

BCRUA 202
CAROLYN DOUGLASS



0.560 ACRE ELECTRIC EASEMENT
LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840
TRAVIS COUNTY, TEXAS

FIELD NOTES FOR A 0.560 ACRE TRACT OF LAND LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 42.260 ACRE TRACT, DESCRIBED IN A DEED TO CAROLYN DOUGLASS, OF RECORD IN VOLUME 13347, PAGE 1946 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.). SAID 0.560 ACRE TRACT 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 1/2" IRON ROD FOUND IN THE SOUTH LINE OF A CALLED 49.242 ACRE TRACT DESCRIBED IN A DEED TO NRZ INVESTMENT GROUP, LLC, RECORDED UNDER TRAVIS COUNTY CLERK'S DOCUMENT (T.C.C.D.) 2024020760 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) MARKING A NORTH CORNER OF SAID 42.260 ACRE TRACT, BEING THE EAST CORNER OF A CALLED 6.68 ACRE TRACT, DESCRIBED IN A DEED TO 18245 FM 1431, LLC, RECORDED UNDER T.C.C.D. 2018117609 AND TO PARKS FOR THE WIN, LLC, RECORDED UNDER 2020046967 OF THE (O.P.R.T.C.T.) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH THE NORTH CORNER OF SAID 6.68 ACRE TRACT BEARS N 52°54'27" W – 790.65' AND FROM SAID NORTH CORNER A 1/2" IRON ROD WITH CAP STAMPED "MAPLES 5043" FOUND BEARS S 52°54'27" E – 0.35';

THENCE S 53°00'12" E – 770.08' WITH THE COMMON LINE OF SAID 42.260 ACRE TRACT AND SAID CALLED 49.242 ACRE TRACT TO A 1/2" IRON ROD FOUND MARKING THE SOUTH CORNER OF THE 49.242 ACRE TRACT AND AN INTERIOR ELL CORNER OF SAID 42.260 ACRE TRACT, FOR AN ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 23°31'18" E – 4.92' CONTINUING WITH THE COMMON LINE OF THE 42.260 ACRE TRACT AND THE 49.242 ACRE TRACT TO A POINT FOR AN ELL CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8" IRON ROD FOUND AT A NORTHERN CORNER OF THE 42.260 ACRE AND AN ANGLE POINT IN THE SOUTHEAST LINE 49.242 ACRE TRACT BEARS N 23°31'18" E – 533.93';

THENCE S 68°13'01" E – 254.82' CROSSING THE 42.260 ACRE TRACT TO A POINT IN THE COMMON LINE BETWEEN SAID 42.260 ACRE TRACT AND A CALLED 78.490 ACRE TRACT DESCRIBED IN A DEED LOST RIDGE RANCH LLC, RECORDED UNDER T.C.C.D. 2021117885 OF THE O.P.R.T.C.T., AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8" IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 42.260 ACRE TRACT, THE NORTHWEST CORNER OF SAID 78.490 ACRE TRACT AND THE MOST WESTERLY CORNER OF LOT 41, OF NORTH RIM SUBDIVISION RECORDED IN VOLUME 83, PAGE 161A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS BEARS N 28°09'43" E – 527.84';

THENCE WITH THE COMMON LINE BETWEEN SAID 42.260 ACRE TRACT AND SAID 78.490 ACRE TRACT, THE FOLLOWING TWO (2) CALLS:

- 1) **S 28°08'45" W – 6.64'** TO A 5/8" IRON ROD FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE,
- 2) **S 27°36'02" W – 25.22'** TO A POINT AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/4" IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID 42.260 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 78.490 ACRE TRACT BEARS S 27°36'02" W – 1043.19', AND S 28°06'01" W – 162.78';

THENCE THROUGH THE INTERIOR OF SAID 42.260 ACRE TRACT, THE FOLLOWING FIVE (5) CALLS:

