

BCRUA 193
LOST RIDGE RANCH LLC



6504 Bridge Point Parkway, Suite 200
Austin, Texas 78730

2.459 ACRE
ELECTRIC EASEMENT LOCATED IN THE
C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278
IN TRAVIS COUNTY, TEXAS

FIELD NOTES FOR A 2.459 ACRE TRACT OF LAND LOCATED IN THE C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 78.490 ACRE TRACT AND A CALLED 5.099 ACRE TRACT, DESCRIBED IN TRACT 1 AND TRACT 2, RESPECTIVELY IN A DEED TO LOST RIDGE RANCH LLC, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT NUMBER (T.C.C.D.) 2021117885 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 2.459 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 POINT AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, IN THE RIGHT-OF-WAY LINE OF LOST RIDGE CIRCLE (CUL-DE-SAC) AND AN EAST LINE OF SAID LOST RIDGE RANCH LLC 78.490 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE MOST WESTERLY NORTHWEST CORNER OF LOT 26 OF NORTH RIM SUBDIVISION, OF RECORD IN VOLUME 83, PAGE 161A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.) AND THE MOST EASTERLY NORTHEAST CORNER OF SAID LOST RIDGE RANCH LLC 78.490 ACRE TRACT BEARS S 83°24'31" E – 16.06';

THENCE THROUGH THE INTERIOR OF THE 78.490 ACRE TRACT THE FOLLOWING FOUR (4) CALLS:

- 1) **S 10°25'29" E – 48.81'** TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 2) **S 08°33'59" E – 60.60'** TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) **S 69°51'57" W – 67.04'** TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 4) **S 61°48'16" W – 271.57'** TO A POINT IN THE SOUTH LINE OF THE 78.490 ACRE TRACT AND THE NORTH LINE OF A CALLED 0.083 ACRE DESCRIBED AS TRACT NO. 2 IN A DEED TO JONESTOWN WATER SUPPLY CORPORATION OF RECORD IN VOLUME 12518, PAGE 1520 OF REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE 0.083 ACRE TRACT BEARS N 84°32'31" E – 15.26';

THENCE WITH THE COMMON LINE OF THE 78.490 ACRE TRACT AND THE 0.083 ACRE TRACT THE FOLLOWING TWO (2) CALLS:

- 1) **S 84°32'31" W – 74.84'** TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE 0.083 ACRE TRACT AND ELL CORNER OF THE 78.490 ACRE TRACT AND THE HEREIN DESCRIBED TRACT,
- 2) **S 05°19'59" E – 12.47'** TO A POINT IN THE COMMON LINE OF THE 78.490 ACRE TRACT AND THE 0.083 ACRE TRACT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE 0.083 ACRE TRACT BEARS S 05°19'59" E – 27.54';

THENCE S 29°36'17" W – 34.12' THROUGH THE 78.490 ACRE TRACT TO A POINT IN THE COMMON LINE OF THE 78.490 ACRE TRACT AND A CALLED 50.51 ACRE TRACT DESCRIBED IN A DEED TO CARL SKILES AND SUSAN SKILES RECORDED UNDER T.C.C.D. 2017165466 OF THE O.P.R.T.C.T. AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A T 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE 0.083 ACRE TRACT BEARS N 83°24'15" E – 19.54';

THENCE S 83°24'15" W – 8.23' WITH THE COMMON LINE OF THE 78.490 ACRE TRACT AND THE 50.51 ACRE TRACT TO A 1/2" IRON PIPE FOUND AT THE COMMON CORNER OF THE 50.51 ACRE TRACT AND A CALLED 52.46 ACRE TRACT DESCRIBED IN A DEED TO DANIEL MASON MCCELVEY RECORDED UNDER T.C.C.D. 2018090465 OF THE O.P.R.T.C.T. FOR AN ANGLE POINT IN THE SOUTH LINE OF THE 78.490 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF THE 50.51 ACRE TRACT BEARS S 17°23'41" W – 325.09';

THENCE WITH THE COMMON LINE OF THE 78.490 ACRE TRACT AND THE 52.46 ACRE TRACT THE FOLLOWING THREE (3) CALLS:

- 1) **S 84°12'43" W – 165.50'** TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT IN THE SAID COMMON LINE AND OF THE HEREIN DESCRIBED TRACT,
- 2) **S 84°25'46" W – 207.88'** TO A 60D NAIL IN A 14.5" CEDAR TREE FOUND AT AN ANGLE POINT IN THE SAID COMMON LINE AND OF THE HEREIN DESCRIBED TRACT,
- 3) **S 84°10'44" W – 63.55'** TO A POINT IN THE COMMON LINE OF THE 78.490 ACRE TRACT AND THE 52.46 ACRE TRACT FOR ANGLE OF THE HEREIN DESCRIBED TRACT;

THENCE CROSSING THROUGH THE INTERIOR OF THE 78.490 ACRE TRACT THE FOLLOWING TWENTY (20) CALLS:

- 1) N 53°25'45" W – 79.10' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 2) N 50°30'17" W – 432.90' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 3) N 87°34'57" W – 518.94' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 4) N 86°34'19" W – 224.47' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 5) N 81°07'29" W – 49.13' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 6) N 65°00'13" W – 48.17' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 7) N 57°23'41" W – 206.94' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 8) N 58°12'46" W – 204.68' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 9) N 63°35'38" W – 315.03' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 10) N 56°08'02" W – 196.07' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 11) N 50°59'22" W – 194.60' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 12) N 48°26'28" W – 219.85' TO A POINT FOR AN ELL OF THE HEREIN DESCRIBED TRACT,
- 13) S 44°20'26" W – 10.50' TO A POINT FOR AN ELL CORNER OF THE HEREIN DESCRIBED TRACT,
- 14) N 45°33'33" W – 20.00' TO A POINT FOR AN ELL CORNER OF THE HEREIN DESCRIBED TRACT,
- 15) N 44°20'26" E – 10.50' TO A POINT FOR AN ELL OF THE HEREIN DESCRIBED TRACT,
- 16) N 42°43'44" W – 211.07' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 17) N 25°30'22" E – 224.74' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 18) N 20°29'52" E – 195.32' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 19) N 30°20'38" E – 44.47' TO A POINT FOR ELL CORNER OF THE HEREIN DESCRIBED TRACT,
- 20) N 67°47'01" W – 451.23' TO A POINT IN THE COMMON LINE OF THE 78.490 ACRE TRACT AND A CALLED 42.260 ACRE TRACT DESCRIBED IN A DEED TO CAROLYN DOUGLASS OF RECORD IN VOLUME 13347, PAGE 1946 OF THE R.P.R.T.C.T., AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/4" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE 78.490 ACRE TRACT BEARS S 27°36'02" W – 1043.22' AND S 28°06'01" W – 162.78';

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

- 1) N 27°36'02" E – 25.18' TO 5/8" IRON ROD FOUND AT AN ANGLE POINT IN SAID COMMON LINE AND OF THE HEREIN DESCRIBED TRACT,
- 2) N 28°09'43" E – 6.65' TO POINT IN SAID COMMON FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 68°13'01" E – 480.69' THROUGH THE 78.490 ACRE TRACT TO A POINT IN THE COMMON LINE OF SAID 78.490 ACRE TRACT AND A LOT 40 OF THE PREVIOUSLY MENTIONED NORTH RIM SUBDIVISION, FOR THE AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 40 BEARS N 17°02'08" W – 72.65';

THENCE S 17°02'08" E – 38.50' WITH THE COMMON LINE OF THE 78.490 ACRE TRACT AND LOT 40 TO A POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, FROM WHICH THE SOUTHWEST CORNER OF THE LOT 40 BEARS S 17°02'08" E – 335.13';

THENCE LEAVING THE COMMON LINE OF THE 78.490 ACRE TRACT AND LOT 40 CROSSING THROUGH THE INTERIOR OF THE 78.490 ACRE TRACT THE FOLLOWING THIRTY (30) CALLS:

- 1) N 68°13'01" W – 25.67' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 2) S 41°50'03" W – 52.06' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 3) S 20°29'52" W – 195.89' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 4) S 25°30'22" W – 212.07' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 5) S 42°43'44" E – 206.52' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 6) S 48°26'28" E – 228.43' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,
- 7) S 50°59'22" E – 193.26' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,
- 8) S 56°08'02" E – 193.87' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,
- 9) S 63°35'38" E – 314.66' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,
- 10) S 58°12'46" E – 205.76' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,
- 11) S 57°23'41" E – 205.75' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,
- 12) S 65°00'13" E – 44.01' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,
- 13) S 81°07'29" E – 45.35' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,
- 14) S 86°34'19" E – 223.34' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,
- 15) S 87°34'57" E – 525.47' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,
- 16) S 50°30'17" E – 439.10' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,
- 17) S 53°25'45" E – 70.84' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,
- 18) N 84°10'44" E – 55.83' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,
- 19) N 84°25'46" E – 207.89' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,
- 20) N 84°12'43" E – 163.23' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,

