## Late Backup

ORDINANCE NO.

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 2611 PARK BEND DRIVE, 9221 E. US HWY 290 and 7800 JOHNNY MORRIS ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO PUBLIC (P) DISTRICT.

## BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence district ( $1-\mathrm{RR}$ ) to public district ( P ) on the property described in Zoning Case No. C14-2011-0068, on file at the Planning and Development Review Department, as follows:

Being 568.86 acres of land, more or less, in Travis County, consisting of four tracts as shown on the Tract map attached as Exhibit "A" and incorporated into this ordinance, as follows:

Tract 1,39.60 acres as shown on Exhibit B;
Tract 2, 308.08 acres as shown on Exhibit C;
Tract 3, 29.83 acres as shown on Exhibit D; and,
Tract 4, 191.35 acres as shown on Exhibit E,
locally known as 2611 Park Bend Drive, 9221 E. US Hwy 290 and 7800 Johnny Morris Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "F".

PART 2. This ordinance takes effect on , 2011. PASSED AND APPROVED
$\qquad$

## APPROVED:

$\qquad$ ATTEST: $\qquad$
Karen M. Kennard
City Attorney
Shirley A. Gentry City Clerk


## CRICHTON \& ASSOCIATES LANDSURVEYORS <br> 107 N. LAMPASAS <br> ROUND ROCK, TEXAS 78664 <br> 512-244-3395

## 

AN 82.6\% UNDIVIDED INTEREST IN AND TO
 OF THE H. T. DAVIS SURVEY NO. 30 GIX MRAVIS COUNTY, TEXAS BEING IHE SAME TRACT DESCRTBED IN VOL. 1 12180 PG. 1118 OF THK TRAVIS COUNTY, TEXAS REAL PROPERTY RECORDS. SAID IRACT BEING MORE PARYTCULARIX DESCRTBED BY METES AND EOUNDS AS FOLLONS:

BEGINNHCDt an Iron pin found at the intersection of the South R.O.W. 920 . Highway 290 and the East R.O.W. of Ferguson Lane for the Northwest corner of this tract and the POINX OF BEGINNING.

THENCE $N 867$ dag $390^{\prime \prime} E$ with the South R.O.W. of U.S. Highway 290 , 1747.49 fat to an iron pin found in the on the bank of Walnut Creek also being the Northwest corner of a 64.97 acre tract conveyed to Fred C. Morse and Texas Commerce Bank in Vol 11109 Pg . 573 of the Travis County, Rexas, Real Property Records for the Northeast corner of this tragt.

THENCE with the West line of said 64.97 acre tract, the East line of this tract and the centerline of Walnut Creek the following twenty (20) courses:

1) S 11 deg. $08^{\prime} 00^{\prime \prime} \mathrm{W}, 177.94$ fget to a point.
2) $S 19$ deg. $26^{\prime} 00^{\prime \prime} \mathrm{W}, 61.57$ feetrog of point.
3) S 06 egeg. $43^{\prime} 16^{n}$ E. 307.00 feet torapoint.
4) $\mathrm{S} 55 \mathrm{deg} .47^{\prime} 44^{\mathrm{N}} \mathrm{W}, 104.04$ feet toppint.
5) N 63 deg. $46^{\prime} 16^{\prime \prime} \mathrm{W}, 168.02$ feet to 9 pornit.
6) $\mathrm{N} 04 \mathrm{deg} .29^{\prime} 44^{\prime \prime} \mathrm{E}, 218.02$ feet tora porift.
7) $\mathrm{S} 86 \mathrm{deg} .26^{\prime} 44^{\prime \prime} \mathrm{W}, 134.13$ feet to apojnt?
8) $S 63$ deg. $15^{\prime} 4^{n} \mathrm{~W} .122 .93$ feet to a paint/
9) S 79 deg. $16^{\prime} 44^{\prime \prime} \mathrm{W}, 152.05$ feet to a point.
10) 527 deg. 21' $16^{n}$ E, 67.89 feet to a point.

Tract 1
Exhibit B
TRRVIS CO!"い TEXAS

11) S 42 deg. $52^{\prime} 16^{\prime \prime} \mathrm{E}, 179.97$ feet to a point.

Iq) $S 20$ deg. $26^{\prime} 44^{\prime \prime} \mathrm{W}, 122.50$ feet to a point.
$13 / 50$ deg. 04' $16^{\prime \prime}$ E, 329.53 feet to a point.
14) $5668^{\text {deg. } 22^{\prime}} 44^{\prime \prime} \mathrm{W}, 105.22$ feet to a point.
25) 941 fog $38^{\prime} 44^{\prime \prime} \mathrm{W}, 107.66$ feet to a point.
(6) $055^{3}$ debt. $57^{\prime} 16^{\prime \prime} \mathrm{E}, 189.60$ feet to a point.
17) 519 deg. $32^{\prime} 44^{\prime \prime} \mathrm{W}, 245.16$ feet to a point.

19) S QQ deg, 03. 16 " E, 188.90 feet to a point.
20) S 22 (eg. 1844 W, 221.18 feet to a point being the Northeast coder of 25.18 acre tract conveyed to Hunter H. Schieffer Executor in Vol. 2644 Pg .543 of the Travis County, texas Deed, Records for the Southeast corner of this tract

THENCE N 54 deg. art $06^{\prime \prime}$ WW th the North line of said 6.18 acre tract and an abandoned roma, 167.06 feet to an iron pin found in a neadwall.

THENCE $N 75$ deg. 29' $06^{\prime \prime}$ cOntinuing on with the north line of said abandoned road and the North-line of said 6.18 acre tract, 580.43 feet to an iron pin found at the Northwest corner of said 6.18 acre tract also being on the cast R.O.W. of Ferguson Lane for the Southwest corner of this tract. (

THENCE with East R.O.W of Ferguson Lane and the west line of this tract the following four (4) courses:

1) N 00 deg. $36^{\prime} 05^{\prime \prime} \mathrm{W}, 175.76$ feet to ra pail found.
2) N 22 deg. $46^{\prime} 37{ }^{\prime \prime} \mathrm{W}, 251.32$ fee f to 9 is ion pin found.
3) N 14 deg. $24^{\prime \prime} 11^{\prime \prime} \mathrm{W}, 825.72$ feet fo arrirompin found.




## TRACT 1

FIELD NOTE DESCRIPTION OF 46.269 ACRES OF LAND OUT OF THE HOWELL T. DAVIS SURVEY, ABSTRACT NO. 214 AND THE LUCAS MUNOS SURVEY, ABSTRACT NO. 513 IN TRAVIS COUNTY. TEXAS, BEING COMPRISED OF A PORTION OF THAT CERTAIN TRACT OF LAND KNOWN AS "TRACT ONE", DESCRIBED BY METES AND BOUNDS; ALL OF THAT CERTAIN (16.00 ACRE) TRACT OF LAND KNOWN AS "TRACT FOUR"; ALL OF THAT CERTAIN (5.00 ACRE) TRACT OF LAND KNOWN AS "TRACT FIVE"; ALL OF THAT CERTAIN (7.20 ACRE) TRACT OF LAND KNOWN AS "TRACT SIX" AND ALL OF THAT CERTAIN (3.00 ACRE) TRACT OF LAND KNOWN AS "TRACT SEVEN" AS CONVEYED TO THE PANNELL LIVING TRUST BY DEED RECORDED IN DOCUMENT NO. 1999121936 OF THE OFFICLAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; ALSO COMPRISED OF ALL OF THAT CERTAIN ( 1.50 ACRE) TRACT OF LAND AS CONVEYED TO RUBERT CEDER, AND WIFE LILLIE BELLE CEDER BY DEED RECORDED IN VOLUME 10961, PAGE 102 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; ALL OF THAT CERTAIN (1.50 ACRE) TRACT OF LAND AS CONVEYED TO RUBERT CEDER BY ESTATE DISTRIBUTION RECORDED IN VOLUME 11050, PAGE 306 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BENNG MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $1 / 2$ " iron rod found in the Southeast right-of-way line of Old Manor Road at the most Notherly comer of that certain tract of land as known as "Tract One", described by metes and bounds as conveyed to the Pannell Living Trust" by deed recorded in Document No. 1999121936 of the Official Public Records of Travis County, Texas, same being the most Westerly comer of that certain ( 25.598 acre) tract of land as conveyed to Apostolic Assembly of Faith in Christ Jesus, Inc. by deed recorded in Document No. 2001115262 of the Official Public Records of Travis County, Texas and the most Northerly comer and PLACE OF BEGINNING of the herein described tract;

THENCE leaving the Southeast right-of-way line of Old Manor Road with the common line of said. Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract and said Pannell Living Trust "Tract One" tract the following four (4) courses:
1.) $S 39$ deg. $53^{\prime} 40^{\prime \prime} \mathrm{E} 140.62 \mathrm{ft}$ to a $1 / 2^{\prime \prime}$ iron rod found;
2.) S 34 deg. $05^{\prime} 28^{\prime \prime} \mathrm{W} 79.79 \mathrm{ft}$. to a $1 / 2^{\prime \prime}$ iron rod found;
3.) S 42 deg. $16^{\prime} 59^{\prime \prime} \mathrm{E} 403.68 \mathrm{ft}$. to a $1 / 2^{\prime \prime}$ iron rod found;

Tract 2
Exhibit C
4.) $S 37$ deg. $15^{\prime} 42^{\prime \prime} \mathrm{W} 286.96 \mathrm{ft}$. to a $1^{\prime \prime} 2^{\prime \prime}$ iron rod found at the most Northerly comer of that certain ( 1.50 acre) tract of land as conveyed to Rubert Ceder by Estate Distribution recorded in Volume 11050, Page 306 of the Real Property Records of Travis County, Texas, same being an angle corner of said Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract;

THENCE with the common line of said Ceder (1.50 acre) tract and said Apostolic Assembly of Faith in Christ Jesus, Inc. ( 25.598 acre) tract, $\mathbf{S} 35 \mathrm{deg} .48^{\prime} 19^{\prime \prime} \mathrm{E} 1028.22 \mathrm{ft}$. to a $1 / 2^{\prime \prime}$ iron rod set with a plastic cap imprinted "Holt Carson, Inc." at the South corner of said Apostolic Assembly of Faith in Christ Jesus, Inc. ( 25.598 acre) tract, same being the East corner of said Ceder ( 1.50 acre) tract, also being a point in the Northwest line of that certain tract of land as conveyed to Betty Jean Ceder Purvis by Estate Distribution recorded in Volume 11050, Page 306 of the Real Property Records of Travis County, Texas and the East corner of the herein described tract, from which a $1 / 2^{\prime \prime}$ iron rod found in the South line of that certain ( 0.616 acre)tract of land known as "Tract One" as conveyed to the Pannell Living Trust by deed recorded in Document No. 19991219396 of the Official Public Records of Travis County, Texas bears, N 30 deg. $46^{\prime} 37^{\prime \prime}$ E 501.56 ft ;;

THENCE with the Southeast lines of said Ceder ( 1.50 acre) tract and said Pannell Living Trust "Tract One", same being the Northwest line of said Betty Jean Ceder Purvis tract, S 30 deg. 46'37"W 290.91 ft. to a $1 / 2$ " iron rod set with a plastic cap imprinted "Holt Carson, Inc." at the South comer of Pannell Living Trust "Tract One", same being the West comer of said Betty Jean Ceder Purvis tract, also being a point in a Northeast line of that certain (192.19 acre) tract of land as conveyed to the City of Austin by deed recorded in Document No. 2002182125 of the Officjal Public Records of Travis County, Texas and the most Southerly comer of the herein described tract;

THENCE with the Southerly lines of said Pannelf Living Trust "Tract One", that certain ( 5.00 acre) tract known as "Tract Five" as conveyed to the Pannell Living Trust by deed recorded in Document No. 1999121936 of the Official Public Records of Travis County, Texas, that certain ( 1.50 acre) tract of land as conveyed to Rubert Ceder and wife Lillie Belle Ceder by deed recorded in Volume 10961, Page 102 of the Real Property Records of Travis County, Texas, that certain ( 3.00 acre) tract of land known as "Tract Seven", that certain ( 7.20 acre) tract of land known as "Tract Six"and that certain ( 16.00 acre) tract known as "Tract Four" as conveyed to the Pannell Living Trust by deed recorded in Document No. 1999121936 of the Official Public Records of Travis County, Texas, same being a Northeasterly line of said City of Austin (192.19 acre) tract the following six (6) courses:
1.) N 60 deg. $04^{\prime} 10^{\prime \prime} \mathrm{W} 1007.02 \mathrm{ft}$. to a $1 / 2^{\prime \prime}$ iron rod found;
2.) N 74 deg. $12^{\prime} 54^{\prime \prime} \mathrm{W} 207.35 \mathrm{ft}$. to a $1 / 2^{\prime \prime}$ iron rod found;
3.) N 57 deg. $55^{\prime} 13^{\prime \prime}$ W 144.83 ft . to a $1 / 2^{\prime \prime}$ iron rod found;
4.) N 87 deg. $15^{\prime} 03^{\prime \prime} \mathrm{W} 171.78 \mathrm{ft}$. to a $1 / 2^{\prime \prime}$ iron rod found;
5.) S 85 deg. $52^{\prime} 28^{\prime \prime} \mathrm{W} 365.12 \mathrm{ft}$. to a $12^{\prime \prime}$ iron rod found;
6.) $S 54$ deg. $45^{\prime} 49^{\prime \prime}$ W 557.27 ft . to a $1 / 2^{\prime \prime}$ iron rod found at the West comer of said Pannell Living Trust "Tract Four", same being a point in the Southeast line of that certain (85.439 acre) tract of land as conveyed to the State of Texas by deed recorded in Volume 11339, Page 2005 of the Real Property Records of Travis County, Texas;

Page 2 of 3

THENCE with the common line of said State of Texas ( 85.439 acre) tract and said Pannell Living Trust "Tract Four", N 07 deg. 05 ' 38 " E 954.60 ft . to a $1 / 2$ " iron rod set with a plastic cap imprinted "Holt Carson, Inc." in the Southeast right-of-way line of Old Manor Road at the Northwest comer of said Pannell Living Trust "Tract Four", same being the Northwest corner of the herein described tract;

THENCE leaving the Southeast line of said State of Texas (85.439 acre) tract with the Northerly lines of said Pannell Living Trust "Tract Four", "Tract Six", "Tract Seven", said Rubert Ceder ( 1.50 acre) tract, Pannell Living Trust "Tract Five" and "Tract One", same being the Southeast right-of-way line of Old Manor Road the following six (6) courses:
1.) N 71 deg. $40^{\prime} 00^{\prime \prime}$ E 750.40 ft. to a $1 / 2$ " iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
2.) N 64 deg. $36^{\prime} 00^{\prime \prime}$ E 199.90 ft. to a $1 / 2^{\prime \prime}$ iron rod set with a plastic cap imprinted "Holt Carson, Inc.';
3.) N 57 deg. $05^{\prime} 00^{\prime \prime}$ E 89.70 ft . to a $1 / 2$ " iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
4.) N 74 deg. $00^{\prime} 00^{\prime \prime}$ E 273.70 ft . to a $1 / 2$ " iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
5.) N 69 deg. 21 '00"E 196.20 ft . to a $1 / 2$ " iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
6.) N 65 deg. $23^{\prime} 22^{\prime \prime}$ E 62.82 ft. to the PLACE OF BEGINNING and containing 46.269 acres of land.