- 1) **N 67°47'49" W – 231.00'** TO A POINT FOR ANGLE,
- 2) **N 77°48'32" W – 26.76'** TO A POINT FOR ANGLE,
- 3) **N 53°00'12" W – 95.37'** TO A POINT FOR ANGLE,
- 4) **N 26°02'33" W – 22.06'** TO A POINT FOR ANGLE,
- 5) **N 53°00'12" W – 657.35'** TO A POINT IN THE COMMON LINE OF THE 6.68 ACRE TRACT AND THE 42.260 ACRE TRACT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTH CORNER OF THE 6.68 ACRE TRACT BEARS S 37°06'35" W – 405.10';

THENCE N 37°06'35" E – 20.00' WITH THE COMMON LINE OF THE 6.68 ACRE TRACT AND SAID 42.260 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.560 ACRE OF LAND AS SURVEYED BY KOREY LEE SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6645 ON JANUARY 18, 2024. BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

PREPARED: MARCH 26, 2024


KOREY LEE SMITH, R.P.L.S. 6645



PROJ NO. 3-00619.00
PLAT NO. A3-2323
FIELD NOTE NO. 3-00619-FN-202A-DOUGLASS
MAP CHECKED BY JBM ON 03-21-2024.

www.WalkerPartners.com



**0.027 ACRE PERMANENT ACCESS EASEMENT
LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840
TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 0.027 ACRE TRACT OF LAND LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 42.260 ACRE TRACT, DESCRIBED IN A DEED TO CAROLYN DOUGLASS, OF RECORD IN VOLUME 13347, PAGE 1946 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.). SAID 0.027 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING MADE A PART HEREOF AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTH CORNER OF A CALLED 6.68 ACRE TRACT, DESCRIBED IN A DEED TO 18245 FM 1431, LLC, RECORDED UNDER TRAVIS COUNTY CLERK'S DOCUMENT (T.C.C.D.) 2018117609 AND TO PARKS FOR THE WIN, LLC, RECORDED UNDER 2020046967 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING AN ELL CORNER OF THE 42.260 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY 1431 (100' WIDE) AT THE WEST CORNER OF THE 6.68 ACRE TRACT BEARS N 52°54'19" W – 565.79';

THENCE N 37°06'35" E – 348.44' TO A POINT IN THE COMMON LINE OF THE 42.620 ACRE TRACT AND THE 6.68 ACRE TRACT, FOR THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE N 37°06'35" E – 22.04' WITH THE COMMON LINE OF SAID 6.68 ACRE TRACT AND THE 42.260 ACRE TRACT TO A POINT IN THE COMMON LINE FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND AT THE EAST CORNER OF THE 6.68 ACRE TRACT BEARS N 37°06'35" E – 54.62';

THENCE CROSSING THROUGH THE 42.620 ACRE TRACT THE FOLLOWING THREE (3) CALLS:

- 1) **N 77°41'17" E – 45.65'** TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) **S 53°00'12" E – 29.90'** PARALLEL TO AND 20' FROM A NORTH LINE OF THE 42.260 ACRE TRACT TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) **S 83°29'58" W – 82.31'**, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.027 ACRE OF LAND AS SURVEYED BY KOREY LEE SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6645 ON JANUARY 18, 2024. BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

PREPARED: MARCH 21, 2024

Korey Lee Smith
KOREY LEE SMITH, R.P.L.S. 6645



PROJ NO. 3-00619.00
PLAT NO. A3-2323
FIELD NOTE NO. 3-00619-FN-202B-DOUGLASS
MAP CHECKED BY JBM ON 03-21-2024.

BCRUA 202
CAROLYN DOUGLASS



**0.128 ACRE PERMANENT ACCESS EASEMENT
LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840
TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 0.128 ACRE TRACT OF LAND LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 42.260 ACRE TRACT, DESCRIBED IN A DEED TO CAROLYN DOUGLASS, OF RECORD IN VOLUME 13347, PAGE 1946 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.). SAID 0.128 ACRE BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING MADE A PART HEREOF AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTH CORNER OF A CALLED 6.68 ACRE TRACT, DESCRIBED IN A DEED TO 18245 FM 1431, LLC, RECORDED UNDER TRAVIS COUNTY CLERK'S DOCUMENT (T.C.C.D.) 2018117609 AND TO PARKS FOR THE WIN, LLC, RECORDED UNDER 2020046967 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING AN ELL CORNER OF THE 42.260 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY 1431 (100' WIDE) AT THE WEST CORNER OF THE 6.68 ACRE TRACT BEARS N 52°54'19" W – 565.79';

