

EXHIBIT

"A"

BCRUA 087

OUR LADY QUEEN OF PEACE HOUSE OF PRAYER



600 Austin Ave., Suite 20
Waco, Texas 76701

**20 FOOT WIDE (0.156 ACRE)
ELECTRIC EASEMENT
LOCATED IN THE JAMES SYLVESTER SURVEY, ABSTRACT 761
TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 20 FOOT WIDE (0.156 ACRE) STRIP OF LAND LOCATED IN THE JAMES SYLVESTER SURVEY, ABSTRACT 761 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 11.528 ACRE TRACT DESCRIBED IN A DEED TO OUR LADY QUEEN OF PEACE HOUSE OF PRAYER, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT (T.C.C.D.) 2011162332 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 0.156 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 1/2" IRON ROD WITH CAP STAMPED "WATSON" FOUND IN THE FENCED SOUTHWEST MARGIN OF FARM TO MARKET HIGHWAY 2243 (NAMELESS ROAD), MARKING THE EAST CORNER OF SAID 11.528 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT, AND BEING THE NORTH CORNER OF A CALLED 22.651 ACRE TRACT, LISTED IN A DEED TO DAVIDASS MAHENDRU AND SWARAN MAHENDRU, OF RECORD UNDER T.C.C.D. 2006018071 OF THE O.P.R.T.C.T. AND DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED UNDER T.C.C.D. 2006018070 OF SAID O.P.R.T.C.T.,

THENCE S 26°40'01" W – 20.93' WITH THE COMMON LINE BETWEEN SAID 11.528 ACRE TRACT AND SAID 22.651 ACRE TRACT, TO A POINT FOR THE THE SOUTH CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 11.528 ACRE TRACT BEARS S 26°40'01" W – 1639.15';

THENCE THROUGH THE INTERIOR OF SAID 11.528 ACRE TRACT, SOUTHWEST OF, PARALLEL TO, TWENTY FEET AT RIGHT ANGLES FROM THE NORTHEAST LINE OF SAID 11.528 ACRE TRACT, THE FOLLOWING THREE (3) CALLS:

- 1) **N 46°11'03" W – 6.73' TO A POINT FOR ANGLE,**
- 2) **N 42°58'25" W – 180.78' TO A POINT FOR ANGLE,**
- 3) **N 52°24'29" W – 152.03' TO A POINT IN THE COMMON LINE BETWEEN SAID 11.528 ACRE TRACT AND A CALLED 10.608 ACRE TRACT LISTED IN A DEED TO OUR LADY QUEEN OF PEACE HOUSE OF PRAYER RECORDED UNDER T.C.C.D. 2010147870 OF SAID O.P.R.T.C.T. AND DESCRIBED IN A DEED TO CONFRATERNITY OF OUR LADY QUEEN OF PEACE RECORDED UNDER T.C.C.D. 2006093205 OF SAID O.P.R.T.C.T., SAID POINT BEING THE WEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE WEST CORNER OF SAID 11.528 ACRE TRACT BEARS S 26°41'05" W – 1392.75'**

THENCE N 26°41'05" E – 20.37' WITH THE COMMON LINE BETWEEN SAID 11.528 ACRE TRACT AND SAID 10.608 ACRE TRACT, TO A 1/2" IRON ROD FOUND IN THE FENCED SOUTHWEST MARGIN OF FARM TO MARKET HIGHWAY 2243 (NAMELESS ROAD), MARKING THE NORTH CORNER OF SAID 11.528 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT;

THENCE WITH THE NORTHEAST LINE OF SAID 11.528 ACRE TRACT, ALONG THE FENCED SOUTHWEST MARGIN OF FARM TO MARKET HIGHWAY 2243 (NAMELESS ROAD), THE FOLLOWING TWO CALLS:

- 1) **S 52°24'29" E – 157.53' TO A POINT FOR ANGLE,**
- 2) **S 42°58'25" E – 181.87', RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.156 ACRE OF LAND.**

THIS DESCRIPTION IS BASED ON THE ATTACHED EXHIBIT DRAWING MADE BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122.

BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

SURVEYED: AUGUST 16 2017
RELEASED: NOVEMBER 27, 2017

Warren L. Simpson
WARREN L. SIMPSON, R.P.L.S. 4122

PROJ NO. 3-00619
PLAT NO. A1-1353
FIELD NOTE NO. 87
MAP CHECKED: 11/27/2017-JBM

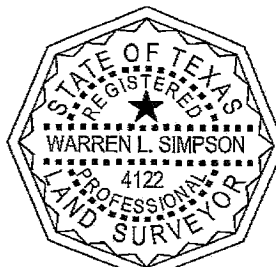
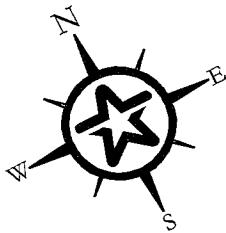


Exhibit "A-1"

BCRUA 087
OUR LADY QUEEN OF PEACE HOUSE OF PRAYER



LEGEND

- = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- () = DEED CALLS
- 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
- P.R.T.C.T. = PLAT RECORDS TRAVIS COUNTY, TEXAS
- [Shaded Box] = EASEMENT AREA
- X — = WIRE FENCE
- ○ — = UTILITY POLE
- ← — = GUY WIRE
- E — = OVERHEAD ELECTRIC LINE
- [T] = TELEPHONE RISER