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- 21) N 29°31'13" E – 38.28' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,
- 22) N 70°21'43" E – 48.21' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,
- 23) N 78°43'29" E – 51.16' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,
- 24) N 61°48'16" E – 248.83' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,
- 25) N 69°51'57" E – 52.12' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,
- 26) N 08°33'59" W – 38.61' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,
- 27) N 64°49'04" W – 105.17' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,
- 28) N 25°10'56" E – 20.00' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,
- 29) S 64°49'04" E – 12.04' TO A POINT OF ANGLE OF THE HEREIN DESCRIBED TRACT,
- 30) N 27°15'12" E – 49.36' TO A POINT IN THE COMMON LINE OF THE PREVIOUSLY MENTIONED 5.099 ACRE TRACT AND LOT 27 OF THE SAID NORTH RIM SUBDIVISION FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 27 BEARS N 82°27'04" W – 338.61';

THENCE S 82°27'04" E – 21.25' WITH THE COMMON LINE OF THE 5.099 ACRE TRACT AND LOT 27 TO POINT IN SAID COMMON LINE FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, FROM WHICH A COTTON SPINDLE FOUND IN ROCK WALL AT THE SOUTHEAST CORNER OF LOT 27 BEARS S 82°27'04" E – 6.36';

THENCE CROSSING THROUGH THE INTERIOR OF THE 5.099 ACRE TRACT AND THE 78.490 ACRE TRACT THE FOLLOWING THREE (3) CALLS:

- 1) S 27°15'12" W – 55.80' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 2) S 64°49'04" E – 59.01' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 3) N 10°25'29" W – 47.24' TO A POINT IN THE RIGHT-OF-WAY LINE OF LOST RIDGE CIRCLE (CUL-DE-SAC) AND AN EAST LINE OF SAID LOST RIDGE RANCH LLC 78.490 ACRE TRACT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, FROM WHICH A COTTON SPINDLE FOUND IN ROCK WALL BEARS N 25°22'12" W – 30.34';

THENCE AN ARC LENGTH OF 27.17' ALONG A CURVE TO THE LEFT WITH THE RIGHT-OF-WAY LINE OF LOST RIDGE CIRCLE (CUL-DE-SAC) AND AN EAST LINE OF SAID LOST RIDGE RANCH LLC 78.490 ACRE TRACT HAVING A **RADIUS OF 50.00'** AND A DELTA ANGLE OF 31°08'12" AND A **CHORD OF S 58°36'01" E – 26.84'**, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 2.459 ACRES OF LAND AS SURVEYED BY KOREY LEE SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6645 ON JANUARY 16, 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 29, 2024

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



PROJ NO. 3-00619
 PLAT NO. A3-1975
 FIELD NOTE NO. 3-00619-FN-193A - LOST RIDGE RANCH LLC - 2.459 AC
 MAP CHECKED JBM – MARCH 29, 2024



**0.039 ACRE
PERMANENT ACCESS EASEMENT LOCATED IN THE
C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278
IN TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 0.039 ACRE TRACT OF LAND LOCATED IN THE C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 78.490 ACRE TRACT, DESCRIBED IN TRACT 1 IN A DEED TO LOST RIDGE RANCH LLC, OF RECORD UNDER TRAVIS COUNTY CLERK’S DOCUMENT NUMBER (T.C.C.D.) 2021117885 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 0.039 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 POINT IN THE INTERIOR OF THE 78.490 ACRE TRACT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE MOST WESTERLY NORTHWEST CORNER OF LOT 26 OF NORTH RIM SUBDIVISION, OF RECORD IN VOLUME 83, PAGE 161A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.) AND THE MOST EASTERLY NORTHEAST CORNER OF SAID LOST RIDGE RANCH LLC 78.490 ACRE TRACT BEARS N 10°07'18" E – 57.48' TO A POINT IN THE RIGHT-OF-WAY LINE OF LOST RIDGE CIRCLE (CUL-DE-SAC) AND S 83°24'31" E – 16.06' TO SAID 1/2" IRON ROD FOUND;

THENCE THROUGH THE INTERIOR OF THE 78.490 ACRE TRACT THE FOLLOWING SIX (6) CALLS:

- 1) **S 08°33'59" E – 38.61'** TO A POINT FOR THE SOUTHEAST CORNER FOR THE HEREIN DESCRIBED TRACT,
- 2) **S 69°51'57" W – 52.12'** TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 3) **S 61°48'16" W – 33.84'** TO A POINT FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH THE SOUTHEAST CORNER OF THE PREVIOUSLY MENTIONED 78.490 ACRE TRACT BEARS S 36°33'30" E – 182.83',
- 4) **N 45°39'26" E – 63.12'** TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 5) **N 26°30'09" E – 37.19'** TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 6) **S 64°49'04" E – 12.45'** RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.039 ACRE OF LAND AS SURVEYED BY KOREY LEE SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6645 ON JANUARY 16, 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 29, 2024

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



PROJ NO. 3-00619
PLAT NO. A3-1975
FIELD NOTE NO. 3-00619-FN-193B - LOST RIDGE RANCH LLC – 0.039 AC
MAP CHECKED JBM – MARCH 29, 2024

BCRUA 193
LOST RIDGE RANCH LLC



0.039 ACRE
PERMANENT ACCESS EASEMENT LOCATED IN THE
C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278
IN TRAVIS COUNTY, TEXAS

FIELD NOTES FOR A 0.039 ACRE TRACT OF LAND LOCATED IN THE C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 78.490 ACRE TRACT, DESCRIBED IN TRACT 1 IN A DEED TO LOST RIDGE RANCH LLC, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT NUMBER (T.C.C.D.) 2021117885 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 0.039 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 IN THE NORTH LINE OF A CALLED 5.099 ACRE TRACT DESCRIBED IN A TRACT 2, IN SAID DEED TO LOST RIDGE RANCH LLC, OF RECORD UNDER T.C.C.D. 2021117885 OF THE O.P.R.T.C.T., MARKING THE COMMON CORNER OF LOTS 27 AND 28 OF NORTH RIM SUBDIVISION, OF RECORD IN VOLUME 83, PAGE 161A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), FROM WHICH A 1/2" IRON ROD FOUND AT THE CORNER SOUTHWEST CORNER OF LOT 33 OF NORTH RIM SUBDIVISION BEARS N 82°23'48" W – 1355.17';

THENCE S 77°34'04" W – 776.88' TO A POINT IN THE INTERIOR OF THE 78.490 ACRE TRACT FOR THE **POINT OF BEGINNING** AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE THROUGH THE INTERIOR OF THE 78.490 ACRE TRACT THE FOLLOWING THREE (3) CALLS:

- 1) **N 69°07'27" W – 142.00'** TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND AT THE PREVIOUSLY MENTIONED SOUTHWEST CORNER OF LOT 33 BEARS N 56°46'44" W – 540.20',
- 2) **S 87°34'57" E – 75.20'** TO A POINT FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) **S 50°30'17" E – 74.57'** RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.039 ACRE OF LAND AS SURVEYED BY KOREY LEE SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6645 ON JANUARY 16, 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 29, 2024


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



PROJ NO. 3-00619
PLAT NO. A3-1975
FIELD NOTE NO. 3-00619-FN-193C - LOST RIDGE RANCH LLC – 0.039 AC
MAP CHECKED JBM – MARCH 29, 2024

BCRUA 193
LOST RIDGE RANCH LLC



**0.047 ACRE
PERMANENT ACCESS EASEMENT LOCATED IN THE
C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278
IN TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 0.047 ACRE TRACT OF LAND LOCATED IN THE C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 78.490 ACRE TRACT, DESCRIBED IN TRACT 1 IN A DEED TO LOST RIDGE RANCH LLC, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT NUMBER (T.C.C.D.) 2021117885 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 0.047 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 IN THE NORTH LINE OF THE 78.490 ACRE TRACT, MARKING THE COMMON CORNER OF LOTS 33 AND 34 OF NORTH RIM SUBDIVISION, OF RECORD IN VOLUME 83, PAGE 161A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 28 BEARS S 82°23'48" E – 1355.17';

THENCE S 14°51'31" W – 261.42' TO A POINT IN THE INTERIOR OF THE 78.490 ACRE TRACT FOR THE **POINT OF BEGINNING** AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE THROUGH THE INTERIOR OF THE 78.490 ACRE TRACT THE FOLLOWING FIVE (5) CALLS:

- 1) **N 75°25'05" E – 62.97'** TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) **S 86°55'39" E – 60.96'** TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) **S 52°58'34" E – 33.57'** TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,
- 4) **N 87°34'57" W – 72.06'** TO A POINT FOR ANGLE IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT,
- 5) **N 86°34'19" W – 76.76'** RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.047 ACRE OF LAND AS SURVEYED BY KOREY LEE SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6645 ON JANUARY 16, 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 29, 2024


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



PROJ NO. 3-00619
PLAT NO. A3-1975
FIELD NOTE NO. 3-00619-FN-193D - LOST RIDGE RANCH LLC – 0.047 AC
MAP CHECKED JBM – MARCH 29, 2024

BCRUA 193
LOST RIDGE RANCH LLC



6504 Bridge Point Parkway, Suite 200
Austin, Texas 78730

**0.042 ACRE
PERMANENT ACCESS EASEMENT LOCATED IN THE
C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278
IN TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 0.042 ACRE TRACT OF LAND LOCATED IN THE C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 78.490 ACRE TRACT, DESCRIBED IN TRACT 1 IN A DEED TO LOST RIDGE RANCH LLC, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT NUMBER (T.C.C.D.) 2021117885 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 0.042 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 IN THE NORTH LINE OF THE 78.490 ACRE TRACT, MARKING THE COMMON CORNER OF LOTS 33 AND 34 OF NORTH RIM SUBDIVISION, OF RECORD IN VOLUME 83, PAGE 161A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 28 BEARS S 82°23'48" E – 1355.17';

THENCE S 77°12'09" W – 512.33' TO A POINT IN THE INTERIOR OF THE 78.490 ACRE TRACT FOR THE **POINT OF BEGINNING** AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE THROUGH THE INTERIOR OF THE 78.490 ACRE TRACT THE FOLLOWING FOUR (4) CALLS:

- 1) **S 31°47'14" W – 10.00'** TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) **N 58°12'46" W – 184.00'** TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) **N 31°47'14" E – 10.00'** TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND AT THE COMMON CORNER OF LOTS 39 AND 40 OF THE SAID NORTH RIM SUBDIVISION BEARS N 36°43'55" W – 965.86',
- 4) **S 58°12'46" E – 184.00'** RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.042 ACRE OF LAND AS SURVEYED BY KOREY LEE SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6645 ON JANUARY 16, 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 29, 2024

A handwritten signature in black ink that reads "Korey Lee Smith".