THENCE N 37°06'35" E – 405.10' TO A POINT IN THE COMMON LINE OF THE 42.620 ACRE TRACT AND THE 6.68 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND AT THE EAST CORNER OF THE 6.68 ACRE TRACT BEARS N 37°06'35" E –20.00';

THENCE CROSSING THE 42.260 ACRE TRACT THE FOLLOWING TWO (2) CALLS:

- 1) S 53°00'12" E – 657.35' PARALLEL TO AND 20' FROM A NORTH LINE OF THE 42.260 ACRE TRACT TO A POINT FOR ANGLE,
- 2) S 26°02'33" E – 22.06' TO THE **POINT OF BEGINNING** AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 53°00'12" E – 95.37' PARALLEL TO AND 30' FROM A NORTH LINE OF THE 42.260 ACRE TRACT TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH THE SOUTH CORNER OF A CALLED 49.242 ACRE TRACT DESCRIBED IN A DEED TO NRZ INVESTMENT GROUP, LLC, RECORDED UNDER T.C.C.D. 2024020760 OF THE O.P.R.T.C.T. BEARS N 32°41'52" E – 30.08';

THENCE S 46°20'08" W – 40.19' TO A POINT FOR ANGLE IN THE EAST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE S 08°15'42" W – 23.20' TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 53°00'12" W – 100.00' TO POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

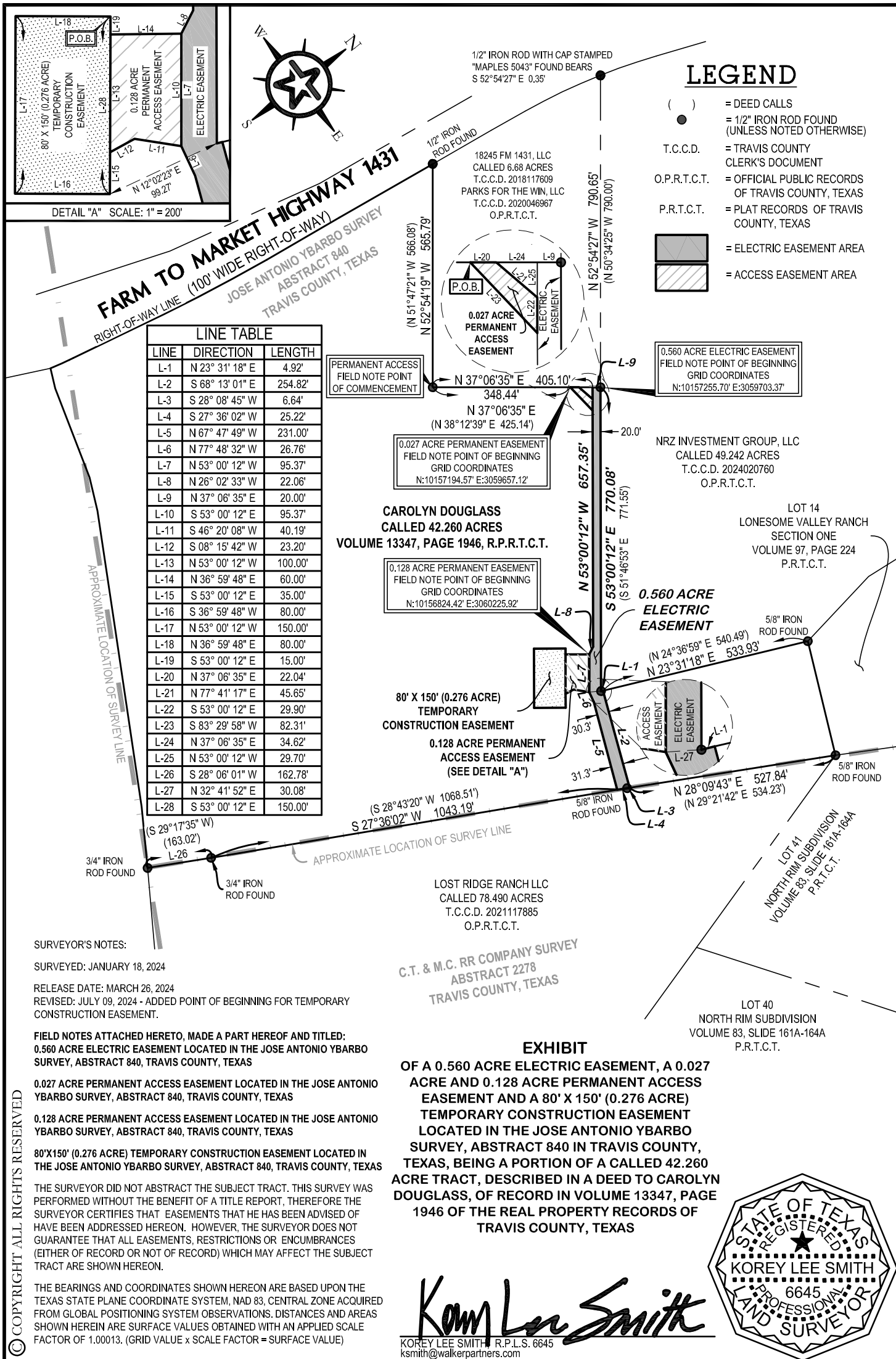
THENCE N 36°59'48" E – 60.00', RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.128 ACRE OF LAND AS SURVEYED BY KOREY LEE SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6645 ON JANUARY 18, 2024. BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