Surveyed: June 23rd, 2006


Holt Carson
Registered Professional Land Surveyor No. 5166
see survey map B 776002

FIELD NOTES FEVIEWED By $-1+1$ MaREEDate 33.-1-2006 Engineering Support Section Department of Public Works and Transportation

```
HOLT CARSON INCORPORATED
    1904 FORTVIEW ROAD
        AUSTIN, TX.78704
    TELEPHONE: (512) 442-0990
    FACSIMILE: (512) 442-1084
```

June 23, 2006

TRACT 2

FIELD NOTE DESCRIPTION OF 27.369 ACRES OF LAND OUT OF THE LUCAS MUNOS SURVEY, ABSTRACT NO. 513 AND THE JAMES BURLESON SURVEY, ABSTRACT NO. 4 IN TRAVIS COUNTY, TEXAS BEING COMPRISED OF A PORTION OF THAT CERTAIN (20.44 ACRE) TRACT OF LAND AS CONVEYED TO RUBERT CEDER AND WIFE, LILLIE BELLE CEDER BY DEED RECORDED IN VOLUME 10472, PAGE 467 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF THAT CERTAIN (7.58 ACRE) TRACT OF LAND KNOWN AS "TRACT THREE" AS CONVEYED TO THE PANNELL LIVING TRUST BY DEED RECORDED IN DOCUMENT NO. 1999121936 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $1 / 2^{\prime \prime}$ iron rod found in the Southwest right-of-way line of Daffin Gin Lane at the East comer of that certain ( 20.44 acre) tract of land as conveyed to Rubert Ceder and wife, Lillie Belle Ceder by deed recorded in Volume 10472, Page 467 of the Real Property Records of Travis County, Texas, same being the most Northerly corner of that certain (192.19 acre) tract of land as conveyed to the City of Austin by deed recorded in Document No. 2002182125 of the Official Public Records of Travis County, Texas and the East corner and PLACE OF BEGINNING of the herein described tract;

THENCE leaving the Southwest right-of-way line of Daffin Gin Lane with the common line of said City of Austin (192.19 acre) tract and said Ceder (20.44 acre) tract, $\$ 29$ deg. $49^{\prime} 51^{\prime \prime} \mathrm{W}$, passing the record South comer of said Ceder ( 20.44 acre) tract, same being the record East comer of that certain ( 7.58 acre) tract of land known as "Tract Three" as conveyed to the Pannell Living Trust by Document No. 1999121936 of the Official Public Records of Travis County, Texas at a distance of 668.00 ft . continuing along said bearing for a total distance of 863.37 ft . to a calculated point at the South comer of said Pannell Living Trust "Tract Three", same being the East corner of that certain ( 7.58 acre) tract of land as conveyed to Betty Purvis by deed recorded in Volume 3778, Page 1400 of the Deed Records of Travis County, Texas and the South corner of the herein described tract;

THENCE with the common line of said Purvis ( 7.58 acre) tract and said Pannell Living Trust "Tract Three", N 42 deg. 42'55" W 1590.08 ft. to a $1 / 2^{\prime \prime}$ iron rod found at the South comer of that certain ( 0.621 acre) tract of land as conveyed to Kenneth W. Rader by deed recorded in Document No. 2001175327 of the Official Public Records of Travis County, Texas;

THENCE crossing the interior of said Pannell Living Trust "Tract Three" with the Southeast and Northeast lines of said Rader ( 0.621 acre ) the following two (2) courses:
1.) N 47 deg. $19^{\prime} 33^{\prime \prime}$ E 127.50 ft . to a $1 / 2^{\prime \prime}$ iron rod found;
2.) N 42 deg. $39^{\prime} 23^{\prime \prime}$ W 185.00 ft . to a $1 / 2^{\prime \prime}$ iron rod found in the Southeast right-of-way line of Old Manor Road, same being a point in the Northwest line of said Pannell Living Trust "Tract Three";

THENCE with the Southeast right-of-way line of Old Manor Road and the Northwest line of said Pannell Living Trust "Tract Three", N 70 deg. 20'16" E 64.86 ft . to a $1 / 2$ " iron pipe found at the North comer of said Pannell Living Trust "Tract Three", same being the West comer of said Ceder (20.44 acre) tract;

THENCE continuing along the Southeast right-of-way line of Old Manor Road with the Northwest line of said Ceder ( 20.44 acre) tract, N 69 deg. $39^{\prime} 27^{\prime \prime}$ E 544.18 ft , to a $1^{\prime \prime}$ iron pipe found at the West comer of Tract 1-A, Resubdivision of Oscar Ceder Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 41, Page 2 of the Plat Records of Travis County, Texas, for the North comer of said Ceder (20.44 acre) tract and herein described tract;

THENCE leaving the Southeast right-of-way line of Old Manor Road with the Northeasterly line of said Ceder (20.44 acre) tract the following two (2) courses:
1.) S 42 deg. $30^{\prime} 21^{\prime \prime}$ E 341.19 ft . to a PK Nail found in concrete at the South corner of Tract 1D, Resubdivision of Tract 1-B of the Resubdivision of the Oscar Ceder Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 64 Page 9 of the Plat Records of Travis County, Texas;
2.) N. $47 \mathrm{deg} .3^{\prime} 04^{\prime \prime} \mathrm{E}$ passing a $1 / 2^{\prime \prime}$ iron rod found at a distance of 135.10 f at the East corner of said Tract 1-D, same being a point in the Southwest right-of-way line of Daffin Gin Road, continuing along said bearing a total distance of 140.10 ft . to a calculated point at the most Easterly Northeast comer of said Ceder (20.44 acre) tract;

THENCE with the Southwest right-of-way line of Daffin Gin Lane and the Northeast line of said Ceder (20.44 acre) tract, S 42 deg. 21'39" E 941.72 ft. to the PLACE OF BEGINNING and containing 27.369 acres of land.

Surveyed: June 23rd, 2006


Registered Professional Land Surveyor No. 5166
see survey map B 776002

Page 2 of 2
FIECD FOTES REVIEWED
gysath MoxRE Oate 8-i-2006
Engineerlig Support Section
Department of Public Works
anc Transportation

# HOLT CARSON INCORPORATED 1904 FORTVIEW ROAD AUSTIN, TX 78704 <br> TELEPHONE: (512) 442-0990 <br> FACSIMILE: (512) 442-1084 

June 23, 2006

## TRACT 3

FIELD NOTE DESCRIPTION OF 0.616 ACRE OF LAND OUT OF THE YUCAS MUNOS SURVEY, ABSTRACT NO. 513 IN TRAVIS COUNTY. TEXAS BEING A PORTION OF THAT CERTAIN ( 0.616 ACRE) TRACT OF LAND KNOWN AS "TRACT ONE" AS CONVEYED TO THE PANNELL LIVING TRUST BY DEED RECORDED IN DOCUMENT NO. 1999121936 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $1 / 2$ " iron rod found at the North comer of that certain ( 0.616 acre) tract of land known as "Tract One" as conveyed to the Pannell Living Trust by deed recorded in Document No. 1999121936 of the Official Public Records of Travis County, Texas, same being a point in the Southeast line of that certain ( 25.598 acre) tract of land as conveyed to Apostolic Assembly of Faith in Christ Jesus, Inc. as recorded in Docurnent No. 2001115262 of the Official Public Records of Travis County, Texas, also being a point in a Southwest line of that certain tract of land as conveyed to Betty Jean Ceder Purvis by Estate Distribution recorded in Volume 11050, Page 306 of the Real Property Records of Travis County, Texas and the North comer and PLACE OF BEGINNING of the herein described tract;

THENCE with the common line of said ( 0.616 acre) "Tract One" and said Betty Jean Ceder Purvis tract the following three (3) courses:
1.) $S 63$ deg. $44^{\prime} 30^{\prime \prime}$ E 192.94 ft. to a $1 / 2^{\prime \prime}$ iron rod found at the East comer of said Pannell Living Trust ( 0.616 acre) "Tract One", same being the East comer of the berein described tract;
2.) $S 30 \mathrm{deg} .18^{\prime} 16^{\prime \prime} \mathrm{W} 147.32 \mathrm{ft}$. to a $1 / 2^{\prime \prime}$ iron rod found at the South corner of said Pannell Living Trust ( 0.616 acre) "Tract One", same being the South corner of the herein described tract;
3.) N 66 deg. 14'01" W passing a $1 / 2^{\prime \prime}$ iron rod found in the Southeast line of said Apostolic Assembly of Faith in Christ Jesus, Inc. ( 25.598 acre) tract, same being a point in the Northwest line of said Betty Jean Ceder Purvis tract at a distance of 119.79 ft ., continuing along said bearing for a total distance of 163.52 to a $1 / 2$ "iron rod found at the West corner of said Pannell Living Trust ( 0.616 acre) "Tract One", same being the West comer of the herein described tract ;

THENCE with the common line of said Apostolic Assembly of Faith in Christ Jesus, Inc. ( 25.598 acre) tract and said Pannell Living Trust ( 0.616 acre) "Tract One", N 19 deg. $09^{\prime} 39$ " E 155.25 ft . to the PLACE OF BEGINNING and containing 0.616 acre of land.

Surveyed: June 23rd, 2006


Holt Carson
Registered Professional Land Surveyor No. 5166
see survey map B 776002
FIELD NOTES REVIEWED
By दpHH MOOPE Date 8-1-2006
Eng heering Support Section
Dspartment of Public Works and Transportation


# TRICT 2- EXHIBIT B <br> HOLT CARSON INCORPORATED 1904 FORTVIEW ROAD AUSTIN, TX 78704 <br> TELEPHONE: (512) 442-0990 <br> FACSIMILE: (512) 442-1084 

November 28, 2006


#### Abstract

FIELD NOTE DESCRIPTION OF 10.038 ACRES OF LAND OUT OF THE LUCAS MUNOS SURVEY, ABSTRACT NO. 513, IN TRAVIS COUNTY. TEXAS BEING A PORTION OF THAT CERTAIN (25.598 ACRE) TRACT OF LAND AS CONVEYED TO APOSTOLIC ASSEMBLY OF FAITH IN CHRIST JESUS, INC. BY DEED RECORDED IN DOCUMENT NO. 2001115262 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN (136.62 ACRE) TRACT OF LAND AS CONVEYED TO PAUL CEDER BY DEED RECORDED IN VOLUME 2510, PAGE 566 OF THE DEED RECORDS OF TRAVIS COUNTY,. TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:


BEGINNING at a $1 / 2$ " iron rod found at an angle corner of that certain ( 31.600 acre ) tract of land as conveyed to the City of Austin by deed recorded in Document No. 2006161034 of the Official Public Records of Travis County, Texas, same being the most Easterly corner of that certain (25.598 acre) tract of land as conveyed to Apostolic Assembly of Faith in Christ Jesus, Inc. by deed recorded in Document No. 2001115262 of the Official Public Records of Travis County, Texas and the most Easterly corner and PLACE OF BEGINNING of the herein described tract;

THENCE with the common line of said City of Austin (31.600 acre) tract and said Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract the following two (2) courses:
1.) S 33 deg. $11^{\prime} 44^{\prime \prime} W 472.30 \mathrm{ft}$. to a $1 / 2^{\prime \prime}$ iron rod found;
2.) S $63 \mathrm{deg} .44^{\prime} 30^{\prime \prime} \mathrm{E} 34.17 \mathrm{ft}$. to a $1 / 2^{\prime \prime}$ iron rod found at the North corner of that certain ( 0.616 acre) tract of land as conveyed to the City of Austin by deed recorded in Document No. 2006161037 of the Official Public Records of Travis County, Texas;

