

Maples & Associates, Inc.

www.maplesinc.com - P.O. Box 893 - Lampasas, Texas 76550 - (512)556-2078 - (512)556-0500 fax - Firm No. 10097700

SALADO AIRPORT CONDOMINIUMS

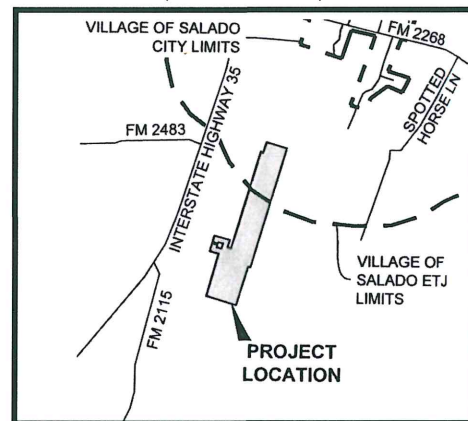
ETJ OF THE VILLAGE OF SALADO, BELL COUNTY, TEXAS

A tract of land situated in the William Roberts Survey, Abstract No. 708, The V.R. Palmer Survey, Abstract No. 662 and the James P. Wallace Survey, Abstract No. 902, Bell County, Texas and being part of tract one, described in a deed to Salado Airport, LLC, recorded in Doc. No. 2019-00015599 and Doc. No. 2017-00021620, of the deed records of Bell County, Texas, and being all of tract two, three, four, and five as described in a deed to Salado Airport, LLC, recorded in Doc. No. 2017-00021619, of the deed records of Bell County, Texas.

SHEET INDEX:

1. COVER SHEET
2. PAGE LAYOUT
3. LEGEND AND LINE TABLE DATA
- 4-19. PLAN VIEWS
- 20-22. PERIMETER DESCRIPTION

VICINITY MAP
(NOT TO SCALE)

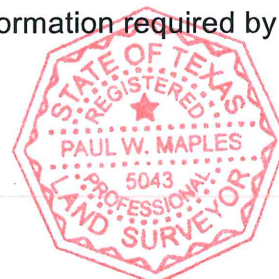


GENERAL NOTES:

1. The bearings and distances shown hereon are based on the Texas State Plain Coordinate System, Central Zone, NAD 83.
2. A portion of this property lies within the FEMA 100 Year Floodplain (Zone A - No base flood elevations determined) as shown on the FEMA Map 48027C0525E, effective date September 26, 2008.
3. All improvements and land reflected on the plat are designated as general common elements, save and except portions of the regime designated as limited common elements or units (I) in the declaration of condominium regime for Salado Airport Condominiums (the "declaration") or (II) on the plat and plans of the regime.
4. Ownership and use of condominium units is subject to the rights and restrictions contained in the declaration.
5. The units, limited common elements and general common elements are subject to all special declaration rights as set forth in Section 82.003(A)(22) of the Texas Property Code and Certain Additional Rights and Reservations in favor of the declarant as set forth in declaration.
6. Verticle boundaries are defined in the declaration.

The attached plats and plans, attached hereto contain the information required by section 82.059 of Texas Uniform Condominium Act, as applicable.

Paul W. Maples, RPLS No. 5043
Job. No. 200406

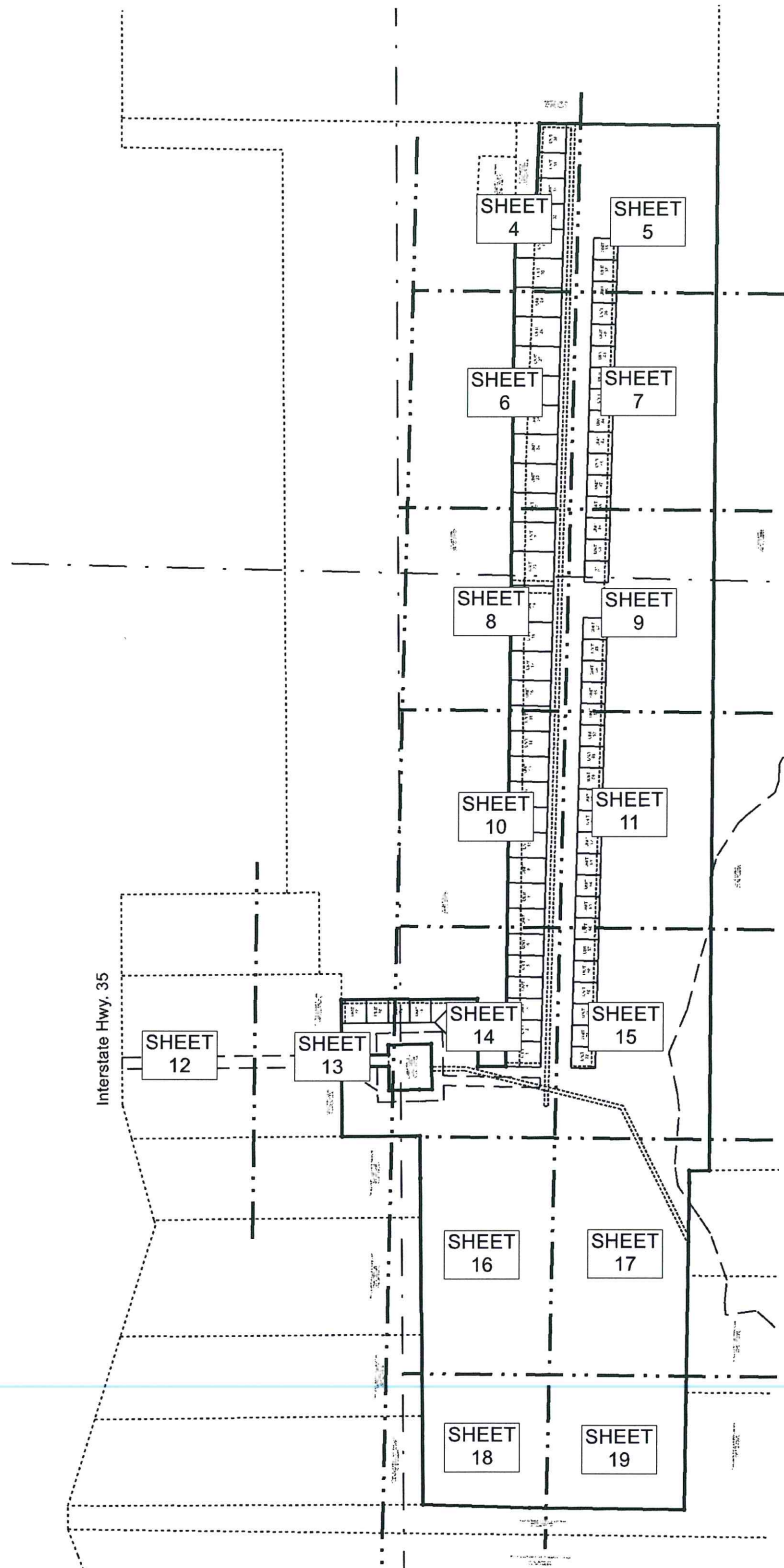


SHEET 1

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(NOT TO SCALE)
