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



PROJ NO. 3-00619

PLAT NO. A3-1975

FIELD NOTE NO. 3-00619-FN-193E - LOST RIDGE RANCH LLC – 0.042 AC

MAP CHECKED JBM – MARCH 29, 2024

BCRUA 193
LOST RIDGE RANCH LLC



6504 Bridge Point Parkway, Suite 200
Austin, Texas 78730

**0.127 ACRE
PERMANENT ACCESS EASEMENT LOCATED IN THE
C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278
IN TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 0.127 ACRE TRACT OF LAND LOCATED IN THE C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 78.490 ACRE TRACT, DESCRIBED IN TRACT 1 IN A DEED TO LOST RIDGE RANCH LLC, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT NUMBER (T.C.C.D.) 2021117885 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 0.127 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 IN THE NORTH LINE OF THE 78.490 ACRE TRACT, MARKING THE COMMON CORNER OF LOTS 33 AND 34 OF NORTH RIM SUBDIVISION, OF RECORD IN VOLUME 83, PAGE 161A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 28 BEARS S 82°23'48" E – 1355.17';

THENCE S 81°28'11" W – 478.56' TO A POINT IN THE INTERIOR OF THE 78.490 ACRE TRACT FOR THE **POINT OF BEGINNING** AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE THROUGH THE INTERIOR OF THE 78.490 ACRE TRACT THE FOLLOWING FOUR (4) CALLS:

- 1) S 31°47'14" W – 30.00' TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) N 58°12'46" W – 184.00' TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) N 31°47'14" E – 30.00' TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND AT THE COMMON CORNER OF LOTS 39 AND 40 OF THE SAID NORTH RIM SUBDIVISION BEARS N 39°32'35" W – 948.69',
- 4) S 58°12'46" E – 184.00' RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.127 ACRE OF LAND AS SURVEYED BY KOREY LEE SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6645 ON JANUARY 16, 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 29, 2024

A handwritten signature in black ink that reads "Korey Lee Smith".

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



PROJ NO. 3-00619

PLAT NO. A3-1975

FIELD NOTE NO. 3-00619-FN-193F - LOST RIDGE RANCH LLC – 0.127 AC

MAP CHECKED JBM – MARCH 29, 2024

BCRUA 193
LOST RIDGE RANCH LLC



6504 Bridge Point Parkway, Suite 200
Austin, Texas 78730

**0.015 ACRE
PERMANENT ACCESS EASEMENT LOCATED IN THE
C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278
IN TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 0.015 ACRE TRACT OF LAND LOCATED IN THE C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 78.490 ACRE TRACT, DESCRIBED IN TRACT 1 IN A DEED TO LOST RIDGE RANCH LLC, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT NUMBER (T.C.C.D.) 2021117885 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 0.015 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 IN THE NORTH LINE OF THE 78.490 ACRE TRACT MARKING THE COMMON CORNER OF LOTS 39 AND 40 OF NORTH RIM SUBDIVISION, OF RECORD IN VOLUME 83, PAGE 161A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.) FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE PREVIOUSLY MENTIONED LOT 40 BEARS N 17°02'08" W – 335.13';

THENCE S 16°47'23" W – 311.96' TO A POINT IN THE INTERIOR OF THE 78.490 ACRE TRACT FOR THE **POINT OF BEGINNING** AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE THROUGH THE INTERIOR OF THE 78.490 ACRE TRACT THE FOLLOWING FOUR (4) CALLS:

- 1) **S 48°26'28" E – 63.84'** TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) **S 41°33'32" W – 10.00'** TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) **N 48°26'28" W – 63.84'** TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 4) **N 41°33'32" E – 10.00'** RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.015 ACRE OF LAND AS SURVEYED BY KOREY LEE SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6645 ON JANUARY 16, 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 29, 2024

A handwritten signature in black ink that reads "Korey Lee Smith".

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



PROJ NO. 3-00619

PLAT NO. A3-1975

FIELD NOTE NO. 3-00619-FN-193G - LOST RIDGE RANCH LLC – 0.015 AC

MAP CHECKED JBM – MARCH 29, 2024

BCRUA 193
LOST RIDGE RANCH LLC



6504 Bridge Point Parkway, Suite 200
Austin, Texas 78730

**0.193 ACRE
PERMANENT ACCESS EASEMENT LOCATED IN THE
C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278
IN TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 0.193 ACRE TRACT OF LAND LOCATED IN THE C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 78.490 ACRE TRACT, DESCRIBED IN TRACT 1 IN A DEED TO LOST RIDGE RANCH LLC, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT NUMBER (T.C.C.D.) 2021117885 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 0.193 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 IN THE NORTH LINE OF THE 78.490 ACRE TRACT MARKING THE COMMON CORNER OF LOTS 40 AND 41 OF NORTH RIM SUBDIVISION, OF RECORD IN VOLUME 83, PAGE 161A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.) FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE PREVIOUSLY MENTIONED LOT 40 BEARS S 17°02'08" E – 335.13';

THENCE S 05°06'15" E – 97.10' TO A POINT IN THE INTERIOR OF THE 78.490 ACRE TRACT FOR THE **POINT OF BEGINNING** AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE THROUGH THE INTERIOR OF THE 78.490 ACRE TRACT THE FOLLOWING ELEVEN (11) CALLS:

- 1) S 68°13'01" E – 10.00' TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) S 30°50'20" W – 53.05' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 3) S 24°47'51" W – 192.26' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 4) S 25°30'12" W – 195.06' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 5) S 47°39'15" E – 66.26' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 6) S 37°41'37" E – 203.90' TO A POINT FOR SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND AT THE COMMON CORNER OF LOTS 39 AND 40 OF THE SAID NORTH RIM SUBDIVISION BEARS N 25°23'07" E – 305.35';
- 7) N 48°26'28" W – 60.96' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 8) N 42°43'44" W – 206.52' TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 9) N 25°30'22" E – 212.07' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 10) N 20°29'53" E – 195.89' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 11) N 41°50'03" E – 52.05' RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.193 ACRE OF LAND AS SURVEYED BY KOREY LEE SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6645 ON JANUARY 16, 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 29, 2024

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



PROJ NO. 3-00619

PLAT NO. A3-1975

FIELD NOTE NO. 3-00619-FN-193H - LOST RIDGE RANCH LLC – 0.193 AC

MAP CHECKED JBM – MARCH 29, 2024

www.WalkerPartners.com

BCRUA 193
LOST RIDGE RANCH LLC



6504 Bridge Point Parkway, Suite 200
Austin, Texas 78730

**0.614 ACRE
PERMANENT ACCESS EASEMENT LOCATED IN THE
C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278
IN TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 0.614 ACRE TRACT OF LAND LOCATED IN THE C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 78.490 ACRE TRACT, DESCRIBED IN TRACT 1 IN A DEED TO LOST RIDGE RANCH LLC, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT NUMBER (T.C.C.D.) 2021117885 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 0.614 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 IN THE NORTH LINE OF THE 78.490 ACRE TRACT MARKING THE COMMON CORNER OF LOTS 40 AND 41 OF NORTH RIM SUBDIVISION, OF RECORD IN VOLUME 83, PAGE 161A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.)