THENCE with the common line of said City of Austin ( 0.616 acre) tract and said Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract the following two (2) courses:
1.) S 19 deg. $09^{\prime} 40^{\prime \prime} \mathrm{W} 155.25 \mathrm{ft}$. to a $1^{\prime \prime}$ " iron rod found at the West corner of said City of Austin (0.616 acre) tract;
2.) S 66 deg. $14^{\prime} 01^{\prime \prime} \mathrm{E} 43.73 \mathrm{ft}$. to a $1 / 2^{\prime \prime}$ iron rod found in the Southwest line of said City of Austin ( 0.616 acre) tract, same being an angle corner of said City of Austin (31.600 acre) tract;

THENCE with the common line of said City of Austin (31.600 acre) tract and said Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract, S 30 deg. $46^{\prime} 37^{\prime \prime}$ W 501.56 ft . to a $1 / 2^{\prime \prime}$ iron rod found with a plastic cap imprinted "Holt Carson, Inc." at the most Southerly comer of said Apostolic Assembly of Faith in Christ Jesus, Inc. ( 25.598 acre) tract, same being the most Easterly corner of that certain ( 46.269 acre) tract of land as conveyed to the City of Austin by deed recorded in Document No. 2006161037 of the Official Public Records of Travis County, Texas, and the South corner of the herein described tract, and from which a $1 / 2^{\prime \prime}$ iron rod found with a plastic cap imprinted "Holt Carson, Inc." at the most Southerly corner of said City of Austin ( 46.269 acre) tract bears, S 30 deg. 46'37" W 290.91 ft ;

THENCE leaving the Northwest line of said City of Austin ( 31.600 acre) tract, with the common line of said City of Austin (46.269 acre) tract and said Apostolic Assembly of Faith in Christ Jesus, Inc. ( 25.598 acre) tract, N 35 deg. $\mathbf{4 8}^{\prime} 19^{\prime \prime} \mathrm{W} 650.00 \mathrm{ft}$. to a $1 / 2^{\prime \prime}$ iron rod set with a plastic cap imprinted "Holt Carson, Inc." for the West comer of the herein described tract, from which a $1 / 2$ " iron rod found at an angle comer in the West line of said Apostolic Assembly of Faith in Christ Jesus, Inc. ( 25.598 acre) tract bears, N 35 deg. $48^{\prime} 19^{\prime \prime} \mathrm{W} 378.22 \mathrm{ft}$.

THENCE leaving the Northeast line of said City of Austin (46.269 acre) tract and crossing the interior of said Apostolic Assembly of Faith in Christ Jesus, Inc. ( 25.598 acre) tract, $\mathbf{N} 46$ deg. $50^{\prime} 52^{\prime \prime}$ E 968.53 ft to ${ }^{1} / 2^{\prime \prime}$ iron rod set with a plastic cap imprinted "Holt Carson, Inc", in the Northeast line of said Apostolic Assembly of Faith in Christ Jesus, Inc. ( 25.598 acre) tract, same being a point in the Southwest line of said City of Austin ( 31.600 acre) tract and the North corner of the herein described tract, from which a $5 / 8^{\prime \prime}$ iron pipe found at the North corner of said Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract bears, N $42 \mathrm{deg} .35 \mathrm{~s} 51^{\prime \prime} \mathrm{W} 767.77 \mathrm{ft}$.

THENCE with the common line of said Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract and said City of Austin (31.600 acre) tract, S $42 \mathrm{deg} .35^{\prime} 51^{\prime \prime} \mathrm{E} 250.00 \mathrm{ft}$. to the PLACE OF BEGINNING and containing $\mathbf{1 0 . 0 3 8}$ acres of land.

Surveyed: November 28th, 2006
BY:


Holt Carson
Registered Professional Land Surveyor No. 5166
see survey map A 776002

FIELD NOTES REVIEWED


HOLT CARSON INCORPORATED 1904 FORTVIEW ROAD AUSTIN, TX 78704<br>TELEPHONE: (512) 442-0990<br>FACSIMILE: (512) 442-1084

June 23, 2006
FIELD NOTE DESCRIPTION OF 31.600 ACRES OF LAND OUT OF THE LUCAS MUNOS SURVEY, ABSTRACT NO. 513 AND THE JAMES BURLESON SURVEY, ABSTRACT NO. 4 IN TRAVIS COUNTY. TEXAS BEING ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO BETTY JEAN CEDER PURVIS BY ESTATE DISTRIBUTION, RECORDED IN VOLUME 11050, PAGE 306 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, TEXAS; ALL OF THAT CERTAIN (2.50 ACRE) TRACT OF LAND AS CONVEYED TO BETTY JEAN PURVIS BY DEED RECORDED IN VOLUME 10360, PAGE 746 AND VOLUME 10203, PAGE 598 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; ALL OF THAT CERTAIN (1.50 ACRE) TRACT OF LAND AS CONVEYED TO BETTY JEAN PURVIS BY DEED RECORDED IN VOLUME 9587, PAGE 232 AND VOLUME 9613, PAGE 768 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; ALL OF THAT CERTAIN ( 3.60 ACRE) TRACT OF LAND AS CONVEYED TO BETTY JEAN PURVIS AND HOWARD D. PURVIS BY DEED RECORDED IN VOLUME 8997, PAGE 805 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; ALL OF THAT CERTAIN (8.00 ACRE) TRACT OF LAND AS CONVEYED TO BETTY JEAN PURVIS BY DEED RECORDED IN VOLUME 8458, PAGE 903 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND VOLUME 8870, PAGE 605 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; AND ALL OF THAT CERTAIN (7.58 ACRE) TRACT OF LAND AS CONVEYED TO BETTY CEDER PURVIS BY DEED RECORDED IN VOLUME 3778, PAGE 1400 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $1 / 2$ " iron rod found at the most Southerly corner of that certain ( 8.00 acre) tract of land as conveyed to Betty Jean Purvis by deed recorded in Volume 8458, Page 903 of the Deed Records of Travis County, Texas and Volume 8870, Page 605 of the Real Property Records of Travis County, Texas, same being an ell comer of that certain (192.19 acre) tract of land as conveyed to the City of Austin by deed recorded in Document No. 2002182125 of the Official Public Records of Travis County, Texas, and the South corner and PLACE OF BEGINNING of the herein described tract;

THENCE with the Southwest lines of said Purvis ( 8.00 acre) tract; that certain ( 3.60 acre) tract of land as conveyed to Betty Jean Purvis and Howard D. Purvis by deed recorded in Volume 8997, Page 805 of the Real Property Records of Travis County, Texas; that certain ( 1.50 acre) tract of land as conveyed to Betty Jean Purvis by deed recorded in Volume 9587, Page 232 and Volume 9613, Page 768 of the Real Property Records of Travis County, Texas; that certain ( 2.50 acre) tract of land as
conveyed to Betty Jean Purvis by deed recorded in Volume 10203, Page 598 and Volume 10360, Page 746 of the Real Property Records of Travis County, Texas and that certain tract of land as conveyed to Betty Jean Ceder Purvis by Estate Distribution described in Volume 11050, Page 306 of the Real Property Records of Travis County, Texas, same being a Northeast line of said City of Austin (192.19 acre) tract, N 60 deg. 04 ' 10 " W 816.63 ft . to a $1 / 2$ " iron rod set with a plastic cap imprinted "Holt Carson, Inc." at the most Westerly comer of said Betty Jean Ceder Purvis tract, same being the most Southerly corner of that certain tract of land known as "Tract One"as conveyed to the Pannell Living Trust" by deed recorded in Document No. 1999121936 of the Official Public Records of Travis County, Texas;

THENCE with the Northwest line of said Betty Jean Ceder Purvis tract, N 30 deg. $46^{\prime \prime} 37^{\prime \prime}$ E 792.47 ft. to a $1 / 3^{\prime \prime}$ iron rod found in the Southwest line of that certain ( 0.616 acre) tract of land as known as "Tract One" as conveyed to the Pannell Living Trust" by deed recorded in Document No. 1999121936 of the Official Public Records of Travis County, Texas;

THENCE with the common line of said Pannell Living Trust ( 0.616 acre) "Fract One"said Betty Jean Ceder Purvis tract the following three (3) courses:
1.) $\$ 66$ deg. $14^{\prime} 01^{\prime \prime} \mathrm{E} 119.79 \mathrm{ft}$ to a $1 / 2^{\prime \prime}$ iron rod found;
2.) N 30 deg. $18^{\prime} 16^{\prime \prime} \mathrm{E} 147.32 \mathrm{ft}$. to a $1 / 2^{\prime \prime}$ iron rod found;
3.) N 63 deg. $44^{\prime} 30^{\prime \prime} \mathrm{W}$ passing a $1 / 2^{\prime \prime}$ iron rod found at the most Northerly corner of said Pannell Living Trust ( 0.616 acre) "Tract One", same being a point in the Southwest line of that certain ( 25.598 acre) tract of land as conveyed to Apostolic Assembly of Faith in Christ Jesus, Inc. by deed recorded in Document No. 2001115262 of the Official Public Records of Travis County, Texas at a distance of 192.94 ft ., continuing along said bearing for a total distance of 227.11 ft . to a $1 / 2^{\prime \prime}$ iron rod found;

THENCE continuing with the common line of said Betty Jean Ceder Purvis tract and said Apostolic Assembly of Faith in Christ Jesus, Inc. ( 25.598 acre) tract, N 33 deg. $11^{\prime \prime} 44^{\prime \prime}$ E 472.30 ft to a $1 / 2^{\prime \prime}$ iron rod found at the North comer of said Betty Jean Ceder Purvis Tract, same being the East corner of said Apostolic Assembly of Faith in Christ Jesus, Inc ( 25.598 acre) tract and a point in the Southwest line of that certain ( 7.58 acre) tract of land as conveyed to Betty Purvis by deed recorded in Volume 3778, Page 1400 of the Deed Records of Travis County, Texas, from which a $1 / 2^{\prime \prime}$ iron rod found for an angle point in the Northeast line of said Betty Jean Ceder Purvis tract bears, S 42 deg. $41^{\prime} 38^{\prime \prime} \mathrm{E} 271.81 \mathrm{ft}$;

THENCE with the Southwest line of said Betty Purvis (7.58 acre) tract, N 42 deg. 35 '51"W 1017.77 ft. to a $5 / 8^{\prime \prime}$ iron pipe found in the Southeast right-of-way line of old Manor Road, from which a $1 / 2$ " iron rod found at the called most Northerly comer of said Apostolic Assemble of Faith in Christ Jesus, Inc. bears, S 49 deg. $52^{\prime} \mathrm{W} 3.0 \mathrm{ft}$;

THENCE with the Southeast right-of-way line of Old Manor Road, same being the Northwest line of said Purvis ( 7.58 acre) tract, N 70 deg. $08^{\prime} 06^{\prime \prime}$ E 187.70 ft . to a $5 / 8^{\prime \prime}$ iron pipe found at the West

Page 2 of 3
comer of that certain ( 0.621 acre) tract of land as conveyed to Kenneth W. Rader by deed recorded in Document No. 2001175327 of the Official Public Records of Travis County, Texas, same being the the most Northerly comer of said Purvis ( 7.58 acre) tract, also being the West corner of that certain ( 7.58 acre) tract of land known as "Tract Three"as conveyed to Pannell Living Trust by deed recorded in Document No. 1999121936 of the Official Public Records of Travis County, Texas and the most Northerly corner of the herein described tract,

THENCE leaving the Southeast right-of-way line of Oid Manor Road with the common line of said Rader ( 0.621 acre) tract, Pannell Living Trust "Tract Three" and said Purvis (7.58 acre) tract, S 42 deg. $42^{\prime} 55^{\prime \prime} \mathrm{E}$, passing a $1 / 2^{\prime \prime}$ iron rod found at the South corner of said Rader ( 0.621 acre) tract at a distance of 238.85 ft . continuing along said bearing for a total distance of 1828.93 ft . to a calculated point in the Northwest line of said City of Austin (192.19 acre) tract, from which a $1 / 2^{\prime \prime}$ iron rod found at the most Northerly corner of said City of Austin (192.19 acre) tract bears, N 29 deg. 49'51"E 863.37 ft.;

THENCE with the common line of said Purvis (7.58 acre) tract and City of Austin (192.19 acre) tract the following two (2) courses:
1.) S 29 deg. $4^{\prime} 51^{\prime \prime}$ W 186.29 ft . to a $1 / 2^{\prime \prime}$ iron rod found at the South comer of said Purvis (7.58 acre) tract;
2.) N 46 deg. $\mathbf{2 6}^{\prime} 33^{\prime \prime}$ W 5.72 ft . to a $1 / 2^{\prime \prime}$ iron rod found at the East corner of said Purvis ( 8.00 acre) tract;

THENCE with the common line of said Purvis ( 8.00 acre) tract and City of Austin (192.19 acre) tract, $\mathbf{S} 30$ deg. 14'40" W 1128.03 ft. to the PLACE OF BEGINNING and containing 31.600 acres of land.