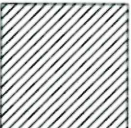
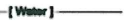
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LINE TABLES AND SURVEY LEGEND

| RECORD LINE TABLE | | |
|-------------------|-------------|------------|
| LINE | BEARING | HORIZ DIST |
| L1 | N72°14'10"W | 52.55' |
| L2 | S17°37'11"W | 31.22' |
| L4 | N16°40'36"E | 58.87' |
| L5 | S16°40'41"W | 24.97' |
| L7 | S73°19'19"E | 77.58' |
| L8 | N17°23'32"E | 118.65' |
| L9 | N16°40'36"E | 57.33' |
| L10 | S16°40'41"W | 61.23' |
| L11 | S72°13'19"E | 72.35' |

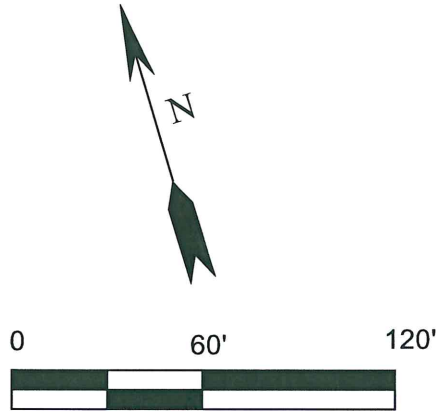
| Line Table | | |
|------------|-------------|------------|
| LINE | BEARING | HORIZ DIST |
| L1 | N74°27'28"W | 51.78' |
| L2 | S15°56'20"W | 30.77' |
| L3 | S26°00'48"W | 18.43' |
| L4 | N14°42'26"E | 58.97' |
| L5 | S14°49'28"W | 24.94' |
| L6 | S71°51'54"E | 52.83' |
| L7 | S75°26'07"E | 77.55' |
| L8 | S75°28'18"E | 32.65' |
| L9 | N14°34'15"E | 57.27' |
| L10 | S14°33'14"W | 61.22' |
| L11 | S74°18'12"E | 72.26' |

| LEGEND | | |
|---|--|--|
|  | 1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043" |  Patent Survey Lines |
|  | 1/2" Iron Pin Found |  Adjoining Tract Property Lines |
|  | 3/8" Iron Rod Found |  Property Boundary |
|  | 5/8" Iron Rod Found |  100 Year Floodplain |
|  | Chainlink Fence Post |  Match Lines |
|  | Record Data |  General Common Element |
|  | Water Valve |  General Common Element Subject to Developmental Rights |
|  | Water Line | |

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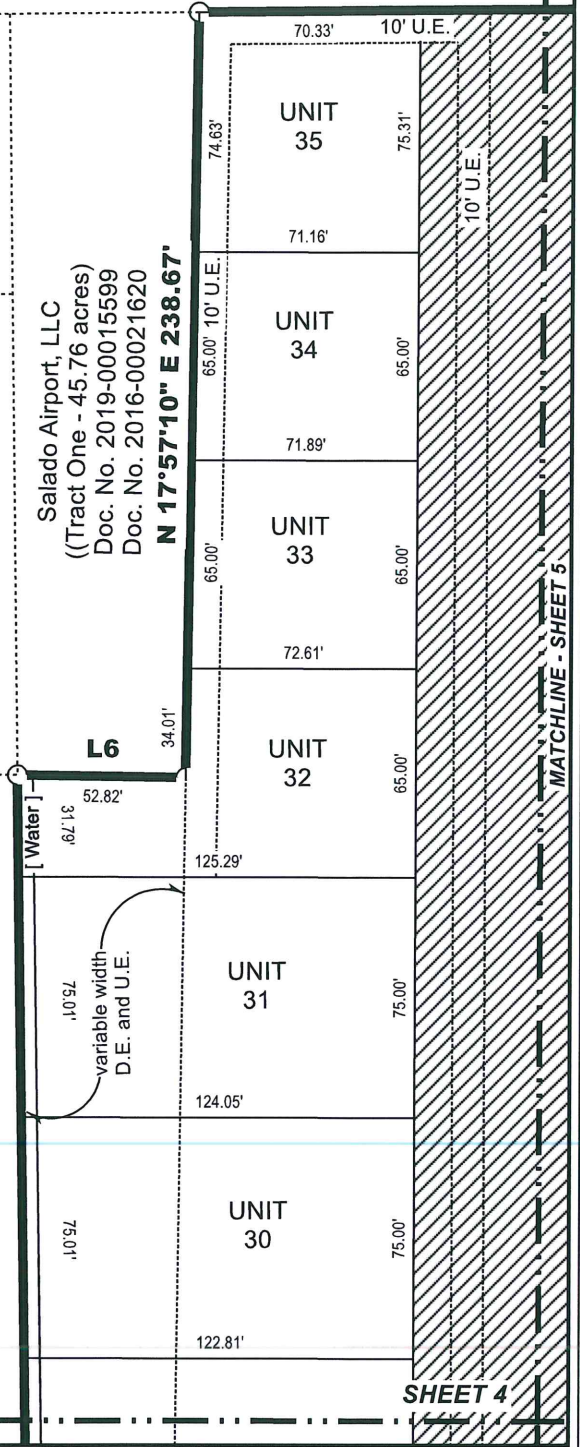
JT Carothers Holdings, LLC
 (27.500 acres)
 Doc. No. 2018-00003318



Salado Water Supply Corporation
 (0.34 acres)
 Vol. 5601 Page 774

Salado Airport, LLC
 ((Tract One - 45.76 acres)
 Doc. No. 2019-00015599
 Doc. No. 2016-00021620
N 17°57'10" E 238.67'

Alfred B. Guinn
 (56.00 acres)
 Vol. 3101 Page 621



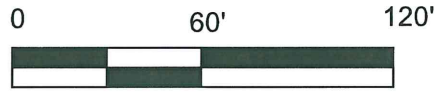
MATCHLINE - SHEET 6

SHEET 4

MATCHLINE - SHEET 5

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JT Carothers Holdings, LLC
(27.500 acres)
Doc. No. 2018-00003318

S 73°14'36" E 461.71'

General Common Element
Subject to Developmental Rights

Salado Airport, LLC
(Tract One - 45.76 acres)
Doc No. 2019-00015599
Doc. No. 2017-00021620

JT Carothers Holdings, LLC
(93.941 acres)
Doc. No. 2018-00003316

| | | |
|--------|---------|--------|
| 62.50' | UNIT 36 | 62.50' |
| 55.00' | | 55.00' |
| 62.50' | UNIT 37 | 62.50' |
| 55.00' | | 55.00' |
| 62.50' | UNIT 38 | 62.50' |
| 55.00' | | 55.00' |

10' U.E.