THENCE S 13°50'55" W – 92.56' TO A POINT IN THE INTERIOR OF THE 78.490 ACRE TRACT FOR THE **POINT OF BEGINNING** AND A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE THROUGH THE INTERIOR OF THE 78.490 ACRE TRACT THE FOLLOWING TWENTY-EIGHT (28) CALLS:

- 1) S 30°20'38" W – 44.47' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 2) S 20°29'52" W – 195.32' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 3) S 25°30'22" W – 224.74' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 4) S 42°43'44" E – 211.07' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 5) S 44°20'26" W – 10.50' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 6) S 45°33'33" E – 20.00' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 7) N 44°20'26" E – 10.50' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 8) S 48°26'28" E – 164.26' TO A POINT FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND AT THE COMMON CORNER OF LOTS 39 AND 40 OF THE SAID NORTH RIM SUBDIVISION BEARS N 09°20'41" E – 370.26',
- 9) S 61°47'10" W – 11.01' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 10) N 66°21'52" W – 106.51' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 11) N 44°03'05" W – 124.91' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 12) N 47°29'51" W – 212.04' TO A POINT FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 13) N 29°32'07" E – 40.78' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 14) N 41°15'43" E – 64.97' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 15) N 39°20'43" E – 26.79' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 16) N 47°21'37" E – 29.90' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 17) N 32°52'05" E – 32.08' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 18) N 37°41'20" E – 29.22' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 19) N 27°30'13" E – 43.31' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 20) N 19°58'50" E – 13.24' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 21) N 09°53'11" E – 14.53' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 22) N 31°27'33" E – 19.70' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 23) N 24°46'41" E – 18.41' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 24) N 16°08'06" E – 63.89' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 25) N 20°43'16" E – 58.06' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 26) N 16°49'12" E – 30.43' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 27) N 29°38'33" E – 22.74' TO A POINT FOR ANGLE OF THE HEREIN DESCRIBED TRACT,
- 28) S 67°47'01" E – 18.47' RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.614 ACRE OF LAND AS SURVEYED BY KOREY LEE SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6645 ON JANUARY 16, 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 29, 2024

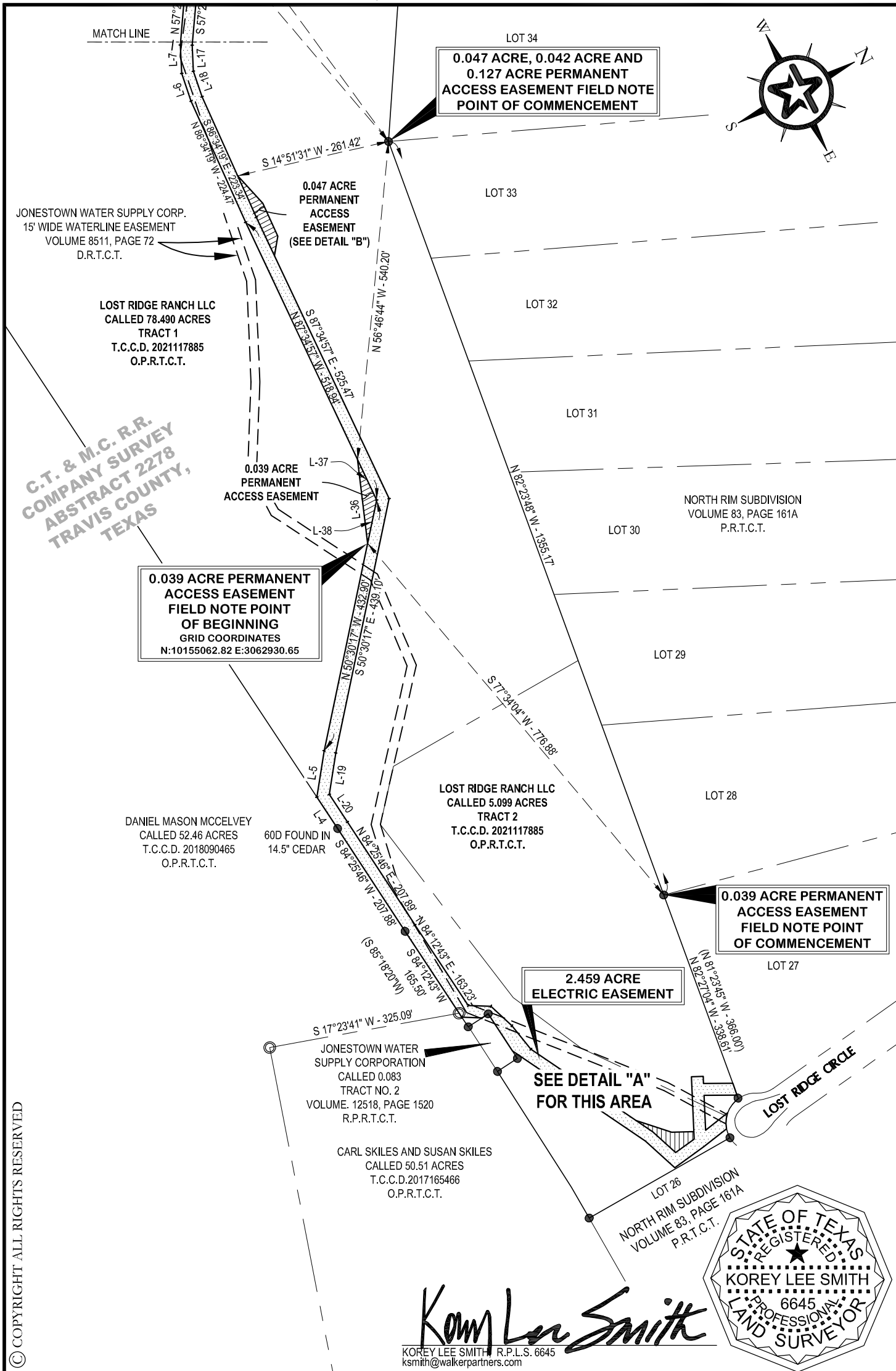

KOREY LEE SMITH, R.L.S. 6645

PROJ NO. 3-00619
PLAT NO. A3-1975
FIELD NOTE NO. 3-00619-FN-1931 - LOST RIDGE RANCH LLC – 0.614 AC
MAP CHECKED JBM – MARCH 29, 2024



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BCRUA 193
LOST RIDGE RANCH LLC



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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

0 100 200 400
GRAPHIC SCALE IN FEET

PLAT NO. A3-1975 PROJ. NO. 3-00619.00 DRAFTED 03/25/24
F/N
TAB EXH NO. 193A-193I FB/PAGE 3/49/81 DRAWN BY JBM
DWG. 3-00619ESMT-PARCEL 193 - LOST MAP
NAME RIDGE RANCH LLC - OPTION 2.DWG CHK'D 03/25/24

SHEET NO.
1 OF 7

G:\PROJECTS\3-00619\3 PHASE 2 LAND RIGHTS\1 SURVEY\1.0 CAD\ELECTRIC EASEMENTS\3-00619ESMT-PARCEL 193 - LOST RIDGE RANCH LLC - OPTION 2.DWG, EASEMENT, 3/29/2024 10:28:30 AM, JMontemayor, 1:1

BCRUA 193
LOST RIDGE RANCH LLC

CAROLYN DOUGLASS
CALLED 42.260 ACRES
VOLUME 13347, PAGE 1946
R.P.R.T.C.T.
[S 28°43'20" W - 1068.51' - VOLUME 13347, PAGE 1946, R.P.R.T.C.T.]
S 27°36'02" W - 1043.22'

3/4" IRON ROD FOUND
[S 29°17'35" W] [163.02']
162.78'
S 28°06'01" W
(S 27°54'45" W - 152.02')

DAVID ABOUD
CALLED 34.88 ACRES
T.C.C.D. 2005020255
O.P.R.T.C.T.

JONESTOWN WATER
SUPPLY CORP.
CALLED 0.057 ACRES
TRACT NO. 1
VOLUME 12518, PAGE 1520
R.P.R.T.C.T.

LOST RIDGE RANCH LLC
CALLED 78.490 ACRES
TRACT 1
T.C.C.D. 2021117885
O.P.R.T.C.T.

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

JONESTOWN WATER SUPPLY CORP.
15' WIDE WATERLINE EASEMENT
VOLUME 8511, PAGE 72
D.R.T.C.T.

LOST RIDGE RANCH LLC
CALLED 78.490 ACRES
TRACT 1
T.C.C.D. 2021117885
O.P.R.T.C.T.

2.459 ACRE
ELECTRIC EASEMENT

N 58°12'46" W - 204.68'

0.042 ACRE
PERMANENT
ACCESS EASEMENT
(SEE DETAIL "B")

0.614 ACRE
PERMANENT
ACCESS EASEMENT
(SEE DETAIL "C")

2.459 ACRE
ELECTRIC EASEMENT

0.193 ACRE
PERMANENT
ACCESS EASEMENT
(SEE DETAIL "D")

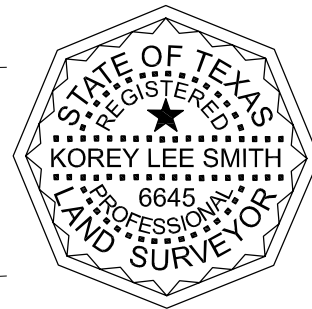
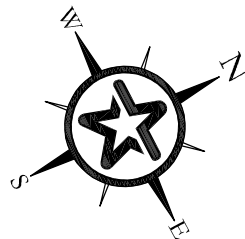
0.015 ACRE PERMANENT
ACCESS EASEMENT
FIELD NOTE POINT OF
COMMENCEMENT

0.015 ACRE PERMANENT
ACCESS EASEMENT
(SEE DETAIL "D")

0.127 ACRE
PERMANENT
ACCESS EASEMENT
(SEE DETAIL "B")

S 58°12'46" E - 205.76'

MATCH LINE

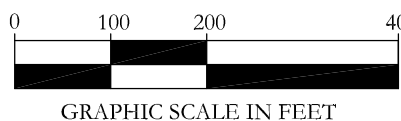


Korey Lee Smith
KOREY LEE SMITH, R.P.L.S. 6645
ksmith@walkerpartners.com

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Phone: 1-512-382-0021 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10194317