PREPARED: MARCH 21, 2024


KOREY LEE SMITH, R.P.L.S. 6645



PROJ NO. 3-00619.00
PLAT NO. A3-2323
FIELD NOTE NO. 3-00619-FN-202C-DOUGLASS
MAP CHECKED BY JBM ON 03-21-2024.



LEGEND

- () = DEED CALLS
- = 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- T.C.C.D. = TRAVIS COUNTY CLERK'S DOCUMENT
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. = PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- [Hatched Box] = ELECTRIC EASEMENT AREA
- [Dotted Box] = ACCESS EASEMENT AREA

LINE	DIRECTION	LENGTH
L-1	N 23° 31' 18" E	4.92'
L-2	S 68° 13' 01" E	254.82'
L-3	S 28° 08' 45" W	6.64'
L-4	S 27° 36' 02" W	25.22'
L-5	N 67° 47' 49" W	231.00'
L-6	N 77° 48' 32" W	26.76'
L-7	N 53° 00' 12" W	95.37'
L-8	N 26° 02' 33" W	22.06'
L-9	N 37° 06' 35" E	20.00'
L-10	S 53° 00' 12" E	95.37'
L-11	S 46° 20' 08" W	40.19'
L-12	S 08° 15' 42" W	23.20'
L-13	N 53° 00' 12" W	100.00'
L-14	N 36° 59' 48" E	60.00'
L-15	S 53° 00' 12" E	35.00'
L-16	S 36° 59' 48" W	80.00'
L-17	N 53° 00' 12" W	150.00'
L-18	N 36° 59' 48" E	80.00'
L-19	S 53° 00' 12" E	15.00'
L-20	N 37° 06' 35" E	22.04'
L-21	N 77° 41' 17" E	45.65'
L-22	S 53° 00' 12" E	29.90'
L-23	S 83° 29' 58" W	82.31'
L-24	N 37° 06' 35" E	34.62'
L-25	N 53° 00' 12" W	29.70'
L-26	S 28° 06' 01" W	162.78'
L-27	N 32° 41' 52" E	30.08'
L-28	S 53° 00' 12" E	150.00'

SURVEYOR'S NOTES:

SURVEYED: JANUARY 18, 2024
 RELEASE DATE: MARCH 26, 2024
 REVISED: JULY 09, 2024 - ADDED POINT OF BEGINNING FOR TEMPORARY CONSTRUCTION EASEMENT.

FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED:
 0.560 ACRE ELECTRIC EASEMENT LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840, TRAVIS COUNTY, TEXAS

0.027 ACRE PERMANENT ACCESS EASEMENT LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840, TRAVIS COUNTY, TEXAS

0.128 ACRE PERMANENT ACCESS EASEMENT LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840, TRAVIS COUNTY, TEXAS

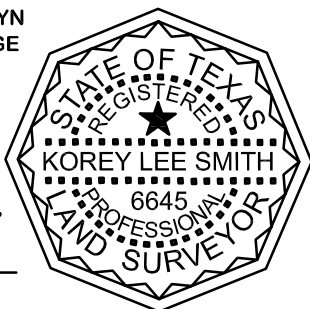
80' X 150' (0.276 ACRE) TEMPORARY CONSTRUCTION EASEMENT LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840, TRAVIS COUNTY, TEXAS

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE THE SURVEYOR CERTIFIES THAT EASEMENTS THAT HE HAS BEEN ADVISED OF HAVE BEEN ADDRESSED HEREON. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES (EITHER OF RECORD OR NOT OF RECORD) WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.

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 AND AREAS SHOWN HEREIN ARE SURFACE VALUES OBTAINED WITH AN APPLIED SCALE FACTOR OF 1.00013. (GRID VALUE x SCALE FACTOR = SURFACE VALUE)

EXHIBIT
 OF A 0.560 ACRE ELECTRIC EASEMENT, A 0.027 ACRE AND 0.128 ACRE PERMANENT ACCESS EASEMENT AND A 80' X 150' (0.276 ACRE) TEMPORARY CONSTRUCTION EASEMENT LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 42.260 ACRE TRACT, DESCRIBED IN A DEED TO CAROLYN DOUGLASS, OF RECORD IN VOLUME 13347, PAGE 1946 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

Korey Lee Smith
 KOREY LEE SMITH, R.P.L.S. 6645
 ksmith@walkerpartners.com



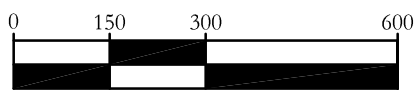
© COPYRIGHT ALL RIGHTS RESERVED

G:\PROJECTS\3-00619\3 PHASE 2 LAND RIGHTS\1 SURVEY\1.0 CAD\3-00619ESMT-PARCEL 202 - DOUGLASS_OPTION 2.DWG, 8.5X14-NO CERT, 7/9/2024 2:55:56 PM, JMontemayor, 1:1



Walker Partners
 engineers ★ surveyors

6504 Bridge Point Pkwy., Suite 200 • Austin, Texas 78730
 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. A3-2323 PROJ. NO. 3-00619.00 DRAFTED 03/07/24
 202A-202D
 TAB NA F/N NO. FB/PG 3-48/80 DRAWN BY JBM
 DWG. NAME 3-00619ESMT-PARCEL 202 - MAP CHK'D 03/07/24
 DOUGLASS_OPTION 2.DWG



**80' X 150' (0.276 ACRE) TEMPORARY CONSTRUCTION EASEMENT
LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840
TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 80' X 150' (0.276 ACRE) TRACT OF LAND LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 42.260 ACRE TRACT, DESCRIBED IN A DEED TO CAROLYN DOUGLASS, OF RECORD IN VOLUME 13347, PAGE 1946 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.). SAID 80' X 150' (0.276 ACRE) TRACT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING MADE A PART HEREOF AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTH CORNER OF A CALLED 6.68 ACRE TRACT, DESCRIBED IN A DEED TO 18245 FM 1431, LLC, RECORDED UNDER TRAVIS COUNTY CLERK'S DOCUMENT (T.C.C.D.) 2018117609 AND TO PARKS FOR THE WIN, LLC, RECORDED UNDER 2020046967 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING AN ELL CORNER OF THE 42.260 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY 1431 (100' WIDE) AT THE WEST CORNER OF THE 6.68 ACRE TRACT BEARS N 52°54'19" W – 565.79';

THENCE N 37°06'35" E – 405.10' WITH THE COMMON LINE OF THE 42.620 ACRE TRACT AND THE 6.68 ACRE TRACT TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND AT THE EAST CORNER OF THE 6.68 ACRE TRACT BEARS N 37°06'35" E –20.00';