SHEET 5

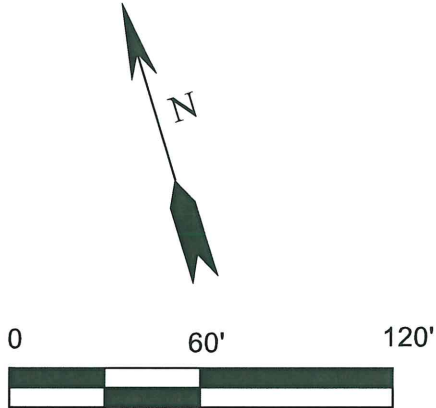
MATCHLINE - SHEET 7

MATCHLINE - SHEET 4

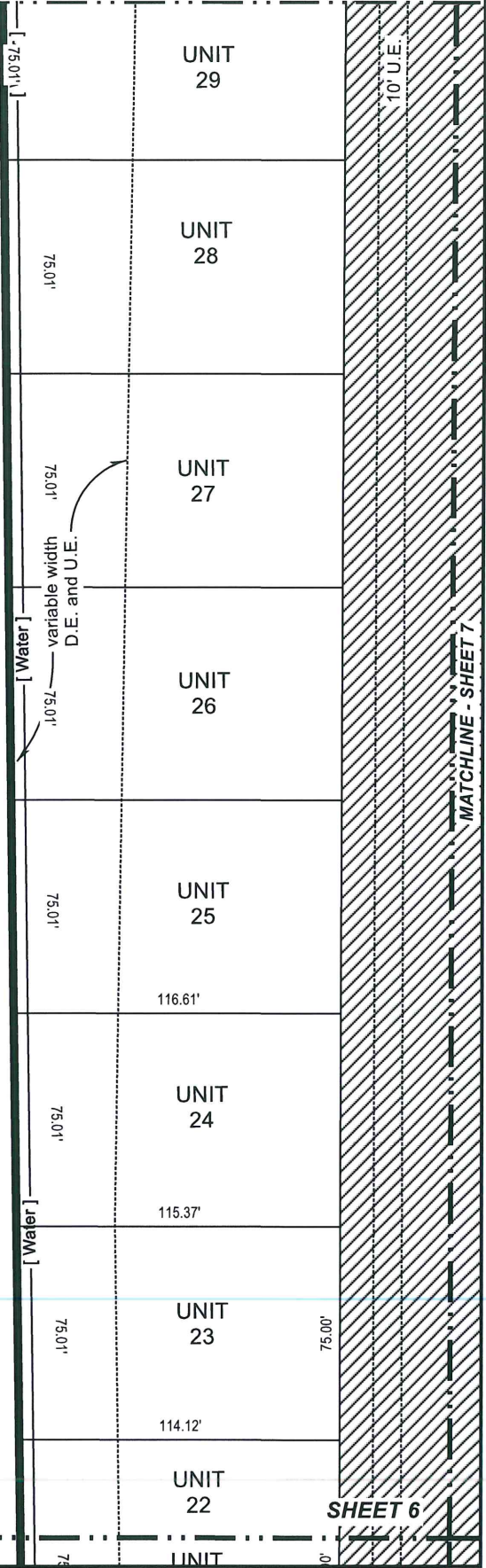
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MATCHLINE - SHEET 4



Alfred B. Guinn
(56.00 acres)
Vol. 3101 Page 621

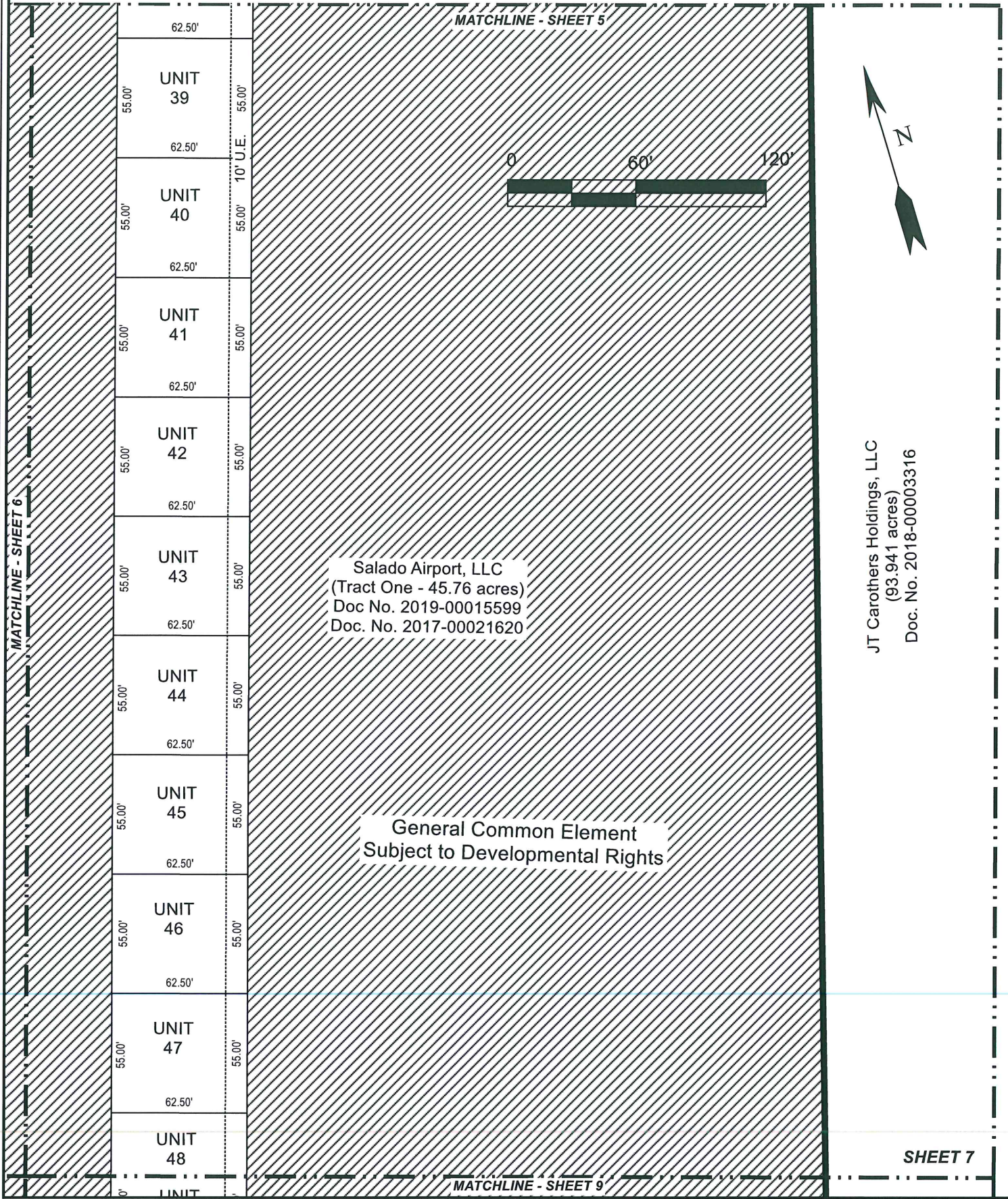


SHEET 6

MATCHLINE - SHEET 8

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JT Carothers Holdings, LLC
(93.941 acres)
Doc. No. 2018-00003316