SHEET NO.
2 OF 7

PLAT NO. A3-1975 PROJ. NO. 3-00619.00 DRAFTED 03/25/24
F/N
TAB EXH NO. 193A-193I FB/PAGE 3/49/81 DRAWN BY JBM
DWG. 3-00619ESMT-PARCEL 193 - LOST MAP
NAME RIDGE RANCH LLC - OPTION 2.DWG CHK'D 03/25/24

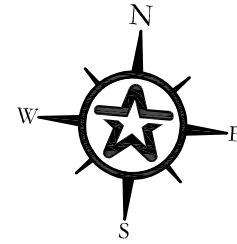
G:\PROJECTS\3-00619\3 PHASE 2 LAND RIGHTS\1 SURVEY\1.0 CAD\ELECTRIC EASEMENTS\3-00619ESMT-PARCEL 193 - LOST RIDGE RANCH LLC - OPTION 2.DWG, EASEMENT, 3/29/2024 10:44:26 AM, JMontemayor, 1-1

DETAIL 'A'

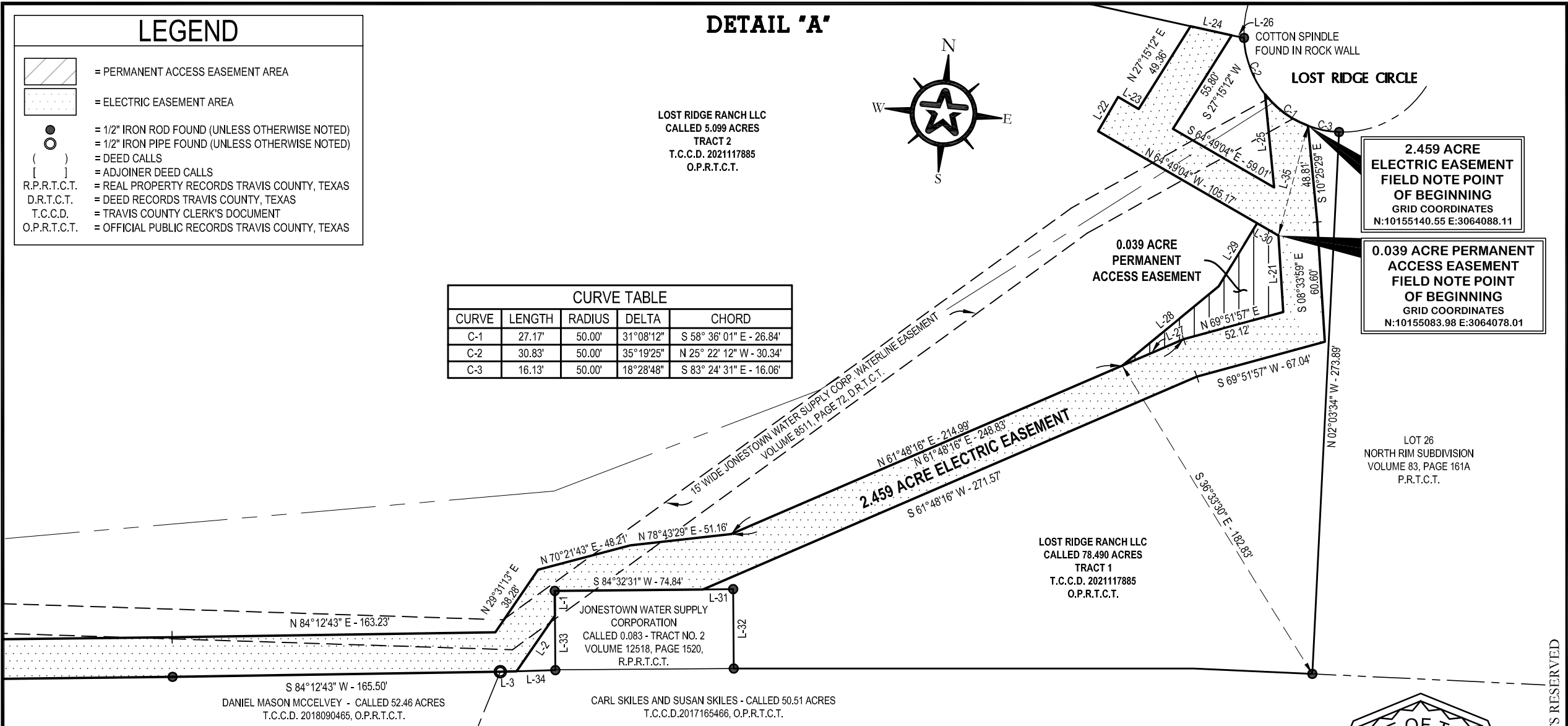
LEGEND

-  = PERMANENT ACCESS EASEMENT AREA
-  = ELECTRIC EASEMENT AREA
-  = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
-  = 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
-  = DEED CALLS
-  = ADJOINER DEED CALLS
-  = REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
-  = DEED RECORDS TRAVIS COUNTY, TEXAS
-  = TRAVIS COUNTY CLERK'S DOCUMENT
-  = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS

LOST RIDGE RANCH LLC
CALLED 5.099 ACRES
TRACT 2
T.C.C.D. 2021117885
O.P.R.T.C.T.



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C-1	27.17'	50.00'	31°08'12"	S 58° 36' 01" E - 26.84'
C-2	30.83'	50.00'	35°19'25"	N 25° 22' 12" W - 30.34'
C-3	16.13'	50.00'	18°28'48"	S 83° 24' 31" E - 16.06'



2.459 ACRE
ELECTRIC EASEMENT
FIELD NOTE POINT
OF BEGINNING
GRID COORDINATES
N:10155140.55 E:3064088.11

0.039 ACRE PERMANENT
ACCESS EASEMENT
FIELD NOTE POINT
OF BEGINNING
GRID COORDINATES
N:10155083.98 E:3064078.01

LOT 26
NORTH RIM SUBDIVISION
VOLUME 83, PAGE 161A
P.R.T.C.T.

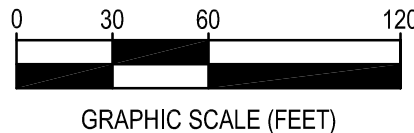
LOST RIDGE RANCH LLC
CALLED 78.490 ACRES
TRACT 1
T.C.C.D. 2021117885
O.P.R.T.C.T.

S 84°12'43" W - 165.50'
DANIEL MASON MCCOLVEY - CALLED 52.46 ACRES
T.C.C.D. 2018090465, O.P.R.T.C.T.

CARL SKILES AND SUSAN SKILES - CALLED 50.51 ACRES
T.C.C.D.2017165466, O.P.R.T.C.T.



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



SHEET NO.

3 OF 7

PLAT NO. A3-1975 DRAFT DATE 03/25/24 FB/PG 3-49/81
FIELD
PROJ. NO. 3-00619.00 TAB NO. EXH NOTE NO. 193A-193I
DWG. 3-00619ESMT-PARCEL 193 - LOST DRAWN
NAME RIDGE RANCH LLC - OPTION 2.DWG BY JBM











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

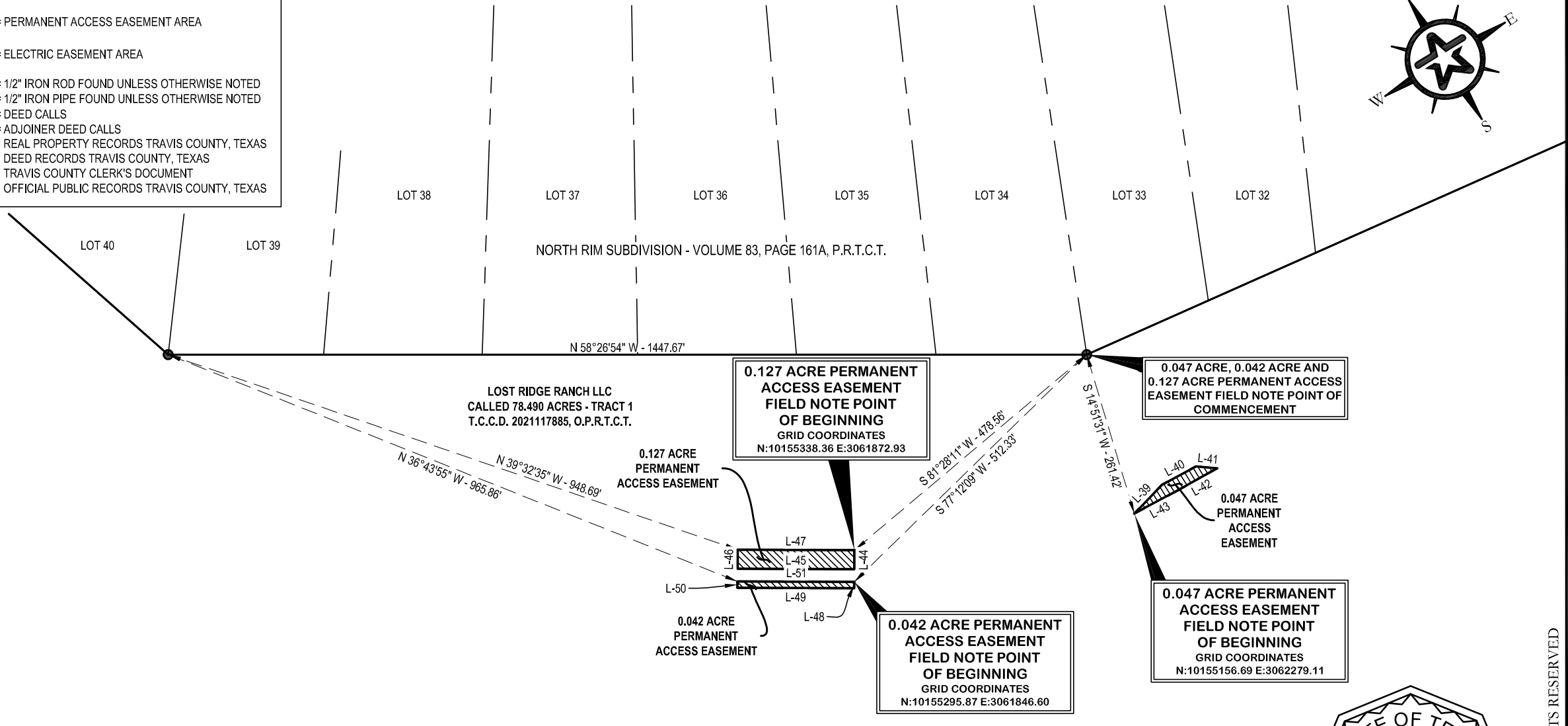
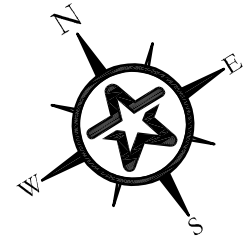