THENCE CROSSING THE 42.260 ACRE TRACT THE FOLLOWING FOUR (4) CALLS:

- 1) S 53°00'12" E – 657.35' PARALLEL TO AND 20' FROM A NORTH LINE OF THE 42.260 ACRE TRACT TO A POINT FOR ANGLE,
- 2) S 26°02'33" E – 22.06' TO AN ANGLE POINT,
- 3) S 36°59'48" W – 60.00' TO A POINT,
- 4) N 53°00'12" W – 15.00' TO THE **POINT OF BEGINNING** AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 53°00'12" E – 150.00' PARALLEL TO AND 90' FROM A NORTH LINE OF THE 42.260 ACRE TRACT TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTH CORNER OF A CALLED 49.242 ACRE TRACT DESCRIBED IN A DEED TO NRZ INVESTMENT GROUP, LLC, RECORDED UNDER T.C.C.D. 2024020760 OF THE O.P.R.T.C.T. BEARS N 12°02'23" E – 99.27';

THENCE S 36°59'48" W – 80.00' TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 53°00'12" W – 150.00' PARALLEL TO AND 170' FROM A NORTH LINE OF THE 42.260 ACRE TRACT TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

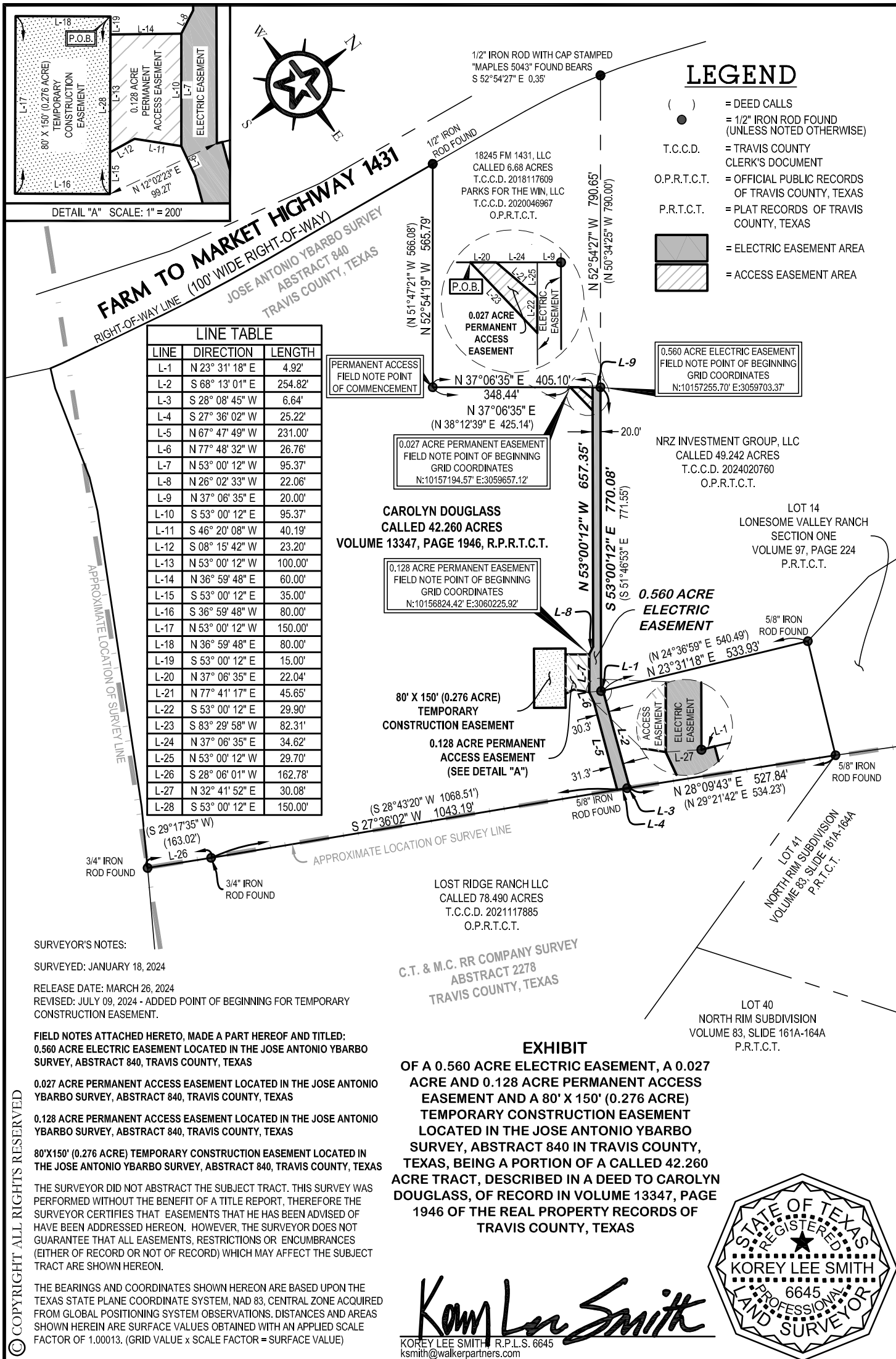
THENCE N 36°59'48" E – 80.00' RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.276 ACRE OF LAND AS SURVEYED BY KOREY LEE SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6645 ON JANUARY 18, 2024. BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