Hoit Carson
Registered Professional Land Surveyor No. 5166
see survey map B 776002

FIELD NOTES REVIEWED
Ey Goflt Mexte Date 8-1-20010
Department of Public Voction
and Transportation

$2118114 \times \exists \cdot 2.10 \mathrm{~V} 11$

# TRACT 2-EXHIBIT D <br> CARSON AND BUSH <br> PROFESSIONAL SURVEYORS, INC. <br> 1904 FORTVIEW ROAD <br> AUSTIN, TX 78704 <br> TELEPHONE: (512) 442-0990 <br> FACSIMILE: (612) 442-1084 

SEPTEMBER 9, 2002

FIELD NOTE dESCRIPTION OF 192.19 acres of Land out of the james BURLESON SURVEY ABSTRACT No. 4, THE LUCAS MUNOS SURVEY ABSTRACT No. 513, AND THE HOWELL T. DAVIS SURVEY ABSTRACT NO. 214, in TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN ( 192.131 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 2" AND AS CONVEYED TO INDUSTRIAL GROUP by Spectal warranty deed recorded in volume 11972 page 1908 of THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED GY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found, with a plastic cap stamped "Landmark", in the West right-of-way line of Johnny Morris Road for the Southeast comer of that certain (192.131 acre) tract of land as conveyed to Industrial Group by Special Warranty Deed recorded in Volume 11972 Page 1908 of the Reai Property Records of Travis County. Texas, and for the Northeast comer of that cartain (84.427 acre) tract of land as conveyed to the City of Austin by Special Warranty Deed recorded in Document No. 1999159415 of the Official Public Records of Travis County, Texas, and being the Southeast corner and PLACE OF BEGINNING of the herein described tract;

THENCE leaving the West right-of-way line of Johnny Morris Road with the common line of said Industrial Group (192.131 acre) tract and said City of Austin (84.427 acre) tract, N 60 deg. 04' $15^{\prime \prime} \mathrm{W} 3241.35 \mathrm{ft}$ to a $11^{\prime \prime}$ iron rod found for the Southwest corner of said industrial Group ( 192.131 acre) tract and for the Northwest comer of said City of Austin ( 84.427 acre) tract and being in the East line of that certain ( 85.439 acre) tract of land as conveyed to the State of Texas by deed recorded in Volume 11339 Page 2005 of the Real Property Records of Travis County, Texas, and being the Southwest comer of this tract, and from which a brass cap in concrete found for the City of Austin EUD Monument No. 238 bears N 59 deg. 52' 47" W 7567.15 ft., and also from which a $1 / 2^{\prime \prime}$ iron rod found for an angle comer in the West line of said City of Austin (84.427 acre) tract bears S 07 deg. $26^{\prime} 09{ }^{\prime \prime} \mathrm{W} 1198.93 \mathrm{ft}$ :;

THENCE with the West line of said Industrial Group (192.131 acre) fract, the following two (2) courses;

1) N 07 deg . $30^{\circ} 56^{\prime \prime} \mathrm{E} 230.37 \mathrm{ft}$. to a ${ }^{1 / 2}$ iron rod found;
2) $N O B$ deg. $50^{\prime} 40^{\prime \prime} E 946.74 \mathrm{ft}$. to a $1 / 2^{\prime \prime}$ iron rod found for the. Northwest corner of said Industrial Group (192.131 acre) tract and for the Southwest comer of that certain ( 16.00 acre) tract of land described as "Tract Four" and as conveyed to Pannell Living Trust by Warranty Deed recorded in Dacument No. 1999121936 of the Official Public Records of Travis County. Texas, and being a Northwesterly angle comer of this tract, and from which a $1 / 2^{2}$ iron pipe found for an angle comer in the East line of said State of Texas ( 85.439 acre ) tract bears N07 deg. $05^{\prime} 38^{\prime \prime}$ E 1102.62 ft . and N 06 deg. $59^{\prime} 38^{\prime \prime} \mathrm{E} 1087.51 \mathrm{ft}$., and also from which a brass disk in concrete found for City of Austin EUD Monument No. 239 bears N 07 deg. $35^{\prime} 02^{\prime \prime}$ W 4526.08 ft .;

THENCE with the common line of said Industrial Group (192.131 acre) tract and said Pannell Living Trust ( 16.00 acre) tract, the following three (3) courses;

1) $N 54$ deg. $45^{\prime} 49^{\prime \prime} E 557.27 \mathrm{ft}$. to a $1 / 2^{\prime \prime}$ iron rod found;
2) N 85 deg. $52^{\prime} 28^{\prime \prime} E 365.12 \mathrm{ft}$. to a $1 / 2^{\prime \prime}$ iron rod found;
3) $S 87$ deg. $45^{\prime} 03^{\prime \prime} E 171.78 \mathrm{ft}$. to a $1 / 2^{\prime \prime}$ iron pipe found for the Southeast corner of said Pannell Living Trust ( 16.00 acre) tract and for the Southwest corner of that certain ( 7.20 acre) tract of land described as "Tract Six" as conveyed to Pannell Living Trust by Warranty Deed recorded in Document No. 1999121936 of the Official Public Records of Travis County. Texas, and being an angie corner of this tract;

THENCE with the common line of said Industrial Group (192.131 acre) tract and said Pannell Living Trust ( 7.20 acre) tract, the following two (2) courses;

1) $S 57$ deg. $55^{\prime} 13^{\prime \prime} E 144.83 \mathrm{ft}$. to a $1 / 2^{\prime \prime}$ iron rod found;
2) S 74 deg. $\mathbf{1 2 '}^{\prime} 54$ " E 207.35 ft . to a $1 / 2^{\prime \prime}$ iron rod found for the Southeast corner of said Pannell t.iving Trust ( 7.20 acre) tract and for an angle corner of said Industrial Group ( 192.131 acre) tract, and being an angle comer of this tract;

THENCE, S 60 deg. 04' $10^{\prime \prime} \mathrm{E} 1823.66 \mathrm{ft}$ to a $1 / 2^{\prime \prime}$ iron rod found for an angle comer of said Industrial Group ( 192.131 acre) tract and for the Southeast corner of that certain ( 8.00 acre) tract of land as conveyed to Betty Jean Purvis by deeds recorded in Volume 8458 Page 903 and Volume 8870 Page 605 of the Deed Records of Travis County, Texas, and for the Southwest corner of that certain ( 40.00 acre) tract of land as conveyed to Doren Eskew, Trustee, by deed recorded in Volume 4077 Page 790 of the Deed Records of Travis County, Texas, and being an angle corner of this tract, and from which a $1 / 2^{\prime \prime}$ iron rod found in the West right-of-way line of Johnny Morris Road for the Southeast corner of said Eskew ( 40.00 acre) tract bears $S 60$ deg. $04^{\prime} 54^{n}$ E 854.43 ft:

THENCE with the common line of said Industrial Group (192.131 acre) tract and said Purvis ( 8.00 acre) tract, N 30 deg. $14^{\prime} 40^{\prime \prime} \mathrm{E}\left\{128.03 \mathrm{ft}\right.$ to a $12^{\prime \prime}$ iron rod found at the base of a badty bent $3 / 4^{\prime \prime}$ iron pipe found for the Northeast comer of said Purvis ( 8.00 acre) tract, and for an angle comer of said Industrial Group (192.131 acre) tract, same being an angle corner of this tract;

THENCE, 546 deg. $28^{\prime} 33^{n}$ E 5.72 ft . to a $1 / 2^{\prime \prime}$ iron rod found at the base of a badly bent $1 / 2^{\prime \prime}$ iron pipe found for the most Southerly or Southeast corner of that certain ( 15.16 acre) tract of land as conveyed to David Ceder by deed recorded in Volume 2510 Page 558 of the Deed Records of Travis County. Texas, and for an angle corner of said Industrial Group (192.131 acre) tract and being an angle corner of this tract;

THENCE, N 29 deg. $49^{\prime \prime} 51^{\prime \prime} \mathrm{E} 1049.66 \mathrm{ff}$. to a $1 / 2^{\prime \prime}$ iron rod found in the Southerly right-of-way line of Daffin Gin Lane for the most Northerly corner of said Industrial Group (192.131 acre) tract, and being the most Northerly comer of this tract;

THENCE with the Southerly right-of-way line of Daffin Gin Lane, S 42 deg. $34^{\prime} 22^{\prime \prime} \mathrm{E}$ 896.41 ft . to a punch mark set on a metal flange of a telephone manhole at the point of intersection with the West right-of-way line of Johnny Morris Road for the Northeast corner of said Industrial Group (192.131 acre) tract and being the Northeast corner of this tract, and from which a chiseled " $X$ " in concrete found for the most Southerly corner of that certain ( 6.814 acre) tract of land as conveyed to Mission Petroleum Carriers, Inc. by deed recorded in Volume 12764 Page 1839 of the Real Property Records of Travis County, Texas, bears N 27 deg. $35^{\prime} 00^{\prime \prime} \mathrm{E} 43.43 \mathrm{ft}$ :

$$
\begin{aligned}
& 1 \\
& \text {; } \\
& \text { THENCE with the West right-of-way line of Johnny Morris Road and with the East line } \\
& \text { of said Industrial Group (192.131 acre) tract, the following two (2) courses; } \\
& \text { 1) S. } 30 \text { deg. } 14^{\prime} 37^{\prime \prime} \mathrm{W} 1906.66 \mathrm{ft} \text {. to a }{ }^{1 / 2} \text { " iron rod found for the aforementioned } \\
& \text { Southeast corner of said Eskew ( } 40.00 \text { acre) tract, and from which a } 1 / 2^{\prime \prime} \\
& \text { iron rod found in the East right-of-way line of Johnny Morris Road for the } \\
& \text { most Westerly comer of Lot 1A, Block A, Amended Plat of Lots } 1 \text { and } 2, \\
& \text { Block A. of Industrial Group } 30.00 \text { and } 86.36 \text { acre) Tracts, a subdivision in } \\
& \text { Travis County, Texas, according to the map or plat thereof recorded in } \\
& \text { Document No. } 200000349 \text { of the Official Public Records of Travis County. } \\
& \text { Texas, bears N } 44 \text { deg. 09' } 41^{\prime \prime} \text { E } 496.74 \text { f.; } \\
& \text { 2) } \mathrm{S} 30 \text { deg. } 18^{\prime} 46^{\prime \prime} \mathrm{W} 1917.96 \mathrm{ft} \text {. to the PLACE OF BEGINNING containing } \\
& \text { 192.19 Acres of land. } \\
& \text { SURVEYED: August, } 2002 . \\
& \text { Holt Carson } \\
& \text { Registered Professional Land Surveyor No. } 5166
\end{aligned}
$$

CARSON AND BUSH PROFESSIONAL SURVEYORS, INC.
see accompanying map: B683002
（11914x こ 10001


Tract 3
Exhibit D


# Betty Jean Purvis <br> To <br> The City of Austin 

FELDTOTES DERSRJPTION OF 3597 ACRES OF LAND OUT THE HT DAVIS SURVEY NO 30, TRAVIS, COUKNFY, TEXAS, THE SAID 3597 ACRES OF LAND ALSO BEING OUT OF THAT CEFTAJH 82 AERE TRAGK CALLED SECOND TRACT IN A PARTITION DEED TO ROBERT CEDAR ANO BETDY UEAN CEDAR PURVIS, DATED AUGUST 1, 1967, RECORDED IN VOLUME 3353, PARE 848 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESGRIBED 3597 ACRES BEING ALL OF THAT CERTAIN TRACT CALLED 36 ACRES IN AODEED JO EEXTY JEAN PURVIS, DATED OCTOBER 26, 1967, RECORDED IN VOLUME 3381, PAGE 956 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS THE SAID 3597 ACRES OF LAND BEING MORE PARTICULARLY DESCRIGED BY METES AND BOUNDS AS FOL LOWE
BEGINNING at a $1 / 2$ inch drameter steel pin set with cap stamped Lenz \& Assoc on the south line of Old Manor Road at the nofthwest comer of the said 36 acre Betty Jean Purvis tract described in Volume 3381, Page 966 of the XXeed Records of Travis County, Texas ( $X=314389696, Y=$ 1009144383 - Texas State ptang Coordınate Sustem, C̄entral Z̄one, 1983 HARN), the same being at the northerly northesst corner of that certerin 20623 acre tract described in a deed to the City of Austin recorded in Voume 11965, Page 953 of the Real Property Records of Travis County. Texas, from which a $1 / 2$ inghdiameter steel pin found on the south line of Old Manor Road at the northwest comer of the said, 82-acre Robert Ceffarand Betty Jean Cedar Purvis tract, the same being the northerly northwest corner of the said 20823 acre City of Austin tract bears S $68^{\circ} 53^{\prime} 06^{n}$ W, 3055 feet

THENCE, N $68^{\circ} 53^{\prime} 06^{\prime \prime} \mathrm{E}$, a distance of 9681 Y fegtalong, the south line of Old Manor Road, the same being the north line of the said 82 acre Robert Cedarand Betty Jean Cedar Purvis tract and the north line of the said 36 acre Betty Jean Futevs'tract, to a $y_{z}$ inch diameter steel pin set with cap stamped Lenz \& Assoc on the west ine of that certanf Tract dalled Parcel No 2, Part Two in a deed to the State of Texas recorded in Volume 113;9, page.2005 of the Real Property Records of Travis County, Texas and being at the northeast corner of thesaud 82 acre Robert Cedar and Betty Jean Cedar Purvis tract and the said 36 acre Bett-derar Purvis tract,

THENCE, $S 04^{\circ} 21^{\prime} 41^{\prime \prime} \mathrm{W}$, a distance of 169347 feet along the east frag, of the said 82 acre Robert Cedar and Betty Jean Cedar Purvis tract and the said 36 kare Belty Joan Purvis tract, the same being the west line of the said State of Texas tract, to en iron preefgurd at the sputheast corner of the said 36 acre Betty Jean Purvis tract, the same being the easferly portheast dorner of the said 20623 acre City of Austin tract,