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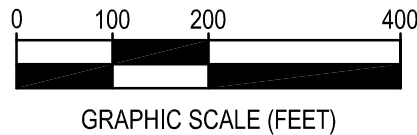
DETAIL 'B'

LEGEND

-  = PERMANENT ACCESS EASEMENT AREA
-  = ELECTRIC EASEMENT AREA
-  = 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
-  = 1/2" IRON PIPE FOUND UNLESS OTHERWISE NOTED
-  = DEED CALLS
-  = ADJOINER DEED CALLS
-  = REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
-  = DEED RECORDS TRAVIS COUNTY, TEXAS
-  = TRAVIS COUNTY CLERK'S DOCUMENT
-  = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS



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T.B.P.L.S. Registration No. 10194317



SHEET NO.
4 OF 7

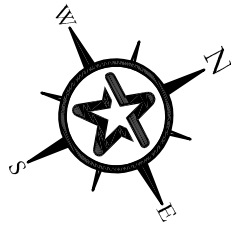
PLAT NO. A3-1975 DRAFT DATE 03/25/24 FB/PG 3-49/81
FIELD
PROJ. NO. 3-00619.00 TAB NO. EXH NOTE NO. 193A-193I
DWG. 3-00619ESMT-PARCEL 193 - LOST DRAWN
NAME RIDGE RANCH LLC - OPTION 2.DWG BY JBM

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



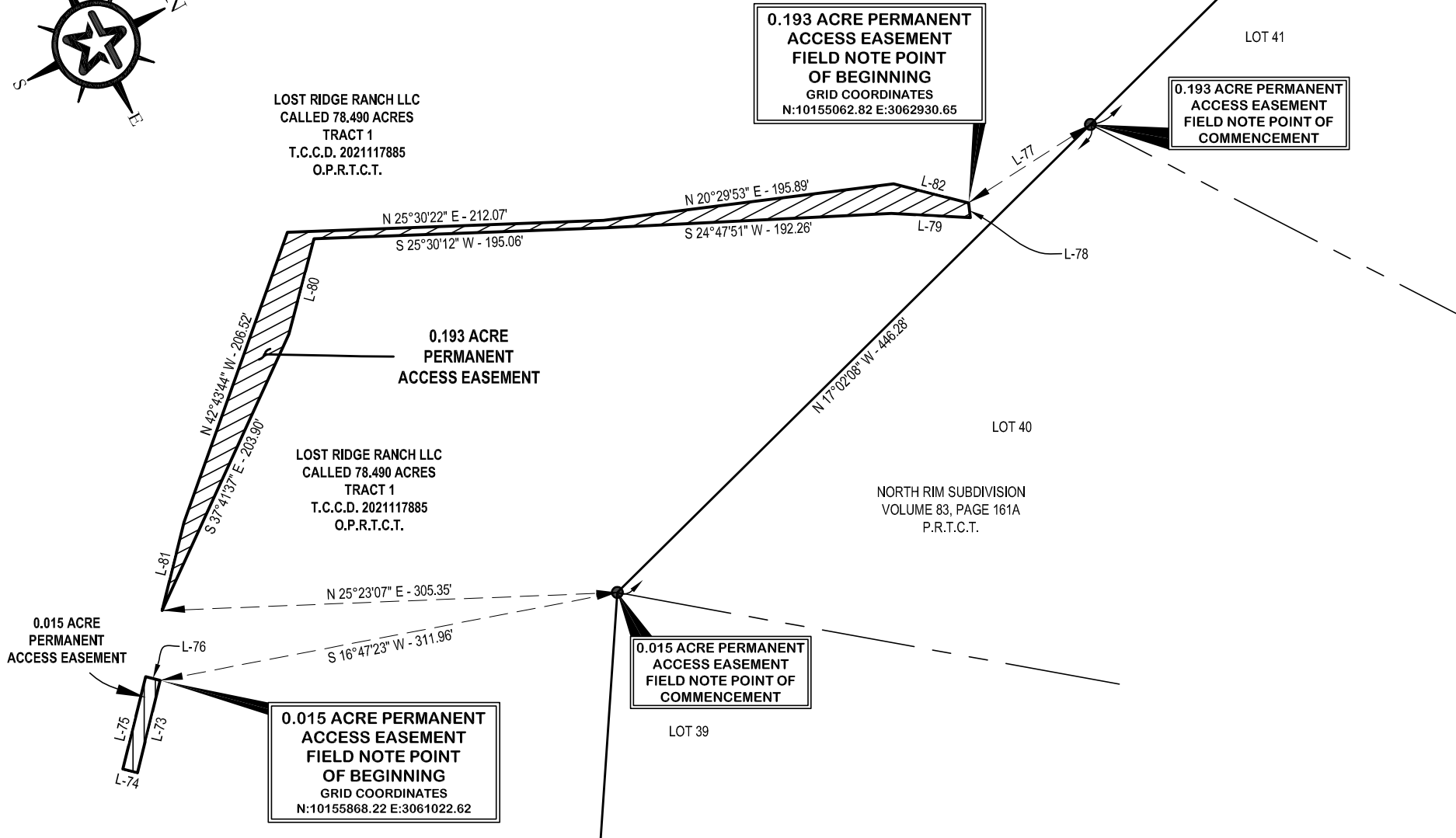
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DETAIL 'C'

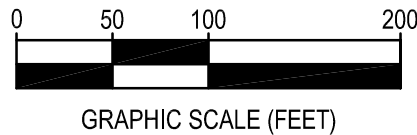


LEGEND

- = PERMANENT ACCESS EASEMENT AREA
- = ELECTRIC EASEMENT AREA
- = 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- = 1/2" IRON PIPE FOUND UNLESS OTHERWISE NOTED
- = DEED CALLS
- = ADJOINER DEED CALLS
- R.P.R.T.C.T. = REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. = DEED RECORDS TRAVIS COUNTY, TEXAS
- T.C.C.D. = TRAVIS COUNTY CLERK'S DOCUMENT
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS



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 T.B.P.L.S. Registration No. 10194317



SHEET NO.
5 OF 7

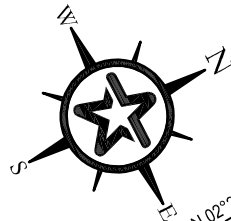
PLAT NO. A3-1975 DRAFT DATE 03/25/24 FB/PG 3-49/81
 PROJ. NO. 3-00619.00 TAB NO. EXH FIELD NOTE NO. 193A-193I
 DWG. 3-00619ESMT-PARCEL 193 - LOST DRAWN BY JBM
 NAME RIDGE RANCH LLC - OPTION 2.DWG

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



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DETAIL 'D'



LOST RIDGE RANCH LLC
CALLED 78.490 ACRES
TRACT 1
T.C.C.D. 2021117885
O.P.R.T.C.T.

