

BCRUA 203
18245 FM 1431, LLC AND PARKS FOR THE WIN, LLC



804 Las Cimas Pkwy., Suite 150
 Austin, Texas 78746

**TWENTY FOOT WIDE (0.361 ACRE)
 ELECTRIC EASEMENT
 LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840
 IN TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A TWENTY FOOT WIDE (0.361 ACRE) STRIP OF LAND LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 6.68 ACRE TRACT, DESCRIBED IN A DEED TO 18245 FM 1431, LLC, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT (T.C.C.D.) 2018117609 AND DESCRIBED IN A DEED FOR AN UNDIVIDED ONE-HALF (1/2) INTEREST TO PARKS FOR THE WIN, LLC OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT 2020046967 BOTH IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 0.361 ACRE EASEMENT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING MADE A PART HEREOF AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST RIGHT-OF-WAY LINE OF RANCH TO MARKET HIGHWAY 1431 (100' RIGHT-OF-WAY), AT THE SOUTHWEST CORNER OF A CALLED 49.2437 ACRE TRACT DESCRIBED IN A DEED TO NELSON N. LEE AND ALICE K. LEE, OF RECORD IN VOLUME 11095, PAGE 2380 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), AT THE NORTHWEST CORNER OF SAID 6.68 ACRE TRACT AND OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "MAPLES 5043" FOUND FOR REFERENCE BEARS S 52°54'27" E – 0.35';

THENCE S 52°54'27" E – 7 0.65' WITH THE COMMON LINE OF SAID 6.68 ACRE TRACT AND THE 49.2437 ACRE TRACT, TO A 1/2" IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 6.68 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT AND A NORTH CORNER OF A CALLED 42.260 ACRE TRACT DESCRIBED IN A DEED TO CAROLYN DOUGLAS, OF RECORD IN VOLUME 13347, PAGE 1946 OF SAID R.P.R.T.C.T.;

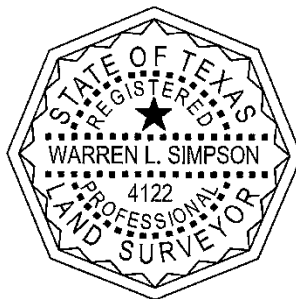
THENCE S 37°06'35" W – 20.00' WITH THE COMMON LINE OF SAID 6.68 ACRE TRACT AND SAID 42.260 ACRE TRACT TO A POINT AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 6.68 ACRE TRACT BEARS S 37°06'35" W – 405.10';

THENCE N 52°54'27" W – 782.56' THROUGH THE INTERIOR OF SAID 6.68 ACRE TRACT, SOUTH OF, PARALLEL TO AND 20' AT RIGHT ANGLES FROM THE NORTH LINE OF SAID 6.68 ACRE TRACT AND THE SOUTH LINE OF SAID 49.2437 ACRE TRACT, TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID RANCH TO MARKET HIGHWAY 1431, AT THE SOUTHWEST CORNER OF SAID 6.68 ACRE TRACT BEARS AN ARC LENGTH OF 190.13', WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1587.03', A CENTRAL ANGLE OF 6°51'51" AND A CHORD WHICH BEARS S 11°14'40" W – 190.02' TO A CONCRETE MONUMENT FOUND, S 07°31'12" W – 98.87' TO A 1/2" IRON ROD WITH CAP STAMPED "MAPLES 5043" FOUND, AND S 07°14'05" W – 170.74';

THENCE AN ARC LENGTH OF 21.57', WITH THE WEST LINE OF SAID 6.68 ACRE TRACT, ALONG THE EAST RIGHT-OF-WAY LINE OF RANCH TO MARKET HIGHWAY 1431, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1587.03', A CENTRAL ANGLE OF 0°46'44", AND A CHORD WHICH BEARS N 15°03'58" E – 21.57', RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.361 ACRE OF LAND. SURVEYED BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122 ON SEPTEMBER 18, 2020. BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. THE DISTANCES SHOWN HEREIN ARE SURFACE VALUES

RELEASED: SEPTEMBER 21, 2020

WARREN L. SIMPSON, R.P.L.S. 4122
 PROJ NO. 3-00619
 PLAT NO. A3-1542
 FIELD NOTE NO. 203
 MAP CHECKED: 9/21/2020 WLS



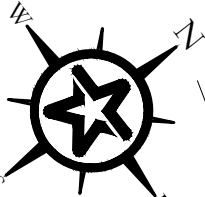
www.WalkerPartners.com

BCRUA 203

18245 FM 1431, LLC AND PARKS FOR THE WIN, LLC

LEGEND

- () = DEED CALLS
- T.C.C.D. = TRAVIS COUNTY CLERK'S DOCUMENT
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. = REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- [Shaded Box] = EASEMENT AREA
- [Circle with cross] = POWER POLE



FIELD NOTE POINT OF BEGINNING
 GRID COORDINATES
 N:10157732.48' E:3059072.78'

RANCH TO MARKET HIGHWAY 1431
 (100' WIDE RIGHT-OF-WAY)

TOTAL CURVE
 (R=1587.02')
 (L=211.28')
 (CHD=211.12')
 (S 12°50'04" E)

CONCRETE MONUMENT FOUND

CONCRETE MONUMENT FOUND BEARS N 78°00'08" W 0.47'

1/2" IRON ROD FOUND WITH CAP STAMPED "MAPLES 5043"

JOSE ANTONIO YBARBO SURVEY
 ABSTRACT 840
 TRAVIS COUNTY, TEXAS

18245 FM 1431, LLC
 CALLED 6.68 ACRES
 T.C.C.D. 2018117609
 O.P.R.T.C.T.
 AND AN UNDIVIDED ONE-HALF (1/2) INTEREST TO
 PARKS FOR THE WIN, LLC
 T.C.C.D. 2020046967
 O.P.R.T.C.T.