THENCE, traversing the interior of the said 82 acre Robert Cedar ane gefly Jean Cedar Purvis tract, along the southerly and westerly ines of the said 36 acre Betty JegrPurvis tact, being common lines with the said 20623 acre City of Austin tract, the following three (3)-courses and distances

2) $140^{\circ} 25^{\prime} 0635,63002$ feet to a $1 / 2$ inch diameter steel pin found,
3) $27^{\circ} 50^{\circ} 5^{\prime \prime}$ a $1-145^{4} 47$ toet to the PLACE OF BEGINNING, containing 3597 acres of land. mone or lass
 TCAD 02e263T-1003
Austun Grid MN. 27

## TRACT 4 ExhibIT A


cos es)
TRACT 4
$)^{\text {ExHibiT " } B "}$

FIELD NOTES TO ACCOMPANY MAP OF SURVEY
FIELD NOTES QEECRIPTION OF 2008 ACRES OF LAND OUT THE HT DAVIS SURVEY NO 30, TRAYIS COUNTY IEXAS, THE SAID 2008 ACRES OF LAND BEING THE REMAINDER PORTO OF THAT E ERTAIN 6616 ACRE TRACT CALLED FIRST TRACT AS CONVEYED TO RUBER CEDAR ANO ANANETTE PANNELL IN A PARTITION DEED DATED AUGUST 1, 1967, RECORDED IN OOLUYE 3353, PAGE 748 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEHG-THEREMAINDER PORTION OF THAT CERTAIN 6615 ACRE TRACT CALLED TRACT TWO-GONYEYED TO WB PANEL AND ROSE ANNETTE PANNELL, TRUSTEES OF THE PANNELI LIVING TRUST BY WARRANTY DEED DATED APRIL 19, 1999, RECORDED IN DOCUMENT NO 1999121936 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS THE SAID 2008 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND-GOUNDS IN TWO TRACTS, CONTAINING 249 ACRES AND 1759 ACRES, AS FOLLOWS

TRACT 1 - 2.49 -ACRES
BEGINNING at a $1 / 2$ inch diarnetersteor pin found on the south line of Old Manor Road at the northwest corner of the said 6816 -acre First Tract described in Volume 3353, Page 748 of the Deed Records of Travis County, Texas $X=314239693, Y=1009112450$ - Texas State Plane Coordinate System, Central Zone, 983 HARN), the same being the said 6616 acre tract called Tract Two described in Document Number 1899121835 of the Official Public Records of Travis County, Texas and being at the northeasycorney of thaycertan 58584 acre tract conveyed to the Carter Family Trust recorded in Volume N350, Page 169 of the Real Property Records of Travis County, Texas,

THENCE, $\mathrm{N} 84^{\circ} 28^{\prime 2} 6^{\prime \prime} \mathrm{E}$, a distance of 44999 feet along the south line of Old Manor Road and north line of the said 6616 acre tract, to a $1 / 2$ ing h diameter steel pin found in concrete at the northerly most northwest corner of that certain 3667 acre portion of the said 6616 acre tract conveyed to the City of Austin by deed recorded in Volumenor76, Page 888 of the Real Property Records of Travis County. Texas,

THENCE, traversing the interior of the said 6616 acre tract aton id the nofftiyesterly lines) of the said 3667 acre City of Austin tract, the following two (2) coufses-and oristances

1) $\mathrm{S} 37^{\circ} 20^{\prime} 15^{\prime \prime} \mathrm{W}, 55928$ feet to a $1 / 2$ inch diameter steel Assoc
2) $\mathrm{N} 87^{\circ} 21^{\prime} 09^{\prime \prime} \mathrm{W}, 8895$ feet to a $1 / 2$ inch diameter steel pin found in concrete ont the west line of the said 6616 acre, the same being the east line of the said 58584 acre, Carte_-Famty Trust tract, at a westerly northwest corner of the said 3667 acre City of Austirtragt

Page 1 of 3



THENCE, along and with the west lines) of the said 6616 acre tract and east lines) of the said 58584 acre tract, the following two (2) courses and distances


W, 26999 feet to a $1 / 2$ inch diameter steel pin found in concrete,
N $05^{\circ} 36^{\prime} 59^{n} \mathcal{W}, 12796$ feet to the PLACE OF BEGINNING, containing 249 acres of land, TRQCIA-17.59AGRES
BEGINniNg, at a $/$ inch diameter steel pin found on the south line of Old Manor Road at the northeast -corner of the said 6616 acre First Tract descnbed in Volume 3353, Page 748 of the Deed Records of Taws County, Texas $(X=314386847, Y=1009143262$ - Texas State Plane Coordinate System, Central Zone, 1983 HARN), the same being the said 6616 acre tract called Tract Two described Document Nuthober 1999121936 of the Official Public Records of Travis County, Texas and being at the porthyest corner of that certain 82 acre tract called Second Tract conveyed to Robert Cedar ant Betty Jean Cedar Purvis in the said Partition Deed Recorded in Volume 3353, Page 748 or the Deed Records of Travis County, Texas and being at the northerly northwest corner of the derain 20623 acre portion of the said 82 acre tract conveyed to the City of Austin by deed recondedrin Voturiog 11965, Page 953 of the Real Property Records of Travis County, Texas,

THENCE, along the common Pine (s) between the said 6616 acre First Tract and the said 82 acre Second tract, the same being the commgarine(s) between the said 6616 acre First Tract and the said 20623 acre City of Austin Tract, the following three (3) courses and distances

1) $\mathrm{S} 27^{\circ} 56^{\prime} 54^{\prime \prime} \mathrm{W}, 110300$ feet to a 1 incb-tamgieryron pipe found at the base of a 24 inch diameter hackberry tree.
2) $S 60^{\circ} 25^{\prime} 06^{\prime \prime} \mathrm{E}, 91461$ feet to a $1 / 2$ inch diameter steel pin set with cap stamped Len \& Assoc
3) $S 30^{\circ} 02^{\prime} 33^{\prime \prime}$ W, 77479 feet to a $1 / 2$ inch diameter_oteel pin set with cap stamped Len \& Assoc at the intersection with a northeasterly y ne of that certain 3667 acre portion of the sand 6616 acre tract conveyed to the City of Austin by deed recorded in Volume 9776, Page 888 of the Real Property Records of Travis County,-Lexas, being at or near the northerly most corner of that certain 2247 acre tract conveyed to the Cry of Austin recorded in Volume 8879, Page 692 of the Real Property Records of Traves County, Takas, from which a $5 / 8$ inch diameter iron pipe found for line bears $330^{\circ} 02^{\prime} 33^{\prime \prime} \mathrm{W}$, $104^{\prime 2} \mathrm{z}^{\prime}$ feet,

THENCE, N $49^{\circ} 57^{\prime} 40^{\prime \prime} \mathrm{W}$, a distance of 90613 feet, traversing the interior of the said 6616 acre First Tract, along a northeasterly line of the said 3667 acre City bf-Austior tract, to a $1 / 2$ inch diameter steel pin found at the southerly most corner of that certamp 1000 -acre portion of the said 6616 acre tract conveyed to Darrell Marti and KFIT inc by dead recprogat in Document Number 2001046056 of the Official Public Records of Travis County, Texas, fromm which $21 / 2$ inch diameter steel pin found in concrete at an angle point in the northeasterly line of the salt 3667 acre City of Austin tract bears N $49^{\circ} 57^{\prime} 40^{\prime \prime} \mathrm{W}, 24058$ feet,


THENCE, along and with the easterly lies) of the said 1000 acre tract, the following four (4) cotirses and distances

1) $N 27^{\circ} 57^{\prime} 16^{\prime \prime} E, 55703$ feet to a $1 / 2$ inch diameter steel pin found,
2) $\mathrm{A}-62^{\circ} 0^{\prime}{ }^{\prime} 04^{\prime \prime} \mathrm{W}, 5004$ feet to a $1 / 2$ inch diameter steel pin found,
3) 270 , 6517 feet to a $1 / 2$ inch diameter steel pin found.
4) $\left.1.62^{\circ} 02,38^{\prime}\right)^{3}, 27443$ feet to a $1 / 2$ inch diameter steel pin set with cap stamped Len \& Assoc at the northeryysnost comer of the said 1000 acre tract, being a common corner with the says 36 67acm city of Austin tract.

THENCE, flong and youth an east and north line of the said 3667 acre City of Austin tract, the following two -(2) courses and distances

1) $N 07^{\circ} 10^{\prime} 10^{\prime \prime}$ W, 8378 feet to a $1 / 3$ mich diameter steel pin found,
2) With a curve the the rift, having central angle of $06^{\circ} 01^{\prime} 05^{\prime \prime}$, a radius of 98500 feet, an arc of 10346 feet and a chord bearing and distance of $581^{\circ} 24^{\prime} 34^{\prime \prime} \mathrm{W}, 10341$ feet to a $1 / 2$ inch diameter steel pin set with cap stamped Lenz \& Assoc on the south line of Old Manor Road, the same being the nortprine of ting sad 6616 acre tract,
THENCE, with the south line of Fid MangrRoad-and north line of the said 6816 acre tract, the following two (2) courses and distances
3) $N 72^{\circ} 24^{\prime} 46^{\prime \prime} \mathrm{E}, 27785$ feet to a $1 / 2$ inch diameter steel pin set with cap stamped Len \& Assoc,
4) $N 68^{\circ} 53^{\prime} 06^{\prime \prime} \mathrm{E}, 39849$ feet to the Place gr BEgiNNiNG, containing 1759 acres of land, more or less


Timothy A Lenz, RPLS No-4393
Lenz \& Associates, Inc ,
1714 Fort View Road, Suite 101
Austin, Texas 78704
(512) 443-1174
(20010602 doc)

## REFERENCES

BEARING BASIS - Texas State Plane Coordinate System, Central Zone, 1983 HARM
TCAD 02-2631-1003
Austin Grid MN-27



JAMES E. GARON \& ASSOC.<br>PROFESSIONAL LAND SURVEYORS

LEGAL DESCRIPTION: BEING 20.623 ACRES OF LAND LYING IN AND BEING SITUATED IN. ThE H.T DANS SURVEY NO. 30 IN TRAVIS COUNTT, TEXAS, AND BEING THAT SAME TRAOT OF LARD (TRACT 8) CONVEYED TO THE LUNDELL 1991 TRUST BY DEED RECORDE IN UOL UME 11422, PAGE 436 OF THE DEED RECORDS OF TRAVIS COUNTY; SAID 20. 623 ACRE TRACT. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SUHVEYED UNGER-JHE SUPERVSION OF JAMES E. GARON REGISTERED PROFESSIONAL LAND SURVEVOANMAY 1993:

BEGHNuNG at a $1 / 2$ inch iron rod set in the south right-of-way ( $80^{\prime}$ ) Ine of Manor Road at the northeast poryer of that certain tract of land conveyed to Rubert Ceder and Annette Pannel by deed recoroed intolame 3353 , 只age 748 of the Deed Records of Travis County, Texas, for the northwest domer tyerext/
THENCE N $69^{\circ} 55^{\prime} 0 g^{\prime} E$, 3-1.24 feet along the said south right-of-way ( $80^{\prime}$ ) line of Manor Road to a $1 / 2$ inch ironfod sef at the nouthwest comer of that certain tract of lanid conveyed to Betty Jean Purvis by deet recorded in Volume 3381, Page 956 of the Deed Records of Travis County, Texas, for the mostrpitherfy nontheast corner hereot;

THENCE along the comfrop-lyiding line of the said Purvis and Lundell tracts the following three (3) courses:

1) $S 30^{\circ} 06^{\prime} 28^{\circ} \mathrm{W}, 1,106.22$ feet along a, here twenty $\left(20^{\prime}\right)$ feet southeast of and parallet to the. sald Ceder and Pannell tract to a $1 / 2$ jueh irgar rod) set de the southwest corne of the said Puivis tract, for an inside ell comer of the thereineescribed tract;
2) $S 58^{\circ} 30^{\circ} 31^{\circ} \mathrm{E} .629 .73$ feet to a $1 / 2$ nch ironorgoterd, for angle point;
3) $S 83^{\circ} 35^{\prime} 00^{\circ} \mathrm{E}, 744.91$ feet to a $1 / 2$ / inchiron roodset In the east line of that cerain tract of land (Parcel No. 2) conveyed to the State of Texa-6y deed recorded in Volume 11339, Page 2005 of the Deed Records of Travis Counth, Texas, fer the most easterly northeast corner hereof, and from which a $5 / 8$ inch dlameter iron pipenoundealled to be at the easterly common comer of the said Purvis and Lundell tracts bears $S$. $3^{\circ}{ }^{\circ} 35^{\prime} 00<E, 0.56$ feet.