0.614 ACRE PERMANENT
ACCESS EASEMENT
FIELD NOTE POINT OF
COMMENCEMENT







0.614 ACRE PERMANENT
ACCESS EASEMENT
FIELD NOTE POINT
OF BEGINNING
GRID COORDINATES
N:10156492.95 E:3060999.92

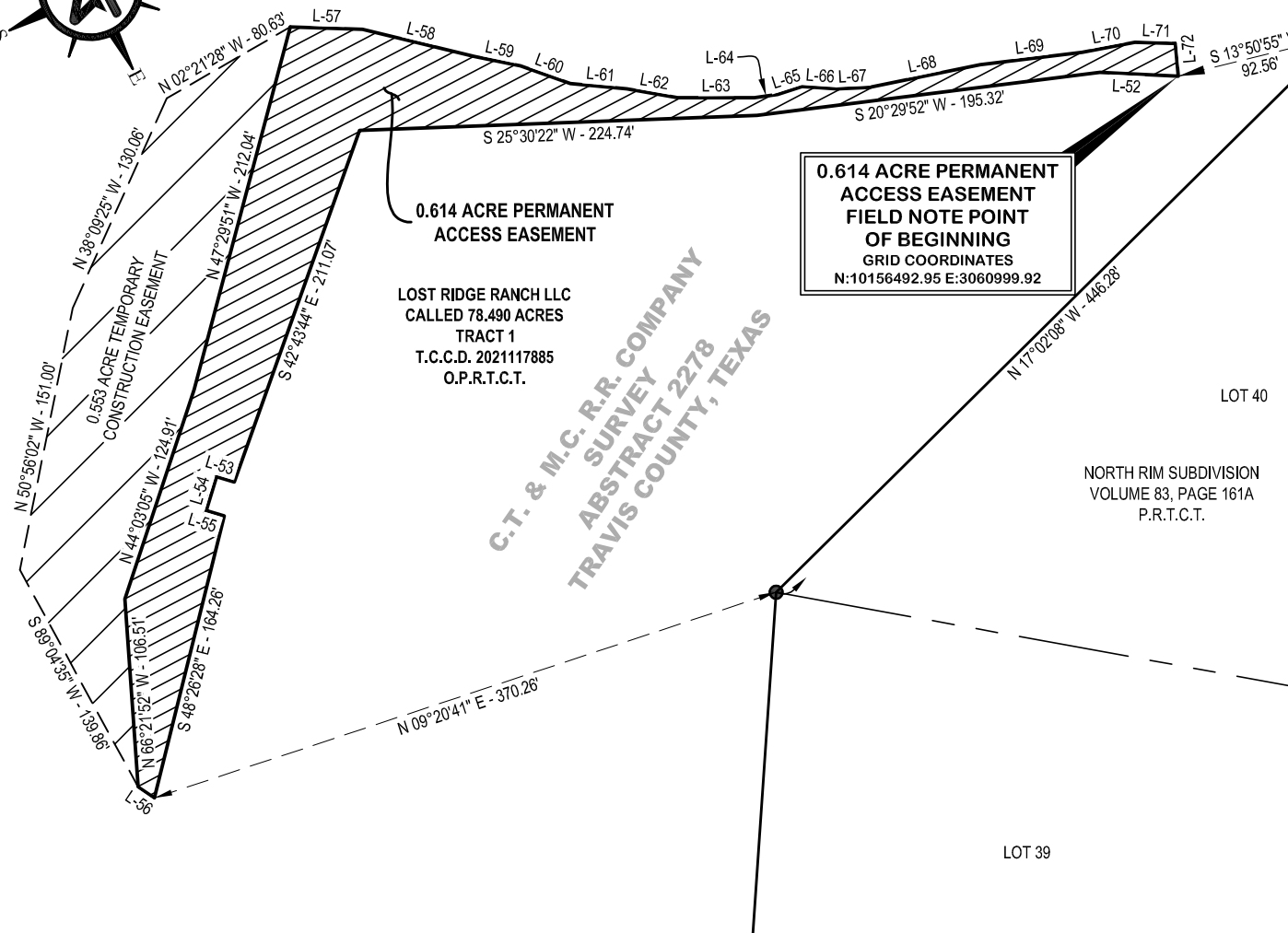
LOST RIDGE RANCH LLC
CALLED 78.490 ACRES
TRACT 1
T.C.C.D. 2021117885
O.P.R.T.C.T.

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

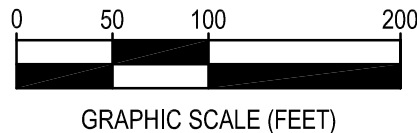
NORTH RIM SUBDIVISION
VOLUME 83, PAGE 161A
P.R.T.C.T.

LEGEND

-  = PERMANENT ACCESS EASEMENT AREA
-  = ELECTRIC EASEMENT AREA
-  = 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
-  = 1/2" IRON PIPE FOUND UNLESS OTHERWISE NOTED
-  = DEED CALLS
-  = ADJOINER DEED CALLS
- R.P.R.T.C.T. = REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. = DEED RECORDS TRAVIS COUNTY, TEXAS
- T.C.C.D. = TRAVIS COUNTY CLERK'S DOCUMENT
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS



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T.B.P.L.S. Registration No. 10194317



SHEET NO.





6 OF 7

PLAT NO. A3-1975 DRAFT DATE 03/25/24 FB/PG 3-49/81
FIELD
PROJ. NO. 3-00619.00 TAB NO. EXH NOTE NO. 193A-193I
DWG. 3-00619ESMT-PARCEL 193 - LOST DRAWN
NAME RIDGE RANCH LLC - OPTION 2.DWG BY JBM

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



LEGEND

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

LINE TABLE		
LINE	DIRECTION	LENGTH
L-1	S 05° 19' 59" E	12.47'
L-2	S 29° 36' 17" W	34.12'
L-3	S 83° 24' 15" W	8.23'
L-4	S 84° 10' 44" W	63.55'
L-5	N 53° 25' 45" W	79.10'
L-6	N 81° 07' 29" W	49.13'
L-7	N 65° 00' 13" W	48.17'
L-8	S 44° 20' 26" W	10.50'
L-9	N 45° 33' 33" W	20.00'
L-10	N 44° 20' 26" E	10.50'
L-11	N 30° 20' 38" E	44.47'
L-12	N 27° 36' 02" E	25.18'
L-13	N 28° 09' 43" E	6.65'
L-14	S 17° 02' 08" E	38.50'
L-15	N 68° 13' 01" W	25.67'
L-16	S 41° 50' 03" W	52.06'
L-17	S 65° 00' 13" E	44.01'
L-18	S 81° 07' 29" E	45.35'
L-19	S 53° 25' 45" E	70.84'
L-20	N 84° 10' 44" E	55.83'
L-21	N 08° 33' 59" W	38.61'
L-22	N 25° 10' 56" E	20.00'
L-23	S 64° 49' 04" E	12.04'
L-24	S 82° 27' 04" E	21.25'
L-25	N 10° 25' 29" W	47.24'
L-26	S 82° 27' 04" E	6.36'
L-27	S 61° 48' 16" W	33.84'
L-28	N 45° 39' 26" E	63.12'
L-29	N 26° 30' 09" E	37.19'
L-30	S 64° 49' 04" E	12.45'
L-31	N 84° 32' 31" E	15.26'
L-32	S 05° 24' 11" E	40.06'
L-33	S 05° 19' 59" E	27.54'
L-34	N 83° 24' 15" E	19.54'
L-35	N 10° 07' 18" E	57.48'
L-36	N 69° 07' 27" W	142.00'
L-37	S 87° 34' 57" E	75.20'
L-38	S 50° 30' 17" E	74.57'
L-39	N 75° 25' 05" E	62.97'
L-40	S 86° 55' 39" E	60.96'
L-41	S 52° 58' 34" E	33.57'
L-42	N 87° 34' 57" W	72.06'

LINE TABLE		
LINE	DIRECTION	LENGTH
L-43	N 86° 34' 19" W	76.76'
L-44	S 31° 47' 14" W	30.00'
L-45	N 58° 12' 46" W	184.00'
L-46	N 31° 47' 14" E	30.00'
L-47	S 58° 12' 46" E	184.00'
L-48	S 31° 47' 14" W	10.00'
L-49	N 58° 12' 46" W	184.00'
L-50	N 31° 47' 14" E	10.00'
L-51	S 58° 12' 46" E	184.00'
L-52	S 30° 20' 38" W	44.47'
L-53	S 44° 20' 26" W	10.50'
L-54	S 45° 33' 33" E	20.00'
L-55	N 44° 20' 26" E	10.50'
L-56	S 61° 47' 10" W	11.01'
L-57	N 29° 32' 07" E	40.78'
L-58	N 41° 15' 43" E	64.97'
L-59	N 39° 20' 43" E	26.79'
L-60	N 47° 21' 37" E	29.90'
L-61	N 32° 52' 05" E	32.08'
L-62	N 37° 41' 20" E	29.22'
L-63	N 27° 30' 13" E	43.31'
L-64	N 19° 58' 50" E	13.24'
L-65	N 09° 53' 11" E	14.53'
L-66	N 31° 27' 33" E	19.70'
L-67	N 24° 46' 41" E	18.41'
L-68	N 16° 08' 06" E	63.89'
L-69	N 20° 43' 16" E	58.06'
L-70	N 16° 49' 12" E	30.43'
L-71	N 29° 38' 33" E	22.74'
L-72	S 67° 47' 01" E	18.47'
L-73	S 48° 26' 28" E	63.84'
L-74	S 41° 33' 32" W	10.00'
L-75	N 48° 26' 28" W	63.84'
L-76	N 41° 33' 32" E	10.00'
L-77	S 05° 06' 15" E	97.10'
L-78	S 68° 13' 01" E	10.00'
L-79	S 30° 50' 20" W	53.05'
L-80	S 47° 39' 15" E	66.26'
L-81	N 48° 26' 28" W	60.96'
L-82	N 41° 50' 03" E	52.05'
L-83	N 17° 02' 08" W	72.65'

SURVEYOR'S NOTES:

SURVEYED ON: JANUARY 16, 2024
RELEASED ON: MARCH 29, 2024

FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED:
2.459 ACRE ELECTRIC EASEMENT LOCATED IN THE C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278, IN TRAVIS COUNTY, TEXAS

0.039 ACRE PERMANENT ACCESS EASEMENT LOCATED IN THE C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278, IN TRAVIS COUNTY, TEXAS