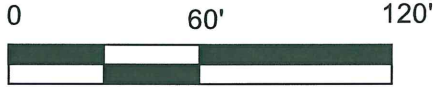
SHEET 7

MATCHLINE - SHEET 9

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MATCHLINE - SHEET 6



William Roberts Survey
A - 708

V.R. Palmer Survey
A - 662

Alfred B. Guinn
(56.00 acres)
Vol. 3101 Page 621

N 16°21'52" E 2178.58'

| | | | |
|---------|------------|------------|--------|
| UNIT 22 | 112.88' | 75.00' | 10.92' |
| UNIT 21 | 111.64' | 75.00' | 10.92' |
| UNIT 20 | 87.50' | 87.50' | 15.78' |
| | 110.19' | 12.5' D.E. | |
| | 18.5' D.E. | | |
| UNIT 19 | 108.65' | 93.50' | 15.58' |
| UNIT 18 | 107.41' | 75.00' | 10.92' |
| UNIT 17 | 106.17' | 75.00' | 10.92' |
| UNIT 16 | 105.09' | 65.00' | 10.99' |
| UNIT 15 | 95.00' | 95.00' | 6.50' |

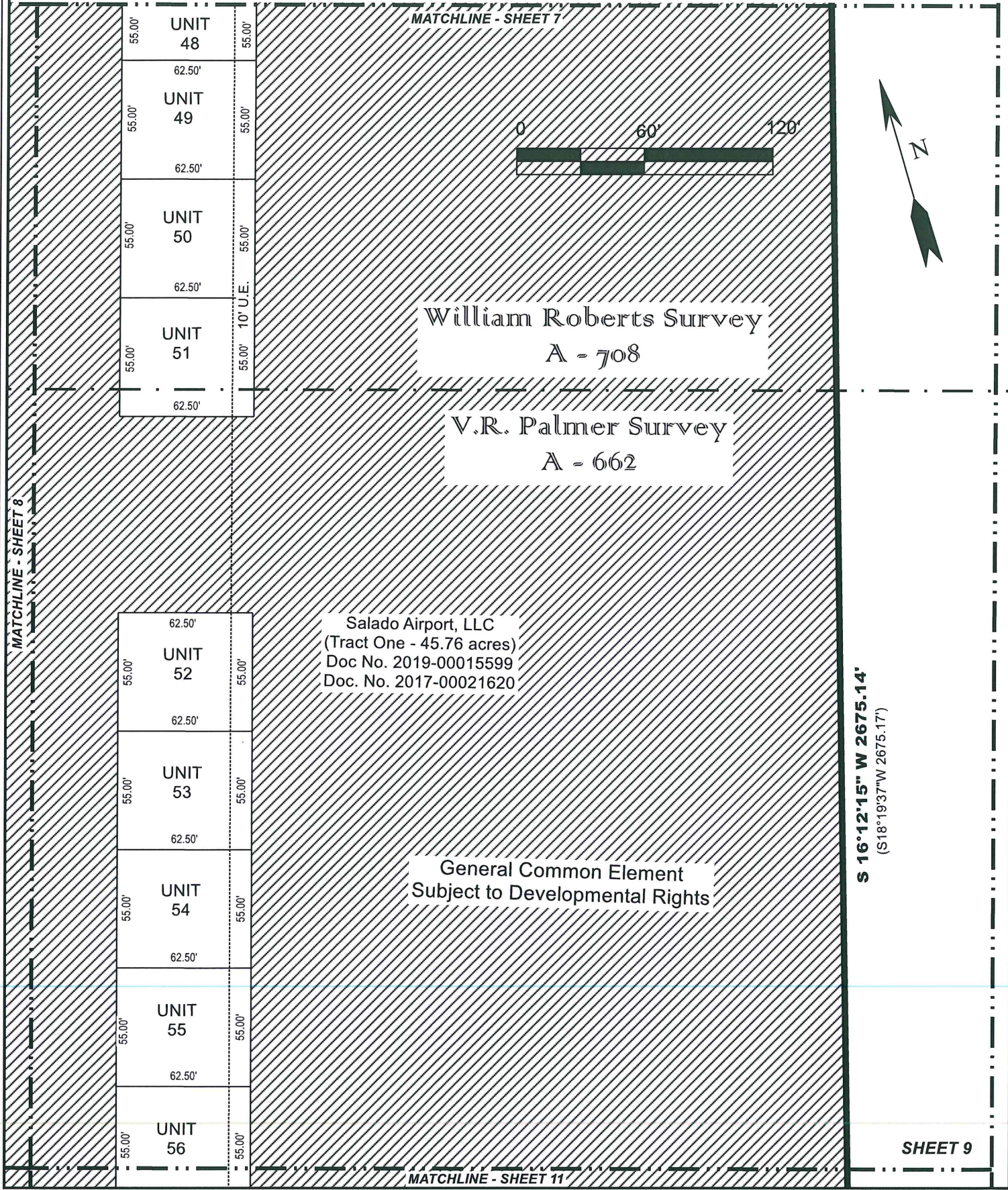
SHEET 8

MATCHLINE - SHEET 10

MATCHLINE - SHEET 9

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UNIT 48

UNIT 49

UNIT 50

UNIT 51

UNIT 52

UNIT 53

UNIT 54

UNIT 55

UNIT 56

MATCHLINE - SHEET 7

MATCHLINE - SHEET 8

William Roberts Survey
A - 708

V.R. Palmer Survey
A - 662

Salado Airport, LLC
(Tract One - 45.76 acres)
Doc No. 2019-00015599
Doc. No. 2017-00021620

General Common Element
Subject to Developmental Rights

S 16°12'15" W 2675.14'
(S18°19'37"W 2675.17')