PREPARED: JULY 09, 2024

Korey Lee Smith
KOREY LEE SMITH, R.P.L.S. 6645



PROJ NO. 3-00619.00
PLAT NO. A3-2323
FIELD NOTE NO. 3-00619-FN-202D-DOUGLASS - 0.276 AC
MAP CHECKED BY JBM ON 07-09-2024.



LEGEND

- () = DEED CALLS
- = 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- T.C.C.D. = TRAVIS COUNTY CLERK'S DOCUMENT
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. = PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- [Hatched Box] = ELECTRIC EASEMENT AREA
- [Dotted Box] = ACCESS EASEMENT AREA

LINE	DIRECTION	LENGTH
L-1	N 23° 31' 18" E	4.92'
L-2	S 68° 13' 01" E	254.82'
L-3	S 28° 08' 45" W	6.64'
L-4	S 27° 36' 02" W	25.22'
L-5	N 67° 47' 49" W	231.00'
L-6	N 77° 48' 32" W	26.76'
L-7	N 53° 00' 12" W	95.37'
L-8	N 26° 02' 33" W	22.06'
L-9	N 37° 06' 35" E	20.00'
L-10	S 53° 00' 12" E	95.37'
L-11	S 46° 20' 08" W	40.19'
L-12	S 08° 15' 42" W	23.20'
L-13	N 53° 00' 12" W	100.00'
L-14	N 36° 59' 48" E	60.00'
L-15	S 53° 00' 12" E	35.00'
L-16	S 36° 59' 48" W	80.00'
L-17	N 53° 00' 12" W	150.00'
L-18	N 36° 59' 48" E	80.00'
L-19	S 53° 00' 12" E	15.00'
L-20	N 37° 06' 35" E	22.04'
L-21	N 77° 41' 17" E	45.65'
L-22	S 53° 00' 12" E	29.90'
L-23	S 83° 29' 58" W	82.31'
L-24	N 37° 06' 35" E	34.62'
L-25	N 53° 00' 12" W	29.70'
L-26	S 28° 06' 01" W	162.78'
L-27	N 32° 41' 52" E	30.08'
L-28	S 53° 00' 12" E	150.00'

PERMANENT ACCESS FIELD NOTE POINT OF COMMENCEMENT

0.027 ACRE PERMANENT EASEMENT FIELD NOTE POINT OF BEGINNING GRID COORDINATES N:10157194.57 E:3059657.12

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

0.128 ACRE PERMANENT EASEMENT FIELD NOTE POINT OF BEGINNING GRID COORDINATES N:10156824.42 E:3060225.92

0.560 ACRE ELECTRIC EASEMENT FIELD NOTE POINT OF BEGINNING GRID COORDINATES N:10157255.70 E:3059703.37

NRZ INVESTMENT GROUP, LLC CALLED 49.242 ACRES T.C.C.D. 2024020760 O.P.R.T.C.T.