0.039 ACRE PERMANENT ACCESS EASEMENT LOCATED IN THE C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278, IN TRAVIS COUNTY, TEXAS

0.047 ACRE PERMANENT ACCESS EASEMENT LOCATED IN THE C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278, IN TRAVIS COUNTY, TEXAS

0.042 ACRE PERMANENT ACCESS EASEMENT LOCATED IN THE C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278, IN TRAVIS COUNTY, TEXAS

0.127 ACRE PERMANENT ACCESS EASEMENT LOCATED IN THE C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278, IN TRAVIS COUNTY, TEXAS

0.015 ACRE PERMANENT ACCESS EASEMENT LOCATED IN THE C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278, IN TRAVIS COUNTY, TEXAS

0.193 ACRE PERMANENT ACCESS EASEMENT LOCATED IN THE C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278, IN TRAVIS COUNTY, TEXAS

0.614 ACRE PERMANENT ACCESS EASEMENT LOCATED IN THE C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278, IN TRAVIS COUNTY, TEXAS

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. 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 GRID COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. DISTANCES ARE SURFACE VALUES. (GRID TO SURFACE SCALE FACTOR = 1.00013)

EXHIBIT

OF A 2.459 ACRE ELECTRIC EASEMENT LOCATED IN THE C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 78.490 ACRE TRACT AND A CALLED 5.099 ACRE TRACT DESCRIBED IN TRACT 1 AND TRACT 2, RESPECTIVELY IN A DEED TO LOST RIDGE RANCH LLC, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT 2021117885 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND TWO (2) 0.039 ACRE TRACTS, A 0.047 ACRE, A 0.042 ACRE, A 0.127 ACRE, A 0.015 ACRE, A 0.193, AND A 0.614 ACRE, PERMANENT ACCESS EASEMENTS AND A 0.553 ACRE TEMPORARY CONSTRUCTION EASEMENT LOCATED IN THE C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 78.490 ACRE TRACT DESCRIBED IN TRACT 1 IN A DEED TO LOST RIDGE RANCH LLC, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT 2021117885 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

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T.B.P.L.S. Registration No. 10194317

SHEET NO.

7 OF 7

PLAT NO. A3-1975 PROJ. NO. 3-00619.00 DRAFTED 03/25/24
F/N
TAB EXH NO. 193A-193IFB/Pg 3-49/81 DRAWN BY JBM
DWG. 3-00619ESMT-PARCEL 193 - LOST MAP
NAME RIDGE RANCH LLOW/OPTION 2.DWG CHK'D 03/25/2024

G:\PROJECTS\3-00619\3 PHASE 2 LAND RIGHTS\1 SURVEY\1.0 CAD\ELECTRIC EASEMENTS\3-00619ESMT-PARCEL 193 - LOST RIDGE RANCH LLC - OPTION 2.DWG, EASEMENT, 3/29/2024 10:45:03 AM, JMontemayor, 1:1

BCRUA 193
LOST RIDGE RANCH LLC



**0.553 ACRE
TEMPORARY CONSTRUCTION EASEMENT LOCATED IN THE
C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278
IN TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 0.553 ACRE TRACT OF LAND LOCATED IN THE C.T. & M.C. RAILROAD COMPANY SURVEY, ABSTRACT 2278, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 78.490 ACRE TRACT, DESCRIBED IN TRACT 1 IN A DEED TO LOST RIDGE RANCH LLC, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT NUMBER (T.C.C.D.) 2021117885 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 0.553 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 IN THE NORTH LINE OF THE 78.490 ACRE TRACT MARKING THE COMMON SOUTHERN CORNER OF LOTS 39 AND 40 OF NORTH RIM SUBDIVISION, OF RECORD IN VOLUME 83, PAGE 161A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), FROM WHICH A 1/2" IRON ROD FOUND AT THE COMMON SOUTHERN CORNER OF THE LOT 40 AND LOT 41 OF THE SAID NORTH RIM SUBDIVISION BEARS N 17°02'08" W – 446.28';

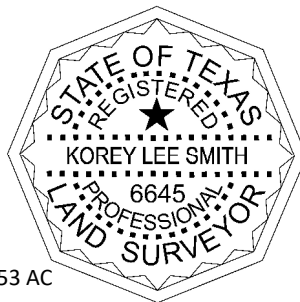
THENCE S 09°20'41" W – 370.26' AND S 61°47'10" W – 11.01' THROUGH THE INTERIOR OF THE 78.490 ACRE TRACT TO A POINT FOR THE **POINT OF BEGINNING** AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING THROUGH THE INTERIOR OF THE 78.490 ACRE TRACT THE FOLLOWING SEVEN CALLS:

- 1) S 89°04'35" W – 139.86' TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) N 50°56'02" W – 151.00' TO A POINT,
- 3) N 38°09'25" W – 130.06' TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 4) N 02°21'28" W – 80.63' TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 5) S 47°29'51" E – 212.04' TO A POINT,
- 6) S 44°03'05" E – 124.91' TO A POINT,
- 7) S 66°21'52" E – 106.51' RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.553 ACRE OF LAND AS SURVEYED BY KOREY LEE SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6645 ON JANUARY 16, 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
PLAT NO. A3-1975
FIELD NOTE NO. 3-00619-FN-193J - LOST RIDGE RANCH LLC – 0.553 AC
MAP CHECKED JBM – JULY 09, 2024

BCRUA 193
LOST RIDGE RANCH LLC

CAROLYN DOUGLASS
CALLED 42.260 ACRES
VOLUME 13347, PAGE 1946
R.P.R.T.C.T.
[S 28°43'20" W - 1068.51' - VOLUME 13347, PAGE 1946, R.P.R.T.C.T.]
S 27°36'02" W - 1043.22'

3/4" IRON ROD FOUND
[S 29°17'35" W] [163.02']
162.78'
S 28°06'01" W
(S 27°54'45" W - 152.02')

DAVID ABOUD
CALLED 34.88 ACRES
T.C.C.D. 2005020255
O.P.R.T.C.T.

LOST RIDGE RANCH LLC
CALLED 78.490 ACRES
TRACT 1
T.C.C.D. 2021117885
O.P.R.T.C.T.

JONESTOWN WATER
SUPPLY CORP.
CALLED 0.057 ACRES
TRACT NO. 1
VOLUME 12518, PAGE 1520
R.P.R.T.C.T.

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

JONESTOWN WATER SUPPLY CORP.
15' WIDE WATERLINE EASEMENT
VOLUME 8511, PAGE 72
D.R.T.C.T.

LOST RIDGE RANCH LLC
CALLED 78.490 ACRES
TRACT 1
T.C.C.D. 2021117885
O.P.R.T.C.T.

2.459 ACRE
ELECTRIC EASEMENT

N 58°12'46" W - 204.68'

0.042 ACRE
PERMANENT
ACCESS EASEMENT
(SEE DETAIL "B")

0.614 ACRE
PERMANENT
ACCESS EASEMENT
(SEE DETAIL "C")

2.459 ACRE
ELECTRIC EASEMENT

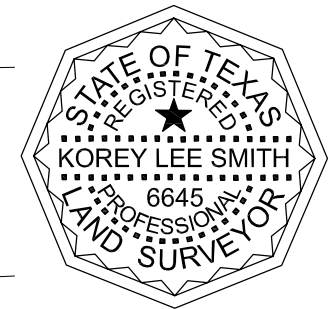
0.193 ACRE
PERMANENT
ACCESS EASEMENT
(SEE DETAIL "D")

0.015 ACRE PERMANENT
ACCESS EASEMENT
FIELD NOTE POINT OF
COMMENCEMENT

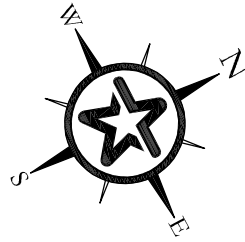
0.015 ACRE PERMANENT
ACCESS EASEMENT
(SEE DETAIL "D")

0.127 ACRE
PERMANENT
ACCESS EASEMENT
(SEE DETAIL "B")

S 58°12'46" E - 205.76'



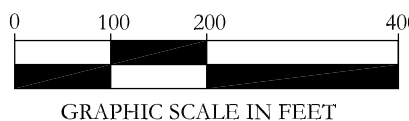
Korey Lee Smith
KOREY LEE SMITH, R.P.L.S. 6645
ksmith@walkerpartners.com



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MATCH LINE

L-6
L-7
L-8
L-9
L-10
L-11
L-12
L-13
L-14
L-15
L-16
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L-18



SHEET NO.
2 OF 7



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

PLAT NO. A3-1975 PROJ. NO. 3-00619.00 DRAFTED 03/25/24
F/N
TAB EXH NO. 193A-193I FB/PAGE 3/49/81 DRAWN BY JBM
DWG. 3-00619ESMT-PARCEL 193 - LOST MAP
NAME RIDGE RANCH LLC - OPTION 2.DWG CHK'D 03/25/24

G:\PROJECTS\3-00619\3 PHASE 2 LAND RIGHTS\1 SURVEY\1.0 CAD\ELECTRIC EASEMENTS\3-00619ESMT-PARCEL 193 - LOST RIDGE RANCH LLC - OPTION 2.DWG, EASEMENT, 3/29/2024 10:44:26 AM, JMontemayor, 1-1