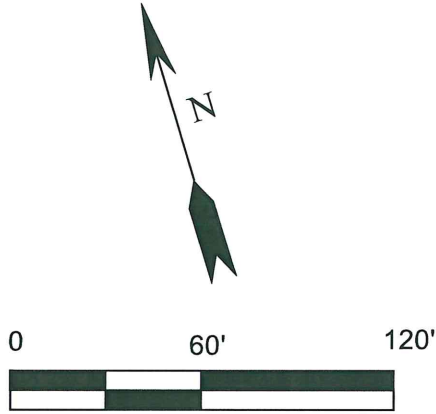
SHEET 9

MATCHLINE - SHEET 11

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MATCHLINE - SHEET 8



Alfred B. Guinn
(56.00 acres)
Vol. 3101 Page 621

| | | | |
|---|---------|--------|---------|
| .10'59" | UNIT 15 | 65.00' | 104.02' |
| .10'59" | UNIT 14 | 65.00' | 102.94' |
| .10'59" - variable width D.E. and U.E. | UNIT 13 | 65.00' | 101.86' |
| .10'59" | UNIT 12 | 65.00' | 100.79' |
| .10'59" | UNIT 11 | 65.00' | 99.71' |
| .10'59" | UNIT 10 | 65.00' | 98.64' |
| .10'59" | UNIT 9 | 65.00' | 97.56' |
| .10'59" | UNIT 8 | 65.00' | 96.49' |
| .10'59" | UNIT 7 | 65.00' | |

10' U.E.

MATCHLINE - SHEET 11

SHEET 10

MATCHLINE - SHEET 14

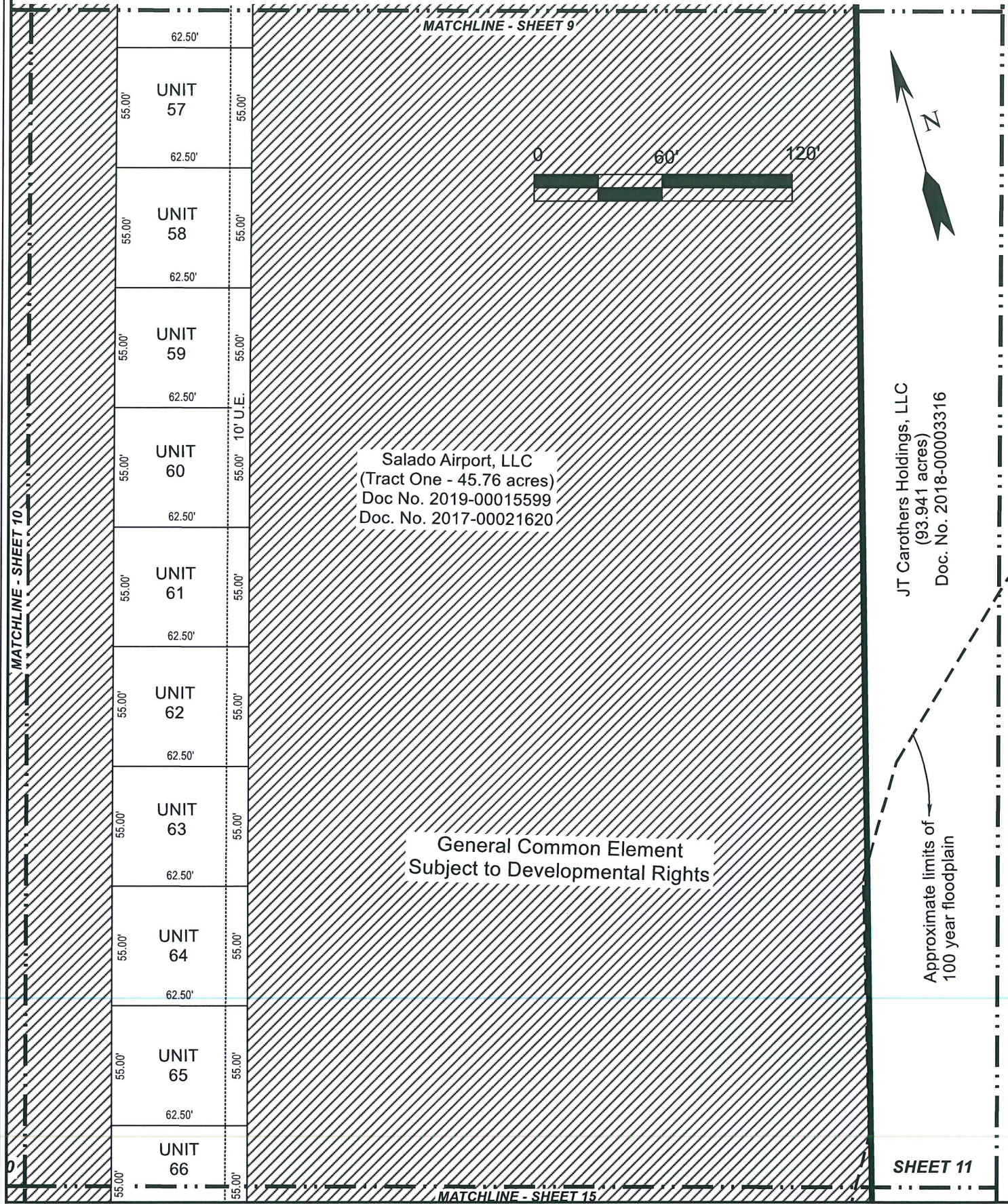
Survey

Survey

2

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Salado Airport, LLC
(Tract One - 45.76 acres)
Doc No. 2019-00015599
Doc. No. 2017-00021620

General Common Element
Subject to Developmental Rights

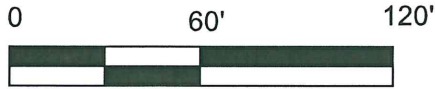
JT Carothers Holdings, LLC
(93.941 acres)
Doc. No. 2018-00003316

Approximate limits of
100 year floodplain

SHEET 11

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Interstate Hwy. 35

Paul Thomas Sanford Bypass Trust
(3 acres)
Doc. No. 2012-00031902

GENERAL COMMON
ELEMENT

Salado Airport, LLC
(Tract Six - 0.41 acres)
Doc. No. 2019-00015599
Doc. No. 2017-00021620

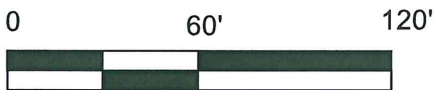
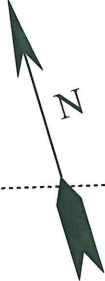
AVS Services, LTD
(Tract #2 - 2.71 acres)
Vol. 3304 Page 280

MATCHLINE - SHEET 13

SHEET 12

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Alfred B. Guinn
(56.00 acres)
Vol. 3101 Page 621

Paul Thomas Sanford Bypass Trust
(3 acres)
Doc. No. 2012-00031902

(N17°28'36"E 141.91')