THENCE S $06^{\circ} 33^{\prime} 32^{\circ} \mathrm{W}, 1,558.63$ feet along the Cornmen etrviding line of the said State of Texas and Lundell tracts to a State Department of Transpontation Y 42 inch iron rod and aluminum cap found at a polnt of curvature of a curve to the rightur)

## 9560 59611

THENCE continuing along the said common dividing line a distaricerof 6,64 feqt along the arc of said curve to the right having a central angle of $00{ }^{\circ} 08^{\prime} 07^{\prime \prime}$, 2 radius of $2,815.00$ feet and a chord bearing $S 06^{\circ} 37^{\prime} 36^{\circ} \mathrm{W}, 6.64$ feet to a $1 / 2$ inch iron rodser, for the southeast comer hereof, and from which the called noitheast corner of that certah 2 2. $^{4} 7$ acre fact of land conveyed to the City of Austin by deed recorded in Volume 8879, Page 692 of the Deed Records of Travis County, Texas bears $\mathrm{N} 38^{\circ} 40^{\prime} 10^{\prime \prime} \mathrm{W}, 0.84$ feet:
:101 CAPITAL OF TEXAS HIGHWAY, SOUTH • BLDG. E. SUTFE 230 • AUSTIN, TEXAS 78746. (512) 328.9302
8078 MAIN SIREET • SASTROP. TEXAS 78602 - (512) 321.4185




## EIETD NGIES

DESCRIFTIDN DF 3. 6.67 ACRES DF LAND OUT DF THE H.T. DAVIS SURVEY \#JO, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS EEING A FORTION OF THE SG. IG ACRE TRACT OF LAND CONVEYED TO RURERT CEDAR, RDBERT CEDAR, ANNETTE PANNELL AND EETTY JEAN FURVIS IN A DEED FECDRDED IN VDLUME 3353 , FACE 748 , TRAVIS COUNTY, TEXAS DEED FECORDS AND EEING MORE FGRTICULARLLY DESCRIEED AS FOLLDWS:

CDMMENCING at a concrete monument get for the Northwest cornerof a 149. is Acre tract as recorded in Volume 2510, Page 374 , Travis County, Texas Deed Fecords, and the Northwest corner of said kib. 1d Acre tract, and the South ine of Old Manor Rof;

THENCE with the Nartin line of said bt. 16 GCre tract and the gouth line of sais Did Manor Ra, N 8d 40' 57" E, a distance of 450.00 feet to a concrete monument set for the FOINT OF BEGINNTNG.

THENCE continuing with the North line of said 6s. 17 Acre tract: and said 36.67 Acre tract and the South line of seid old Manor fid, for the followirg two (2) courses and distances:
(1; N $9640^{\circ} 57^{\prime \prime} E, 386.80$ fegt to a comerete monument set, for a point of curvature of a recors curve to the left having a central angle of Is 28. $00^{\prime \prime}$ with a radist of 985.00 feet and a tangent distance of 133.76 feet, and;
(2) Along said curve with a sub-curb having a Eentral arigle of $00.31^{\prime \prime}$ with a radius of 985.00 feet, tangent of 91.70 feet and an arc distance of 103.30 feet, and the chord bearing $N 8340^{\circ} 44^{\circ} \mathrm{E}$, a distance of 103.25 feet to a concrete momament set for a pairit of curve for the Northeast corner of said So.a7 Acre tract.

THENCE leaving the South line of said Dld Manor Fid and the North ling of said 66.16 Acire tract and crosging said bh. 16 Acre tract for the following seven (17) courses and distances:
\{1\} $5457^{\prime} 21^{\prime \prime} E, ~ g 3.74$ feet to a toncrete morument set for a Foint of Curvature;
(2) Along a curve to the right havirig a central angle of $9000^{\circ}$ og" with a radius of 200.00 feet, tangent of 200.00 feet and
 a distance of 282.84 feet to a concrete monument set for a point bf Tarigencys
nontument set：
monument Ext： monlmerit set of the Southeast line of sidid ob． 16 Acre tract and the

 Recorcis．

THENCE with the Scutheast liree of said be． 16 Acre treact

 66．ís Acrif rrant．

THENCE with the WeEt I ine of said to． 1 is Acre tomat arid trte East line of a 112 Atre ivact as recorded in volume 2644；Fage Bbi，
 EOLTSES aind distances：
 iroir rod found，in all for a total digtatice af 日大， 57 fegt tol art ía inch irori piper foundis
 pipe fourid：
 fautid：
 monument fiound；
 found：



（7）$N=47$ ，2＂゙＂ 2 ，a distance of 77.72 fegt ta a concrete monciment set；
 fourid：
 かipG fulnd；
 Founcts

folimily
 monument set，and；


```
monument get, freit which thas Northwest corner and said FGINT OF
CDMMEINCEMENT Of 5aid bb.1\ell ACre tract bears N 00 4. $0" E, &
distarmee of 2%0.00 feet and M J 2S' 00" W, a distarce uf 12%.90 feet;
    THENCE leaving the Wegt lifie of Eaid bóníg fore tafid satid 112
Acre tract.g wil:h the Northwest line of said Sub.b7 Acre tract and
```



```
distances.
```



```
monument set, and:
    (2) N 39 32' 52" E, a distance of 55%, 2z feet to the F[IIN7
DF BEGINNING and containing Bbah> ACres more or lest.
```

    Suto.ject to:
    (1) Sunitary sewter easenerit to the City rif fustirn recorded in
    Volume 5isis, Page 2290, Deed Fecords of Travis Sounty, Te:e.
(2) EnEgment to Teyas Foher and Light Compary, reint den int
Yolump rifoi, Fage 475, deed recards of Travis Colnty, Tientis.

If Latry G. Hada, do her wisy certify that to the best of my knowledge arid telief that this deseription is true and correct and that it tats syrveyed on Lhe ground during May, $17 a 6$.


TRACT 4 EXHIBIT D


KNOW ALL BY THESE PRESENTS:

That University Savings Association, a Texas Savings and Loan Association, acting herein by and through its duly authorized officer kempe C. Hayes, First Vice President, of the County of Travis, State of Texas, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten DOllass (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the City of Austin, Texas, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, and for which no lien, or encumbrance express or implied, is retained, and for the additional use of the herein-described property for parks and recreational, drainage and public utility easement purposes for public use by the citizens of the City of Austin; have this day GRANIED, SOLD AND CCNVEYED, and by these presents does hereby GRANT, SELL and CONVEY, unto the said City of austin, a municipal corporation situated in the Counties of Travis, Williamson and Hays, Texas, and whose mailing address is P.O. Box 1088, Austin, Texas 78767-1988, ATIN: Real Estate Division, the following described property, to-wit:

Lot 9, Block $C$ of the Northridge Park, Section 2, Phase A-1 Subdivision, a subdivision of the Clty of Austin, Travis County, Texas, according to the map or plat thereof, recorded in book 86, pages 141B through 141C inclusive, of the plat records of Travis County, Texas.

This conveyance is expressly made subject to the following reservations, exceptions, dedications, and restrictions:

## 1. Existing easements.

2. By acceptance of this conveyance, the City of Austin hereby dedicates the hereinbefore described property for parks and recreation, drainage and public utility easement purposes for public use by the citizens of the City of Austin, subject to the reservations, exceptions and restrictions contained in Paragraphs 3 and 4 herinbelow, which reservations, exceptions and restrictions shall be construed as prior to, and superior to, the dedication for park purposes described in this paragraph.
3. Grantors expressly reserve unto thenselves, their heirs, executors and assigns, and except fram parks and recreation, drainage and public utility easement purposes, the right to construct, reconstruct, repair, remove, replace, relocate and maintain utility lines of all kinds and descriptions, including, but not limited to, water, sewer, drainage, electric, telegraph, telephone, telecomunications, over, under and across the above-described property, and connections with any of the foregoing to similar utilities on, under and across contiguous and adjacent property, provided that said lines and structures, and connections, are first approved by the Director of Transportation and public Services Department or the Director of Water and Wastewater Department of the City of Austin, as appropriate, and further, with the approval by the Director of the Parks and pecreation Department of the City of Austin, as to: (1) whether such iine, structure or connection contributes to an environmental or safety hazard in relation to the use of the herein described property for park and recreational purposes; and (2) if approved under (1)), the location of said line, structure or connection. The reservation contained in this Paragraph 3 is expressly subject to all powers given the City of Austin by present or future ordinances, or other applicable laws, to restrain, restrict and control the placement of utilities in parks and recreational areas.


## PROPERTY

## DESCRIPTION

BEAGGA 9. 60 ACRE TRACT OF LAND SITUATED IN THE H. T. DAVIS SURVEY NUMBER 30, AESTPAC7 M $\mu M B E R 214$ IN TRAVIS COUNTY, TEXAS, BEING THAT 9.60 ACRE TRACT OF LAND A8 OESCRIBGD IN A DEED TO AUSTIN INDEPENDENT SCHOOL DISTRICT, AS REGORDED IN GOCJHENT NO. 2001163082 OF THE OFFICIAL PUBLIC RECORDS OF TRAYH COOMPP. TEXAS. SAID 9.60 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED BY METESAH BOUNDS AS FOLLOWS:

BEGINNiNG ara $1 / 2$ inch iton rod found on the east comer of Lot 1. Block 16, the north corner of Lot 2, Biook 16 , and being in the north line of Las Cimas, Section One, a subdivision as recorded in Book 65, Page-88, of the plat Records of Travis County, Texas, same being the southeast corner of Nofbridge Park, Section One, a subdivision as recorded In Book 77, Page 252 of the Plat Records of Tfavir County. Texas,s same being the southwest comer of the herein described tract:

THENCE, leaving the saje northrine of Las Cimas, Section One with the east line of the said Northridge Park, Sectign One and with the west line of the herein described tract, the following ten (10) courses:

1. N $27^{\circ} 42^{\prime} 02^{\prime \prime} \mathrm{E}$, a distaree of 370.75 feet ter a $1 / 2$ inch iron rod found;
2. N $39^{\circ} 54^{\prime} 37^{\prime \prime} \mathrm{E}$, a distaxe6 of $118,92^{\prime}$ feet to a $5 / 8$ inch iron rod found in the west right-ofway of Crystalbrook Drives a 79 foot right-of-wayr,
3. Continuing over and across said Crystallorook Dive, 4 489 $21^{\prime} 25^{\prime \prime} E$, a distance of 70.02 feet to a $5 / 8$ inch iron rod with cap in Concrett foulnd stamped Monumental Survey on the east right-of-way of said Crystalbrok Dive;
4. Continuing with the east right-of-wa人 distance 0 ,65.05 feet with an arc of a curve to the right whose central angle is $8^{\circ} 04^{\prime} 13^{\prime \prime}$, With radius of 461.85 feet and whose chord

5. Leaving the east right-of-way of said Crystabrook Drioger-N-68 $35^{\prime} 41^{\prime \prime}$ E, a distance of 128.51 feet to a $1 / 2$ inch iron rod found;
6. N $24^{\circ} \mathbf{2 8} 31^{\prime \prime} \mathrm{W}$, a distance of 109.51 feet to a $1 / 2$ inch iron Faghound;
7. $N 11^{\circ} 02^{\prime} 36^{\prime \prime} \mathrm{W}$, a distance of 259.82 feet to a $5 \%$-inen iton rod with broken and or illegible cap found;
8. N $84^{\circ} 09^{\prime} 15^{\prime \prime} \mathrm{W}$, a distance of 56.11 feet to a $1 / 2$ inch iron rod fouptr
9. N $02^{\circ} 35^{\prime} 19^{\prime \prime} \mathrm{W}$, passing the south right-ot-way of Sand Bar Drive, a 56 fgot right-ot-way, at a distance of 105.34 feet, continuing in all a total distance of 155.36 feet to a 72 inch iron rod found in the north right-of-way of said Sand Bar Drive;
10. N $19^{\circ} 37^{\prime} 39^{\circ} \mathrm{W}$, a distance of 129.53 feet to a $5 / 8$ inch iron rod with cap, atamped Monumental Survey found for the northwest corner of the herein desdeibed bract, same being a angle point in the east line of said Northridge Park, Section One andan Gpgie point in the south line of Northridge Park. Section Two. Phase A-1, a subdivistion as recorded in Book 86, Page 141B of the Plat Records of Travis County, Texash

Page 1 of 3 EXHIBIT ' $F$ " TRACT 4

ThENCE, with the south line of said Northridge Park, Section Two, Phase A-1, and the north line of the herein described tract $\mathbf{S} 80^{\circ} 54^{\prime} 36^{\prime \prime} \mathrm{E}$, a distance of 128.82 feet to a $1 / 2$ inch iron pipe touptroy the southeast comer of said Northridge Park, Section Two, Phase A-1, same being the scuthuest corperara 36.67 acre tract conveyed to the City of Austin recorded in Volume 9776 , Pg. 888 or the ReaLPrchperty Records of Travis County, Texas;

THENCE, contrifoing with ine north line of this tract and the south line of sald 36.67 acre tract,
S $88959120^{\prime \prime}$ E, a disteflce of 97.02 feet to a calculated point for the northeast comer of this tract,
 City of Austin-recurded on Volume 10478, Page 299 of the Real Property Records of Travis County, Toxas, from warteh a $5 / 8$ inch iron rod with broken and illegible cap found bears, S 09* $41^{\prime}$ $13^{n} \mathrm{~W}$, a distatice of 0,18 Feent
THENCE, leaving the south hine of saids 6.67 acre tract, with the west line of said Lot 38, Block C and with the east ine ofthe herelp-describod tract, the following sixteen (18) courses:

1. S $44^{\circ} 26^{\prime} 30^{\circ}$ E, a disfance of $\mathbf{2 1 6 . 9 0}$ feet to a $5 / 8$ inch iron rod with broken and or illegible cap fourdi;
2. $S 20^{\circ} 44^{\prime} 45^{\prime \prime} \mathrm{E}$, a distapeg or $63.55^{5}$ fegkrag $5 / 8$ inch iron rod found;
3. $S 05^{\circ} 12^{\prime} 34^{\prime \prime} E$, a distangerot 168.95 feet to a $5 / 8$ inch iron rod with broken and or illegible cap found:
4. $N 46^{\circ} 39^{\prime} 41^{\prime \prime} \mathrm{E}$, a distance or 92.51 feet to, $2 / 5 / 8$ inoh iron rod with broken and or illegible cap found;
5. $S 77^{\circ} 14^{\prime} 22^{\prime \prime} \mathrm{E}$, a distance of 82. 名 4 feetro a 548 inch/iron rod found;
6. $S 55^{\circ} 53^{\prime} 58^{\prime \prime} \mathrm{E}$, a distance of 85.08 feet to a 516 jinekiron rod with broken and or illegible cap found;
7. $\mathrm{S} 38^{\circ} \mathbf{4 5}^{\prime} 06^{\prime \prime} \mathrm{E}$, a distance of 99.89 feet to $5 / 8$ inork iroh rod found;
8. $S 23^{\circ} 27^{\prime} 38^{\prime \prime} \mathrm{W}$, a distance of 110.09 feet to a 5 trinefiron rod found;
9. $\mathbf{S} 50^{\circ} 41^{\prime} 55^{\prime \prime} \mathrm{W}$, a distance of 85.07 feet to a $5 / 8$ inch fron ros found
 illegible cap found;
10. S $38^{\circ} 08^{\prime} 34^{\prime \prime} \mathrm{W}$, a distance of 307.92 feet to a $5 / 8$ inch;inon rod yotif bioken and or Hlegible cap found;
11. N $45^{\circ} 39^{\prime} 10^{\prime \prime} \mathrm{W}$, a distance of 115.59 feet to a $5 / 8$ inch ironved ysith broken and or illegible cap found;
12. S $37^{\circ} 59^{\prime} 52^{\prime \prime} \mathrm{W}$, a distance of 70.47 feet to a $5 / 8$ inch iron rod with broker-añor illegible cap found;
13. S $45^{\circ} 38^{\circ} 23^{\prime \prime} \mathrm{E}$, a distance of 109.48 feet to a $5 / 8$ inch iron rod with broken and or illegible cap found:


S $50^{\circ} 36^{\prime} 48^{\circ} \mathrm{W}$, a distance of 12.78 feet to a $5 / 8$ inch iron rod with broken and or illegible cap found;
18. $\mathbf{5} 27^{\circ} 29^{\prime} 48^{\circ} \mathrm{W}$, a distance of 304.82 feet to a $1 / 2$ inch iron rod found in the north line of said Las Cimas Section One, same being the southwest corner of said Lot 38, Block C, fame being the southeast comer of the herein described tract;

THENCE, with the south line of the herein described tract and with the north line of the said Las Cimas. Section One, $1-62^{\circ} 38^{\prime} 11^{\prime \prime} \mathrm{W}$, passing at a distance of 114.98 feet an $5 / 8$ inch iron rod fourgon the eatright-of-way of Inspiration Drive, a 50 foot right-of-way, continuing at a distance of 43,53 -feet to -a $1 / 2$ incorfron pipe found on the west right-of-way of said Inspiration Drive, and continuing in all atatar'distance of 279.61 feet to the POINT OF BEGINNING and containing 9.60 acres of rand more of less.

SAVE AND ExCEl affof the streets as dedicated by Northridge Park Section Two, Phase B, a subdivision, recorded in Book 87, Page 16 A, Plat Records of Travis County Texas, being 2.03 acres of land, mope ores end asking net area of 7.57 acres of land.


1 David Paul Carr a duly Registered Professional Land Surveyor in the State of Texas do hereby certify that the foregoing description is based on a on the ground survey performed by Carter \& Burgess in September of $2 q u 6$ under ny y direction and supervision and that it is true and correct to the best of my belief.


Texas Registered Professional Land Surveyor No. 3997

FIELD NOTES REVIEWED $3-22-2007$
By Satin Support Section Department of Public Works and Transportation


| $10 \mathrm{FIfOGO}$ $9 M O \text { Q\% }$ |  ㄱヨAyOS SIAVO＇ 1 H $3 \mathrm{H} \perp$ to 100 <br>  |  | 10IBISIC 7OOHOS INヨONEdヨONI NILSNY |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 10 |  |  |  | －mbun |  | mot |  | 雨： |
| 1 |  |  |  | 为 |  |  |  |  |
| $\underline{13 \mathrm{HS}}$ |  | \％ |  | Sinvo |  |  |  |  |




THE STATE OF TEXAS )
)
COUNIY OF TRAVIS )
KNOW ALL BY THESE PRESENIS:

That UNIVERSITY SAVINGS ASSOCIATION, a Texas Savings and Ioan Association, acting herein by and through its duly authorlzed officer Kempe C. Hayes, First Vice-President, hereinafter referred to as Grantor, whether one or more, for and in consideration of the of the sum of Ten Dollars ( $\$ 10.00$ ) and other good and valuable consideration, to Grantor in hand paid by the City of Austin, Texas, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, and for which no lien, or encumbrance express or implied, is retained, and for the additional use of the herein-described property for parks and recreational - drainage and public utility easement purposes for public use by the citizens of the City of Austin; have this day GRANIED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY, unto the said City of Austin, a municipal corporation situated in the Counties of Travis, Wiliianson and Hays, Texas, and whose mailing address is p.0. Box 1888, Austin, Texas 78767-1088, ATTN: Real Estate Division, the following described property, to-wit:

Lot 38, Block C, Northridge Park, Section 2, Phase B, Small
Lot Subdivision, a subdivision of the City of Austin, Travis County, Texas, according to the map or plat thereof, recorded in Book 87, Pages 16A amd 16B inclusive, of the plat records of Travis County, Texas.

This conveyance is expressly made subject to the following reservations, exceptions, dedications, and restrictions:

## 1. Existing easements.

2. By acceptance of this conveyance, the City of Austin hereby dedicates the hereinbefore described property for parks purposes for public use by the citizens of the city of Austin, subject to the reservations, exceptions and restrictions contained in paragraphs 3 and 4 herinbelow, which reservations, exceptions and restrictions shall be construed as prior to, and superior to, the dedication for park purposes described in this paragraph.
3. Grantors expressly reserve unto themselves, their heirs, executors and assigns, and except from parks purposes, the right to construct, reconstruct, repair, remove, replace, relocate and maintain utility lines of all kinds and descriptions, including, but not limited to, water, sewer, drainage, electric, telegraph, telephone, telecommuncations, over, under and across the above-described property, and connections with any of the foregoing to similar utilities on, under and across contiguous and adjacent property, provided that said Iines and structures, and connections, are first approved by the Director of Transportation and Public Services Department or the Director of Water and Wastewater Department of the City of Austin, as appropriate, and further, with the approval by the Director of the Parks and Fecreation Department of the City of Austin, as to: (1) whether such line, structure or connection contributes to an envirormental or safety hazard in relation to the use of the herein described property for park and recreational purposes; and (2) if approved under (1)), the location of said line, structure or connection.
4. The use of the above-described premises for parks purposes is expressly restricted and limited by the right of the City of Austin, which right is herein conveyed, to construct, reconstruct, repair, remove, replace, relocate, and maintain roads and streets and utility Ifes of all kinds and descriptions, including, but not limited to, water, sewer, drainage, electric, telegraph, telephone, telecommunication, over, under, and across the above-described property, and connections with any of the foregoing to similar utilities on, under, or across contiguous and adjacent property, provided that the location of sald lines and structures, and connections, are first approved by the Director of Transportation and Public Services Department or the Director of Water and Wastewater Department of the

| Hor.iak kH <br> mund sway teishe <br>  OO TRAd |
| :---: |




 Nix. $=-2 y+n=1$
-901 ary

FIELD NOTES FOR A 22.47 ACRE TRACT OF LAND giturted in the h．T．DAVIS SURVEY NO． 30 IIT TEEVIS COUNTY，TEXPS．SAID． 22.47 ACRE TPACT EEING A PORTION OF THAT CERTAIN TRACT OF LAMD CALLED 43.00 ACRES AS CONVEYED BY GEERT R．CETER ZHS WIFE MORNA CEDER TO JOE ：USDELL BY DEED AS RECORDED IN VOLUME 6361， ：ACE 723，OF THE DEED RECORDS OF TRAVIS こOUNTY，TEXAS，？？ HD BEING MORE PARTICULARLY ZESCRIFED BY NETES AND BOUNDS AS FOLLOWS：
 Of saji．． 3.00 acre Lundell Tract，same being in the west line $c=i \quad \because e \mathrm{Missouri}$ Kansas and Texas Railroad right－of－way of rec．：－－：in Volume 197，Page 215，of the Deed Pecords of Travis $\quad . .=$－nty，Tevas；

TEEGE ：in the east line of said 43.00 acre Lundell tract the follow：$\because:$ ：two（2）．courses：

1． 5 ：－$三=g$ Eees， $06^{\prime}-10^{\prime \prime}$ W．， 1478.64 feet，to a 60d nail found in $\quad-=$ root of a l2＂Hackberry；

2．S $\left[\because \quad \ddot{=}\right.$ grees， $12^{\prime}-02^{\prime \prime} \mathrm{W} ., 86.74$ feet，to an iron pin set at the $\equiv$ ．$=$ int of Beginning of a 30 －foot－wide sanitary sewer
 Mur：－＝＝pal Utility District No， 1 and the City of Austin， Tex：
 her¥゙․․ described tract of land；

ThENCE，$=-=n t i n u i n g$ with the said east line of the 43.00 acre Lundell Tract $\bar{a} . \dot{\vdots} \quad$ the west line of the Missouri，Kansas and Texas Railroad 506 CEミこニ $==5$ ， $12^{\prime}-02^{\prime \prime} \mathrm{W} ., 53.12$ feet，to a 6Jd nail found at a fence $c=\therefore=:=\begin{aligned} \text { fost marking the most southerly northeast corner }\end{aligned}$ reteos；

THENCE，三 29 degrees，50＇－24＂W．， 2033.22 feet，leaving the said
 and con＝：$\therefore .: i n g$ with the said east line of said 43.00 acre Lundell Trect，$=\bar{z} \quad \equiv n$ iron pipe found marking the most southeast corner Of saia $\ddagger \equiv .00$ acre Luricell Tract，marking this most southeast


Trence，$\because \quad \because$ the south line of the 43.00 acre Iundell Tract the ＝ollowi．＝تrelve（12）courses：



ごニ゙NCE，leaving the said west line of the 43.00 acre Lundell $\bar{\Pi}=\equiv \mathrm{ct}$ and following the centerline of said 30－foot－wide sanitary．．．．三 $\ddagger \because r$ risesnent，the following four（4）courses：

－$\because=$ Foregoing field notes vere prepared Exom a survey on the三二こund uncer my sueervision according to law and are true and にここrect to the best of my information，knowledge and belief．
$\because=\sim N E S S$ MY FEND AND SEAL this the feith day of October，1984，A．D．



MARCH $; 1976$


FIELD NOTES TO 3.00 dCRES OUT OF THE SOUTHIEST PORTION of that certain 46 acRe ratact conveyed to robert ceder by partition recorded in voleye 3353. pa'ce 74s of the deed REGORDS OF TRAVIS COUNTY, TEXAS: BEING OUT OF THE H:T. davis redryey, trivis counti texas: and beivg more particllury DESCRIBED BY METES AND BOUVDS AS FOLLOK'S:

BEGINXLNG at an iron pipe found as a fence post at the ${ }^{-1}$ Southiest corner of that certain 46 acre trict conveyed ro Robrt ceder by partition need recorded in Volume 3353, Page 745 of the Travi Eounty Neod records. for the state of rexis. for the sourhwest cornet af the rrict herein de:cribed:

THFNC: with the fence alons the kest litie at tive said Robert Ceder 46 acre tract, and the west line of the tract herein descriked, with the coursen and distences as follows: $\uparrow 10$ deg $50^{\prime}$ E - 444.73 ft . to an iren pipe found, $x .28$ deg
 of the tract dere in deseribed:
 fiest bank of Walnut ireek, for the most iortherly corner of the tract berein destrined:

THFNCE with the hest bank of halmut oreck the courses and distances as followis: $S 28$ deg 36' fo - 12.8 ft. 512 deg $15^{\circ} \mathrm{E}$ - 200.0.ft;
 200 of: S 17 dug $37^{\circ} \mathrm{HF}-124.39$ ft. to a point in the south line of the said Robert. Esder 46 acre tract. for the Southebat corner of the rract herein described:

THENCE with the South line of the saic Robert Ceder fo acrejtract
 3.00 acres of land incre or less. :

SURVEYEN: March 4,1976



FIELD NOTES
FOR
AUSTIN SAVINGS
80.638 ACRE TRACT

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE J. C. TANNEHILL LEAGUE, THE H. T. DAVIS SURVEY AND THE LUCAS MUNOS SURVEY IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 9.559 ACRE TRACT OF LAND DESIGNATED AS TRACT ONE AS CONVEYED TO AUSTIN SAVINGS AND LOAN ASSOCIATION BY DEED RECORDED IN VOLUME 4370, PAGE 622 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 4. 26 ACRE TRACT OF LAND AS CONVEYED TO AUSTIN SAVINGS AND LOAN ASSOCIATION BY DEED RECORDED IN VOLUME 4169, PAGE 692 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 1.539 ACRE TRACT OF LAND AS CONVEYED TO AUSTIN SAVINGS AND LOAN ASSOCIATION BY DEED RECORDED IN VOLUME OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 35.40 ACRE TRACT OF LAND AS CONVEYED TO AUSTIN SAVINGS AND LOAN ASSOCIATION BY DEED RECORDED IN VOLUME 4024, PAGE 37 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESIGNATED AS THE SECOND TRACT AS CONVEYED TO AUSTIN SAVINGS AND LOAN ASSOCIATION BY DEED RECORDED IN VOLUME 4178, PAGE 1106 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 82.59 ACRE TRACT OF LAND AS CONVEYED TO AUSTIN SAVINGS AND LOAN ASSOCIATION BY DEED RECORDED IN VOLUME 4169, PAGE 595 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING LOT 1, BLOCK 5 , LOT 1 , BLOCK 20 AND LOTS 1 THROUGH 5, BLOCK 19, LAS CIMAS SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN PLAT BOOK 65, PAGE 88 OF THE PLAT RECORDS OF TRAVIS COUNTY, BEING LOT 26 , BLOCK $H$, AND LOT 3, BLOCK G, CRYSTALBROOK SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN PLAT BOOK 55 , PAGE 28 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY described by metes and bounds as follows:

BEGINNING at an iron pipe found in the Northeast line of the said 82.59 Acre Austin Savings and Loan Association Tract, being at the most Southerly corner of that certain tract of land designated as the First Tract as conveyed to Austin Savings and Loan Assocation by peed recorded in Volume 4178, Page 1106 of the Deed Records of Travis County, Texas, for a Northerly cornet hereof;

THENCE along the Northeast line of the said 82.59 Acre Austin Savings and Loan Association Tract, $S 59^{\circ} 52^{\prime} \mathrm{E}$ for a distance of 481.19 feet to an iron pin found at the most Easterly corner of the said 82.59 acre Austin Savings and Loan Association Tract, being in the lVest line of the said 9.599 acre Austin.Savings and Loan Association Tract for an inside corner hereof;

THENCE along the Kest line of the said 9.599 acre Austin Savings and Loan Association Tract, $N 30^{\circ} 18^{\prime}$ E for a distance of 1050.10 feet to an iron pin set at the most Northerly corner of the said 9.599 acre Austin Savings and Loan Association Tract, being in the West r.o.w. Iine of the Missouri-Kansas and Texas Railroad for the most Northerly corner hereof;
$5601 \quad 296$

## FIELD NOTES

FOR
AUSTIN SAVINGS AND LOAN
80. 638 ACRE TRACT - PAGE TWO

THENCE along the curving West r.o.w. line of the said Missouri-Kansas and Texas Railroad, being the East line of the said 9.599 acre Austin Savings and Loan Association Tract for the following courses:

S $09^{\circ} 07^{\prime} \mathrm{W}$ for a distance of 124.01 feet;
$S 11^{\circ} 41^{\prime}$ W for a distance of 136.12 feet;
$S 13^{\circ} 50^{\prime} W$ for a distance of 90.67 feet;
$S 15^{\circ} 51^{\prime} W$ for a distance of 98.31 feet;
$S 17^{\circ} 51^{\prime} W$ for a distance of 98.26 feet;
$S 19^{\circ} 58^{\prime} \mathrm{W}$ for a distance of 98.18 feet;
$\mathrm{S} 21^{\circ} 51^{\prime} \mathrm{W}$ for a distance of 98.66 feet;
$S 23^{\circ} 01^{\prime} W$ for a distance of 98.63 feet to an iron pin set;
THENCE continuing along the West r.o.w. line of the said MissouriKansas and Texas Railroad, being the East line of the said 9.599 Acre Austin Savings and Loan Association tract, $524^{\circ} 02^{\prime}$ N for a distance of 1189.15 feet to an iron pin found at the most Southerly corner of the said 9.599 acre Austin Savings and Loan Association Tract being at the most Easterly corner of the said Austin Savings and Loan Association Second Tract;

THENCE continuing along the West r.o.w. line of the said NissouriKansas and Texas Railroad, being the Southeast line of the said Austin Savings and Loan Association Second Tract for the following courses:

```
S 24* 0' N for a distance of 50l.09 feet to an iron pin found;
N 660 O1' W for a distance of 25 feet to an iron pin set;
S 24'0 02' W for a distance of 1292.15 feet to an iron pin found;
S 250}4\mp@subsup{9}{}{\prime}\textrm{W}\mathrm{ for a distance of 96.55 feet;
S 280 03' W for a distance of 100.17 feet to an iron pin set at
the most Southerly corner of the said Austin Savings and Loan
Association Second Tract, being in the Northeast line of the
said 4.26 acre Austin Savings and Loan Association Tract;
```

THENCE continuing along the Nest r.o.w. line of the said Missouri-
Kansas and Texas Railroad, being the Northeast line of the said 4.26 acre Austin Savings and Loan Association Tract, $560^{\circ} 57^{\circ} \mathrm{E}$ for a distance of 25 feet to an iron pipe found at the most Easterly corner of the said 4.26 acre Austin Savings and Loan Association Tract;

THENCE continuing along the West r.o.w. line of the said MissouriKansas and Texas Railroad, being the Southeast line of the said 4.26 acre Austin Savings and Loan Association Tract for the following courses:
S. $28^{\circ} 53^{\prime} \mathrm{W}$ for a distance of 98.96 feet;
$S 31^{\circ} 02^{\prime} \mathrm{W}$ for a distance of 98.52 feet;
$S 32^{\circ} 50^{\circ}$ W for a distance of 98.49 feet;
$S 34^{\circ} 30^{\circ} \mathrm{W}$ for distance of $90^{\circ} .48$ feet;
$\mathrm{S} 36^{\circ} 20^{\prime} \mathrm{W}$ for a distance of 98.40 feet;
$\mathrm{S} 38^{\circ} 09^{\circ} \mathrm{W}$ for a distance of 98.54 feet;
$S 39^{\circ} 56^{\prime}$ W for $a$ distance of 137.82 feet to an iron.pin set;
$S 41^{\circ} 011 \mathrm{~W}$ for a distance of 325.15 feet to an iron pin set at the intersection of the West r.o.w. Iine of the said MissouriKansas and Texas Railroad with the North r.o.w. Jine of Decker Lake Road for the most Southerly corner hereof;

THENCE along the North r.o.w. Iine of Decker Lake Road, $N 60^{\circ} 43^{\prime} \mathrm{W}$ for a distance of 501.77 feet to an iron pin set at the intersection of the East r.o.w. line of Crystalbrook Drive with the North r.o.w. line of Decker Lake Road for a Southwesterly corner hereof;
THENCE along the East r.ow. line of Crystalbrook Drive', along a curve to the Right whose Radius is 15 feet and whose Chord bears $\mathrm{N} 16^{\circ} 10^{\prime} \mathrm{W}$ for a distance of 21.04 feet to an iron pin set at a point of tangency;

THENCE continuing along the East r.o.w. line of Crystalbrook. Drive, $N 28^{\circ} 22^{\circ}$ E for a distance of 374.98 feet to an iron pin found at the intersection of the South r.o.w. line of Coolbrook Drive with the East r.o.w. line of Crystalbrook Drive being at a point of curve;

THENCE along a curve to the Right. whose Radius is 15 feet and whose Chord bears $\mathrm{N}: 73^{\circ} 50^{\circ}$ E for a distance of 21.39 feet to an iron pin found at a point of tangency;

THENCE along the South r.o.w. line of Coolbrook Drive, $S 60^{\circ} 41^{\prime} \mathrm{E}$ for a distance of 69.75 feet to an iron pin found;

THENCE $N 28^{\circ} 22^{\prime} E$ for a distance of 50 feet to an iron pin found in the North r.o.w. Line of Coolbrook Drive;

THENCE along the North r.o.w. line of Coolbrook Drive, $N 60^{\circ} 41^{\prime} \mathrm{H}$ for a distance of 70.25 feet to an iron pin found at a point of curve;

THENCE along a curve to the Right whose Radius is 15 feet and whose Chord bears $N 16^{\circ} 10^{\prime} \mathrm{W}$ for a distance of 21.04 feet to an iron pin found at the intersection of the North r.o.w. Iine of Coolbrook Drive with the East r.o.w. line of Crystalbrook Drive;

5601298
80.638 ACRE TRACT - PAGE FOUR

THENCE along the East r.o.w. line of Crystalbrook Drive, $N 28^{\circ} 22^{\circ} \mathrm{E}$ for a distance of 12.33 feet to an iron pin found at a point of curve;

THENCE along a curve to the left whose Radius is 477.32 feet and whose Chord bears N $22^{\circ} 44^{\prime} \mathrm{E}$ for a distance of 93.57 feet to an iron pin found at the most Westerly corner of Lot 4, Block G, Crystalbrook Section One:

THENCE along the Southwest line of the said Lot 4, Block G, S $65^{\circ} 19^{\circ} E$ for a distance of 131.00 feet to an iron pin found at the most Southerly corner of the said Lot 4 , Block $G$;

THENCE along the Southeasterly line of Lots 4 through B, Block G, Crystalbrook Section One and Lots 9 through 12, Block 4, Las Cimas Section One, for the following courses;
$N 11^{\circ} 50^{\prime} \mathrm{E}$ for a distance of 485.77 feet to an iron pin found;
$N 05^{\circ} 18^{\prime} \mathrm{E}$ for a distance of 100.00 feet to an iron pin found;
$N 63^{\circ} 43^{\prime}$ W for a distance of 27.49 feet to an iron pin found;
$N 10^{\circ} 55^{\prime} \mathrm{W}$ for a distance of 115.00 feet to an iron pin found in the South r.o.w. line of Silverbrook Loop;

THENCE $N 10^{\circ} 05$, E for a distance of 50.25 feet to an iron pin found in the North r.o.w. line of Silverbrook Loop;
THENCE along the North r.o.w. line of Silverbrook Loop, $N 85^{\circ} 401 \mathrm{w}$ for a distance of 60.0 feet to an iron pin set at a point of curve;

THENCE along a curve to the right whose Radius is 15.0 feet and whose chord bears $N 40^{\circ} 40^{\prime}$ W for a distance of 21.21 feet to an iron pin set at the intersection of the North r.o.w. line of Silverbrook Loop with the East r.o.w. line of Crystalbrook Drive;

THENCE along the East r.o.w. line of Crystalbrook Drive, N $04^{\circ} 20^{\prime} \mathrm{E}$ for a distance of 518.31 feet to an iron pin found at a point of curve;

THENCE along a curve to the right whose Radius is 1278.38 feet and whose Chord bears $N 09^{\circ} 24^{\prime} \mathrm{E}$ for a distance of 225.85 feet to an iron pin set for a Westerly corner hereof;

THENCE in a Northeasterly direction, for the following courses;

```
S 59' 38' E for a distance of 134.18 feet to an iron pin set;
N 31* 32' E for a distance of 133.75 feet to an iron pin set;
N 42' 31' E for a distance of 184.50 feet to an iron pin set;
N 110 54" E for a distance of 258.68 feet to an iron pin set;
```

5601299

FIELD NOTES
FOR
AUSTIN SAVINGS AND LOAN
80.638 ACRE TRACT - PAGE FIVE
$N 43^{\circ} 38^{\prime} \mathrm{E}$ for a distance of 103.74 feet to an iron pin set;
$N 59^{\circ} 56^{\prime}$ W for a distance of 88.25 feet to an iron pin found at the most Southerly corner of Lot 1, Block 21 of the said Las Cimas Section One;

THENCE along the Easterly line of the said Lot 1, Block 21 and lot ${ }^{2}$, Block 20 of Las Cimas Section One, $N 30^{\circ} 04^{\prime} \mathrm{E}$ for a distance of 300 feet to an iron pin found at. the most Southerly corner of lot 1 Block 20, being at the most Westerly corner of Lot 2 , Block 20 , Las Cimas Section One;

THENCE along the Southwest line of the said Lot 1, Block 20, Las Cimas Section One, $N 59^{\circ} 56^{\circ}$ iV for a distance of 80 feet to an iron pin found in the East r.o.w. line of Crystalbrook Drive;

THENCE along the East r.o.w. line of Crystalbrook Drive, $N 30^{\circ} 04^{\prime} \mathrm{E}$ for a distance of 110 feet to an iron pin found at the intersection of the South r.o.w. line of Ute Drive with the East r.o.w. line of Crystalbrook Drive;

THENCE along the South r.o.w. line of Ute Drive along a curve to the right whose Radius is is feet and whose chord bears $N 75^{\circ} 04^{\prime}$ $E$ for a distance of 21.21 feet to an iron pin found at a point of tangency;

THENCE continuing along the South r.o. W. line of Ute Drive, $\mathrm{S} 59^{\circ}$ 56' E for a distance of 65 feet to an iron pin found at the most Westerly corner of the said Lot $I_{1}$ Block 20 ;

THENCE N $65^{\circ} 04^{\circ} \mathrm{E}$ for a distance of 61.04 feet to an iron pin found in the North r.o.w. line of Ute Drive;

THENCE along the North r.o.w. line of the said Ute Drive, $N 59^{\circ}$ 56' K for a distance of 100 feet to an iron pin found at a point of curve;

THENCE along a curve to the right whose Radius is 15 feet and whose Chord bears $N 14^{\circ} 56^{\prime} W$ for a distance of 21.21 feet to an iron pin found at the point of intersection of the North r.o.w. line of Ute Drive with the East r.o.w. Line of Crystalbrook Drive;

THENCE along the East r.o.w. line of Crystalbrook Drive, $N 30^{\circ} 04^{\prime} \mathrm{E}$ for a distance of 365 feet to an iron pin found at the most Northerly corner of Lot 5, Block 19, Las Cimas Section One;
THENCE $S 59^{\circ} 56^{\prime} E$ for a distance of 262.61 feet to an fron pin set;
THENCE $N 30^{\circ} 04^{\circ} \mathrm{E}$ for a distance of 536.43 feet to the PLACE OF BEGINNING and containing 80.638 actes of land, more or less.