CAROLYN DOUGLAS
 CALLED 42.260 ACRES
 VOLUME 13347, PAGE 1946
 O.P.R.T.C.T.

SURVEYOR'S NOTES:

SURVEYED: SEPTEMBER 18, 2020
 ORIGINAL RELEASE DATE: SEPTEMBER 21, 2020
 REVISED DATE: FEBRUARY 26, 2021 (UPDATED TITLE COMMITMENT INFORMATION)

FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED:

TWENTY FOOT WIDE (0.361 ACRE) ELECTRIC EASEMENT LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840, TRAVIS COUNTY, TEXAS.

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. DISTANCES SHOWN HEREON ARE SURFACE VALUES. SURFACE VALUE x 0.999870017 = GRID VALUE.

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF NO. T-115936, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 4, 2021. THE SURVEYOR CERTIFIES THAT ITEMS 10.1-3 LISTED IN SCHEDULE "B" OF THE TITLE COMMITMENT AND ANY ADDITIONAL EASEMENTS THAT HE HAS BEEN ADVISED OF HAVE BEEN ADDRESSED HEREON. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THAT THE SCHEDULE "B" LISTS ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES (EITHER OF RECORD OR NOT OF RECORD) WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.

10.1 SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT OF RECORD IN VOLUME 3706, PAGE 455, R.P.R.T.C.T. IS A BLANKET TYPE EASEMENT AND DOES NOT CONTAIN A DESCRIPTION OF THE EASEMENT LOCATION. SURVEYOR IS UNABLE TO DETERMINE IT'S LOCATION.

10.2 WATER AND ELECTRIC EASEMENT OF RECORD IN VOLUME 10888, PAGE 1277, R.P.R.T.C.T. IS A BLANKET TYPE EASEMENT AND DOES NOT CONTAIN A DESCRIPTION OF THE EASEMENT LOCATION. SURVEYOR IS UNABLE TO DETERMINE IT'S LOCATION.

10.3 INGRESS AND EGRESS EASEMENT OF RECORD IN VOLUME 10846, PAGE 713, R.P.R.T.C.T. IS A BLANKET TYPE EASEMENT AND DOES NOT CONTAIN A DESCRIPTION OF THE EASEMENT LOCATION. SURVEYOR IS UNABLE TO DETERMINE IT'S LOCATION.

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LINE TABLE

LINE	DIRECTION	LENGTH
L-1	S 37° 06' 35" W	20.00'

20' WIDE (0.361 ACRE) ELECTRIC EASEMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C-1	21.57'	1587.03'	0°46'44"	N 15° 03' 58" E - 21.57'
C-2	190.13'	1587.03'	6°51'51"	S 11° 14' 40" W - 190.02'

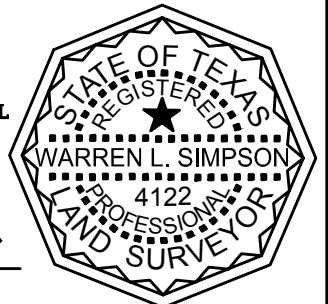
(S 39°25'35" W 425.14')
 (S 37°06'35" W 405.10')

CAROLYN DOUGLAS
 CALLED 42.260 ACRES
 VOLUME 13347, PAGE 1946, R.P.R.T.C.T.

EXHIBIT

OF A TWENTY FOOT WIDE (0.361 ACRE) ELECTRIC EASEMENT LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 6.68 ACRE TRACT, DESCRIBED IN A DEED TO 18245 FM 1431, LLC, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT 2018117609 AND DESCRIBED IN A DEED FOR AN UNDIVIDED ONE-HALF (1/2) INTEREST TO PARKS FOR THE WIN, LLC, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT 2020046967 BOTH IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

Warren L. Simpson
 WARREN L. SIMPSON, R.P.L.S. 4122
 lsimpson@walkerpartners.com



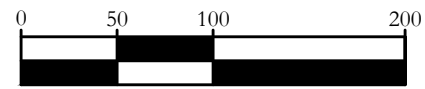
N 52°54'27" W 782.56'
 (S 51°39'41" E 790.42')

NELSON N. LEE AND ALICE K. LEE
 CALLED 49.2437 ACRES
 VOLUME 11095, PAGE 2380
 R.P.R.T.C.T.

1/2" IRON ROD FOUND



804 Las Cimas Pkwy., Suite 150 • Austin, Texas 78746
 Phone: 1-512-382-0021 • T.B.P.E. Registration No. 8053
 T.B.P.L.S. Registration No. 10194317



GRAPHIC SCALE IN FEET

PLAT NO. A1-1542 PROJ. NO. 3-00619 DRAFTED 09/21/20
 TAB NA F/N NO. 203 FB/PG 3-4/40 DRAWN BY JBW
 DWG. NAME 3-00619ESMT-PARCEL MAP CHK'D 09/21/20
203 - JONES-ELEC.DWG