N 15°24'02" E 141.73'

| | | |
|---------|----------|---------|
| 65.16' | 10' U.E. | 55.00' |
| UNIT 77 | | UNIT 76 |
| 65.00' | | 55.00' |

Salado Airport, LLC
(Tract Four - 1.161 acres)
Doc. No. 2019-00015598
Doc. No. 2017-00021619

(N72°31'17"W 119.93')

N 74°33'57" W 120.03'

GENERAL COMMON ELEMENT

Salado Airport, LLC
(Tract Six - 0.41 acres)
Doc. No. 2019-00015599
Doc. No. 2017-00021620

Salado Airport, LLC
(Tract Seven - 0.291 acres)
Doc. No. 2019-00015599
Doc. No. 2017-00021620

S 74°38'44" E 120.33'

(S72°31'17"E 120.35')

AVS Services, LTD
(Tract #2 - 2.71 acres)
Vol. 3304 Page 280

(N17°28'36"E 178.07')

N 15°21'09" E 178.04'

Salado Airport, LLC
(Tract Five - 0.706 acres)
Doc. No. 2019-00015598
Doc. No. 2017-00021619

N 74°24'30" W 19'

(N72°18'48"W 198')

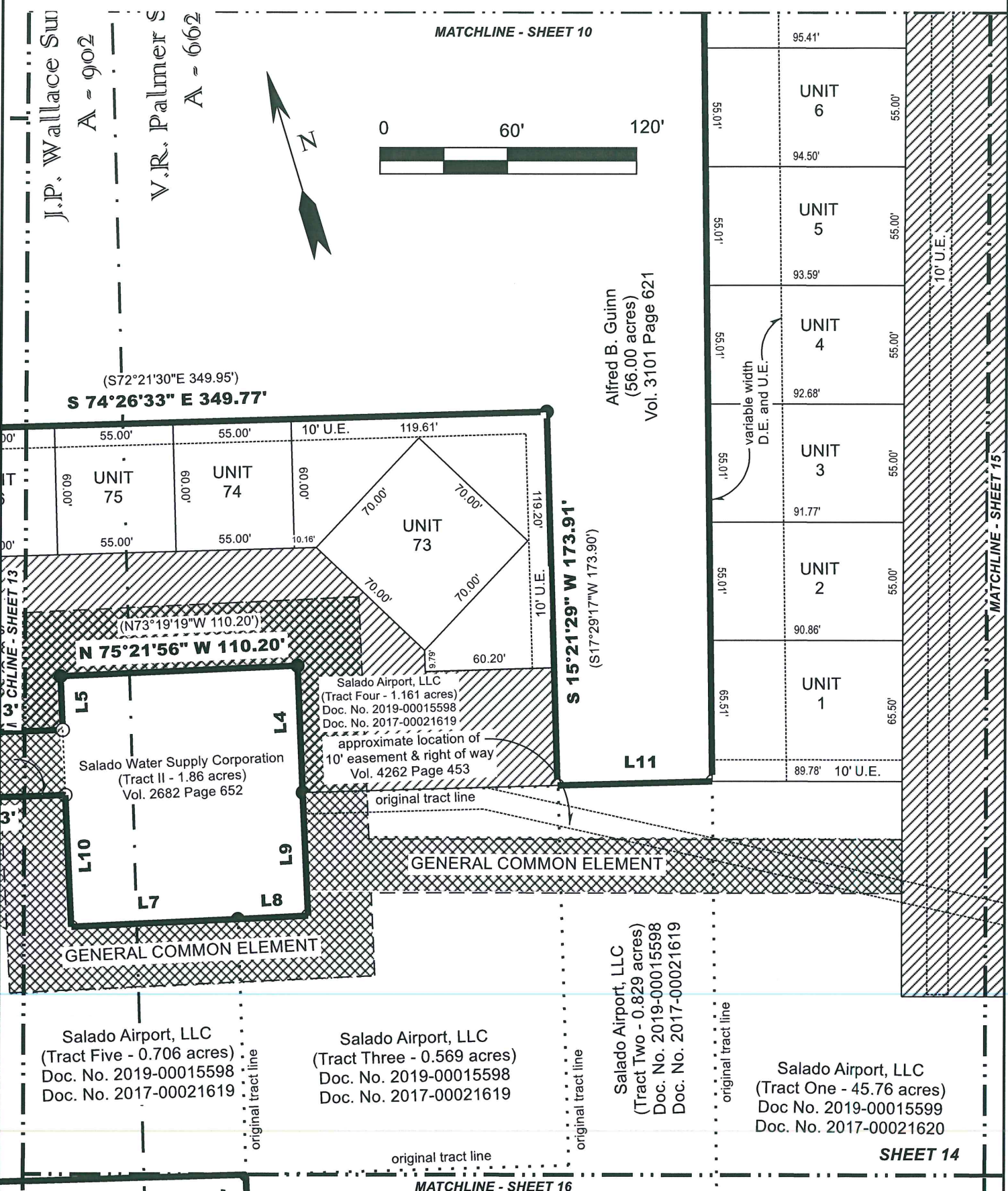
SHEET 13

MATCHLINE - SHEET 12

MATCHLINE - SHEET 14

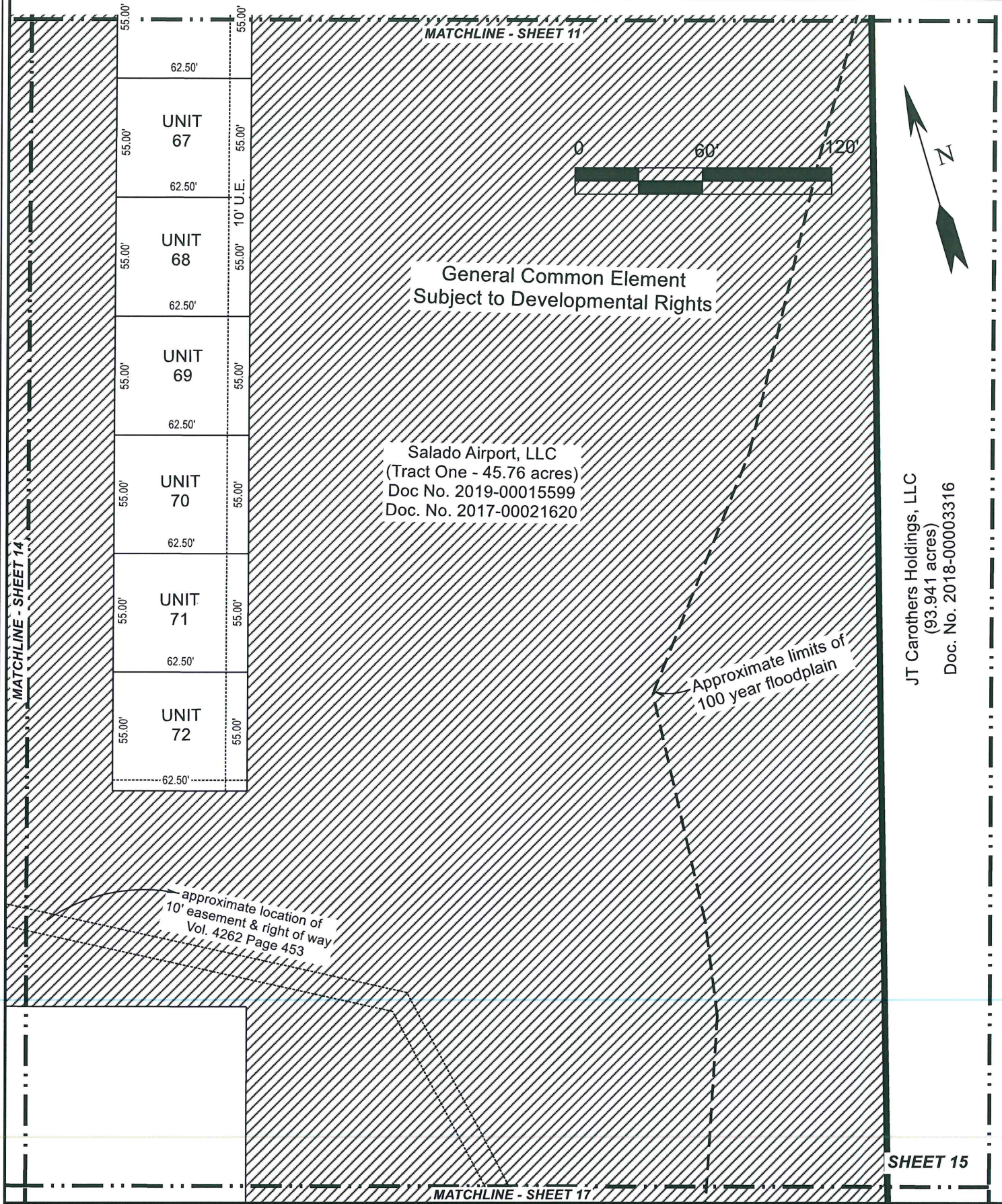
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JT Carothers Holdings, LLC
