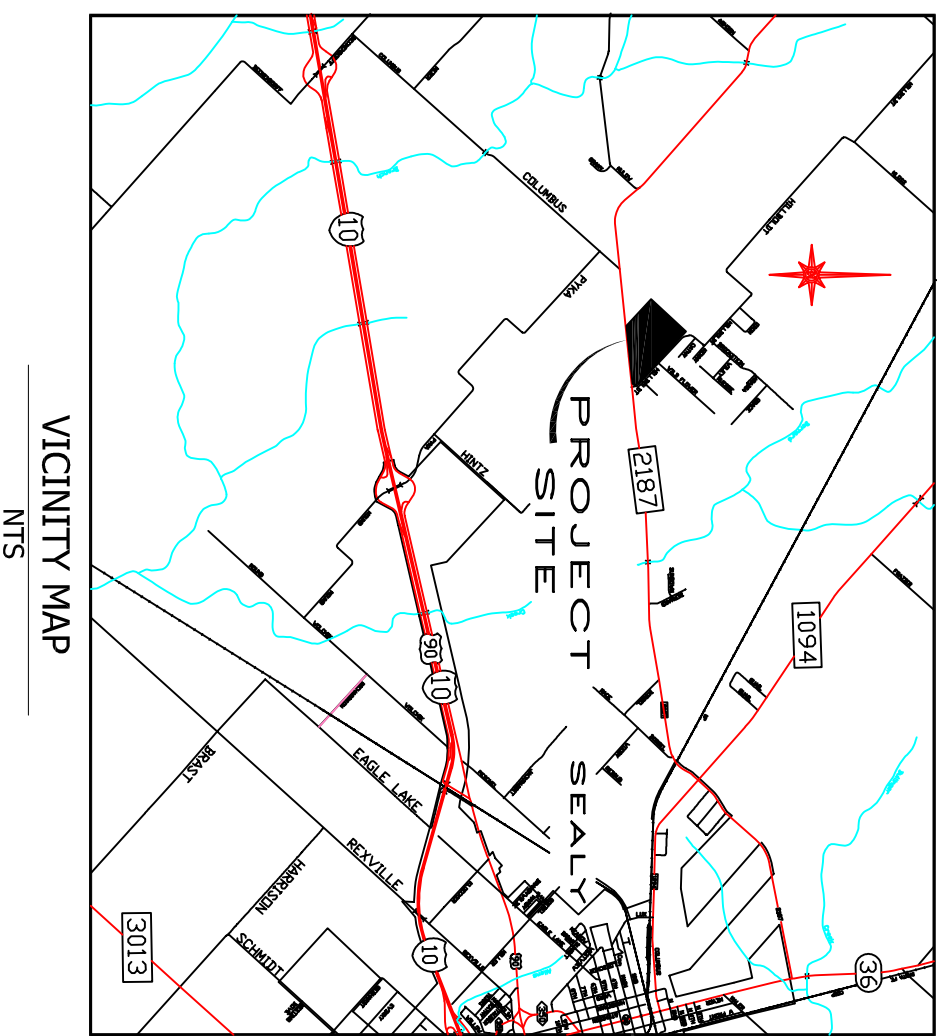
KM Surveying, LLC

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<p>TBPLS FIRM #10176700</p>		<p>T&BPE FIRM No. F-7678</p>	
<p>Engineer SAW</p>	<p>Drawn By DWR</p>	<p>Date 6-7-2019</p>	<p>Job Number 18043</p>
<p>Surveyor KDM</p>	<p>Scale 1"=100'</p>	<p>Field Mark</p>	<p>Sheet 1 of 1</p>