LOT 14 LONESOME VALLEY RANCH SECTION ONE VOLUME 97, PAGE 224 P.R.T.C.T.

0.560 ACRE ELECTRIC EASEMENT

80' X 150' (0.276 ACRE) TEMPORARY CONSTRUCTION EASEMENT

0.128 ACRE PERMANENT ACCESS EASEMENT (SEE DETAIL "A")

LOST RIDGE RANCH LLC CALLED 78.490 ACRES T.C.C.D. 2021117885 O.P.R.T.C.T.

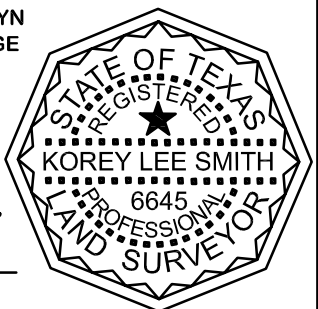
C.T. & M.C. RR COMPANY SURVEY ABSTRACT 2278 TRAVIS COUNTY, TEXAS

LOT 41 NORTH RIM SUBDIVISION VOLUME 83 SLIDE 161A-164A P.R.T.C.T.

LOT 40 NORTH RIM SUBDIVISION VOLUME 83, SLIDE 161A-164A P.R.T.C.T.

EXHIBIT

OF A 0.560 ACRE ELECTRIC EASEMENT, A 0.027 ACRE AND 0.128 ACRE PERMANENT ACCESS EASEMENT AND A 80' X 150' (0.276 ACRE) TEMPORARY CONSTRUCTION EASEMENT LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 42.260 ACRE TRACT, DESCRIBED IN A DEED TO CAROLYN DOUGLASS, OF RECORD IN VOLUME 13347, PAGE 1946 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS



Korey Lee Smith
KOREY LEE SMITH, R.P.L.S. 6645
ksmith@walkerpartners.com

SURVEYOR'S NOTES:

SURVEYED: JANUARY 18, 2024
RELEASE DATE: MARCH 26, 2024
REVISED: JULY 09, 2024 - ADDED POINT OF BEGINNING FOR TEMPORARY CONSTRUCTION EASEMENT.

FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED:
0.560 ACRE ELECTRIC EASEMENT LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840, TRAVIS COUNTY, TEXAS

0.027 ACRE PERMANENT ACCESS EASEMENT LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840, TRAVIS COUNTY, TEXAS

0.128 ACRE PERMANENT ACCESS EASEMENT LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840, TRAVIS COUNTY, TEXAS

80'X150' (0.276 ACRE) TEMPORARY CONSTRUCTION EASEMENT LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840, TRAVIS COUNTY, TEXAS

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE THE SURVEYOR CERTIFIES THAT EASEMENTS THAT HE HAS BEEN ADVISED OF HAVE BEEN ADDRESSED HEREON. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES (EITHER OF RECORD OR NOT OF RECORD) WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.

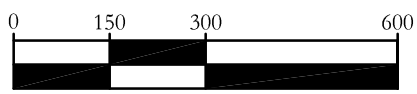
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. DISTANCES AND AREAS SHOWN HEREIN ARE SURFACE VALUES OBTAINED WITH AN APPLIED SCALE FACTOR OF 1.00013. (GRID VALUE x SCALE FACTOR = SURFACE VALUE)

© COPYRIGHT ALL RIGHTS RESERVED



Walker Partners
engineers ★ surveyors

6504 Bridge Point Pkwy., Suite 200 • Austin, Texas 78730
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. A3-2323 PROJ. NO. 3-00619.00 DRAFTED 03/07/24
202A-202D
TAB NA F/N NO. FB/PG 3-48/80 DRAWN BY JBM
DWG. NAME 3-00619ESMT-PARCEL 202 - MAP CHK'D 03/07/24
DOUGLASS_OPTION 2.DWG

G:\PROJECTS\3-00619\3 PHASE 2 LAND RIGHTS\1 SURVEY\1.0 CAD\3-00619ESMT-PARCEL 202 - DOUGLASS_OPTION 2.DWG, 8.5X14-NO CERT, 7/9/2024 2:55:56 PM, JMontemayor, 1:1