(93.941 acres)
Doc. No. 2018-00003316

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W 198.80'

W 198.95')

The JDS & BCBS Revocable Living Trust
(First Tract - 3.42 acres)
Vol. 3326 Page 178

The JDS & BCBS Revocable Living Trust
(Third Tract - 5.0 acres)
Vol. 3326 Page 178

J.P. Wallace Survey

A - 9102

V.R. Palmer Survey

A - 662

N 15°08'59" E 108.68'

(N17°15'47"E 108.65')

N 15°17'29" E 400.57'

(N17°29'30"E 836.54')

MATCHLINE - SHEET 14

Salado Airport, LLC
(Tract Two - 0.829 acres)
Doc. No. 2019-00015598
Doc. No. 2017-00021619

original tract line

original tract line



0 60' 120'



UNIT
78

Salado Airport, LLC
(Tract One - 45.76 acres)
Doc No. 2019-00015599
Doc. No. 2017-00021620

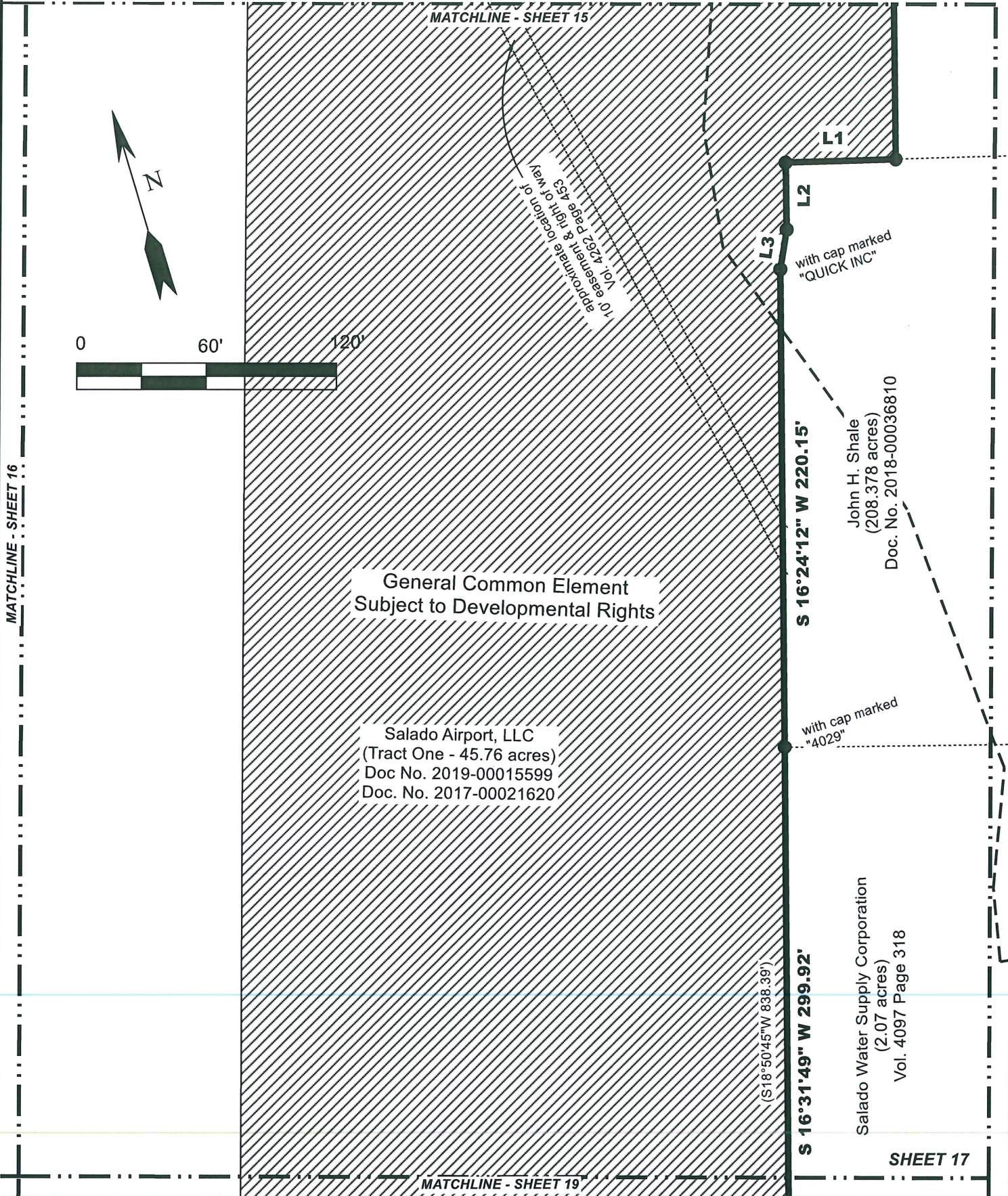
MATCHLINE - SHEET 17

SHEET 16

MATCHLINE - SHEET 18

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MATCHLINE - SHEET 16

The JDS & BCBS Revocable Living Trust
(Second Tract - 3.87 acres)
Vol. 3326 Page 178

CLC31, LLC
(4.66 acres)
Doc. No. 2016-00035766

J.P. Wallace Survey
A = 902

V.R. Palmer Survey
A = 662

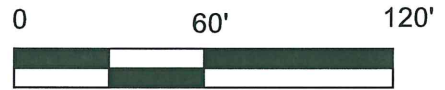
N 15°27'36" E 441.68'

with cap marked
"QUICK INC"

John H. Shale
(208.378 acres)
Doc. No. 2018-00036810

Salado Airport, LLC
(Tract One - 45.76 acres)
Doc No. 2019-00015599
Doc. No. 2017-00021620

(N70°03'00"W 275.00') (N
N 73°26'49" W 674.95'



MATCHLINE - SHEET 19

SHEET 18

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MATCHLINE - SHEET 17



General Common Element
Subject to Developmental Rights

Salado Airport, LLC
(Tract One - 45.76 acres)
Doc No. 2019-00015599
Doc. No. 2017-00021620

with cap marked
"4029"

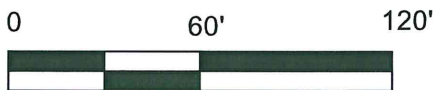
MATCHLINE - SHEET 18

S 16°37'33" W 299.83'

John H. Shale
(208.378 acres)
Doc. No. 2018-00036810

(N71°16'00"W 400.00')

John H. Shale
(208.378 acres)
Doc. No. 2018-00036810



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LEGAL DESCRIPTION OF A TRACT OF LAND IN BELL COUNTY, TEXAS.

Being 48.73 acres comprised of parts of the William Roberts Survey, Abst. No. 708, the V.R. Palmer Survey, Abst. No. 662, and the James P. Wallace Survey, Abst. No. 902 in Bell County, Texas, and being part of a 45.76 acre tract of land described as Tract One, and all of Tracts Two, Three, Four, and Five described in a deed from Richard D. Worrall, et ux, to Mark Pollack, et ux, dated March 1, 2006, as recorded in Vol. 5993, Page 238 of the Official Public Records of Bell County, Texas; said 48.73 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin found for the northeast corner of said Tract One, being the southeast corner of a 27.500 acre tract of land described in a deed to JT Carothers Holdings, LLC, recorded as Doc. No. 2018-3318 of said official public records, and being a corner on the west line of a 93.941 acre tract of land described in a deed to JT Carothers Holdings, LLC, recorded as Doc. No. 2018-3316 of said official public records;

THENCE South 16°12' 15" West, with the west line of said 93.941 acre tract, 2675.14 feet to a 1/2 inch iron pin found at a fence corner for the southwest corner of said 93.941 acre tract;

THENCE North 74°27' 28" West, 51.78 feet to a 1/2 inch iron pin found;

THENCE South 15°56' 20" West, 30.77 feet to a 1/2 inch iron pin found;

THENCE South 26°00' 48" West, 18.43 feet to a 1/2 inch iron pin with cap marked "QUICK INC" found for the northwest corner of a 208.378 acre tract of land described in a deed to John H. Shale, recorded as Doc. No. 2018-36810 of said official public records;

THENCE South 16°24' 12" West, with the west line of said 208.378 acre tract, 220.15 feet to a 1/2 inch iron pin with cap marked "4029" found for a corner of said 208.378 acre tract and the northwest corner of a 2.07 acre tract of land described in a deed to Salado Water Supply, as recorded in Vol. 4097, Page 318 of said official public records;

THENCE South 16 °31' 49" West, with the west line of said 2.07 acre tract, 299.92 feet to a 1/2 inch iron pin with cap marked "4029" found for the southwest corner of said 2.07 acre tract and a corner of said 208.378 acre tract;

THENCE South 16°37' 33" West, with the west line of said 208.378 acre tract, 299.83 feet to a 5/8 inch iron pin found at a T-post for an inner ell corner of said 208.378 acre tract;

48.73 acres - Salado Airport, LLC

Page 1 of 3

SHEET 20

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THENCE North 73°26' 49" West, with a north line of said 208.378 acre tract, 674.95 feet to a 1/2 inch iron pin with cap marked "QUICK INC" found at a chainlink fence corner for the southeast corner of a 4.66 acre tract of land described in a deed to CLC31, LLC, recorded as Doc. No. 2016-00035766 of said official public records;

THENCE North 15°27' 36" East, 441.68 feet to a 3/8 inch iron pin found;

THENCE North 15°17' 29" East, 400.57 feet to a 1/2 inch iron pin found;

THENCE North 15°08' 59" East, 108.68 feet to a 1/2 inch iron pin found;

THENCE North 74°24' 30" West, 198.80 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 15°21' 09" East, 178.04 feet, 198.80 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 74°38' 44" East, 120.33 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 14°33' 14" West, 61.22 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 75°26' 07" East, 77.55 feet to a 1/2 inch iron pin found;

THENCE South 75°28' 18" East, 32.65 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 14°34' 15" East, 57.27 feet to a 1/2 inch iron pin found;

THENCE North 14°42' 26" East, 58.97 feet to a 1/2 inch iron pin found;

THENCE North 75°21' 56" West, 110.20 feet to a 1/2 inch iron pin found;

THENCE South 14°49' 28" West, 24.94 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 74°33' 57" West, 120.03 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

48.73 acres - Salado Airport, LLC

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SHEET 21

Maples & Associates, Inc.

www.maplesinc.com - P.O. Box 893 - Lampasas, Texas 76550 - (512)556-2078 - (512)556-0500 fax - Firm No. 10097700

THENCE North 15°24'02" East, 141.73 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 74°26' 33" East, 349.77 feet to a 1/2 inch iron pin found;

THENCE South 15°21' 29" West, 173.91 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 74°18' 12" East, 72.26 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the east line of a 56 acre tract of land described in a deed to Alfred B. Guinn, as recorded in Vol. 3101, Page 621 of said official public records;

THENCE North 16°21' 52" East, with the east line of said 56 acre tract, 2178.58 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE South 71°51' 54" East, 52.83 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 17°57' 10" East, 238.67 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set set on the north line of said Tract One and the south line of said 27.500 acre tract;

THENCE South 73°14' 36" East, with the north line of said Tract One and the south line of said 27.500 acre tract, 461.71 feet to the PLACE OF BEGINNING, as surveyed on the ground on May 11, 2020, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat.

Paul W. Maples, RPLS
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