LINE TABLE		
LINE	DIRECTION	LENGTH
L-1	S 26° 40' 01" W	20.93'
L-2	N 46° 11' 03" W	6.73'
L-3	N 42° 58' 25" W	180.78'
L-4	N 52° 24' 29" W	152.03'
L-5	N 26° 41' 05" E	20.37'
L-6	S 52° 24' 29" E	157.53'
L-7	S 42° 58' 25" E	181.87'

EXHIBIT

OF A 20 FOOT WIDE (0.156 ACRE) ELECTRIC EASEMENT LOCATED IN THE JAMES SYLVESTER SURVEY, ABSTRACT 761 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 11.528 ACRE TRACT DESCRIBED IN A DEED TO OUR LADY QUEEN OF PEACE HOUSE OF PRAYER, OF RECORD IN TRAVIS COUNTY CLERK'S DOCUMENT 2011162332 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SURVEYOR'S NOTES:

SURVEYED: AUGUST 16, 2017

RELEASE DATE: NOVEMBER 27, 2017

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

20 FOOT WIDE (0.156 ACRE) ELECTRIC EASEMENT LOCATED IN THE JAMES SYLVESTER SURVEY, ABSTRACT 761, 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.

THIS TRACT IS SUBJECT TO A PEDERNALES ELECTRIC COOPERATIVE EASEMENT OF RECORD IN VOLUME 838, PAGE 96 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

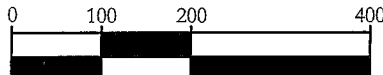
Warren L. Simpson
WARREN L. SIMPSON, R.P.L.S. 4122
lsimpson@walkerpartners.com

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Walker Partners
engineers ★ surveyors

600 Austin Avenue, Suite 20 • Waco, Texas 76701
Phone: 1-254-714-1402 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10032500



GRAPHIC SCALE IN FEET

PLAT NO. A1-1353 PROJ. NO. 3-00619 DRAFTED 11/22/17
TAB NA F/N NO. 087 FB/PG 3-3/34 DRAWN BY TFG/IBM
DWG. NAME 3-00619ESMT-PARCEL 087 - OUR LADY QUEEN OF PEACE.DWG

G:\PROJECTS\3-00619\3 PHASE 2 LAND RIGHTS\1 SURVEY\1.0 CAD\3-00619ESMT-PARCEL 087 - OUR LADY QUEEN OF PEACE.DWG, 8.5X14-NO CERT, 11/27/2017 12:02:06 PM, jmontemayor, 1:1

EXHIBIT**"B"****BCRUA 088****OUR LADY QUEEN OF PEACE HOUSE OF PRAYER**

**20 FOOT WIDE (0.165 ACRE)
ELECTRIC EASEMENT
LOCATED IN THE JAMES SYLVESTER SURVEY, ABSTRACT 761
TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 20 FOOT WIDE (0.165 ACRE) STRIP OF LAND LOCATED IN THE JAMES SYLVESTER SURVEY, ABSTRACT 761 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 10.608 ACRE TRACT REFERENCED IN A DEED TO OUR LADY QUEEN OF PEACE HOUSE OF PRAYER, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT (T.C.C.D.) 2010147870 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) AND DESCRIBED IN A DEED TO THE CONFRATERNITY OF OUR LADY QUEEN OF PEACE, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT 2006093205 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.165 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 1/2" IRON ROD FOUND IN THE SOUTHWEST MARGIN OF NAMELESS ROAD, MARKING THE EAST CORNER OF SAID 10.608 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT, AND BEING THE NORTH CORNER OF A CALLED 11.528 ACRE TRACT DESCRIBED IN A DEED TO OUR LADY QUEEN OF PEACE HOUSE OF PRAYER, OF RECORD UNDER T.C.C.D. 2011162332 OF THE O.P.R.T.C.T.;

THENCE S 26°41'05" W – 20.37' WITH THE COMMON LINE BETWEEN SAID 10.608 ACRE TRACT AND SAID 11.528 ACRE TRACT, TO A POINT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 10.608 ACRE TRACT BEARS S 26°41'05" W – 1392.75';

THENCE THROUGH THE INTERIOR OF SAID 10.608 ACRE TRACT, THE FOLLOWING SEVEN (7) CALLS:

- 1) **N 52°24'29" W – 2.51' TO A POINT FOR ANGLE,**
- 2) **N 60°07'19" W – 73.97' TO A POINT FOR ANGLE,**
- 3) **N 60°14'48" W – 173.00' TO A POINT AT AN INTERIOR ELL CORNER,**
- 4) **S 30°53'10" W – 35.19' TO A POINT FOR CORNER,**
- 5) **N 59°06'50" W – 20.00' TO A POINT FOR CORNER,**
- 6) **N 30°53'10" E – 34.80' TO A POINT FOR CORNER,**
- 7) **N 60°14'48" W – 55.62' TO A POINT IN THE COMMON LINE BETWEEN SAID 10.608 ACRE TRACT AND A CALLED 10.836 ACRE TRACT DESCRIBED IN A DEED TO STEVEN HUEMANN AND ANTONIA M. HUEMANN, OF RECORD UNDER T.C.C.D. 2002240427 OF SAID O.P.R.T.C.T., SAID POINT BEING THE WEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE WEST CORNER OF SAID 10.608 ACRE TRACT BEARS S 26°40'58" W – 1410.92'**

THENCE N 26°40'58" E – 20.03' WITH THE COMMON LINE BETWEEN SAID 10.608 ACRE TRACT AND SAID 10.836 ACRE TRACT, TO A 1/2" IRON ROD FOUND IN THE SOUTHWEST MARGIN OF NAMELESS ROAD, MARKING THE NORTH CORNER OF SAID 10.608 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT AND THE EAST CORNER OF SAID 10.836 ACRE TRACT;

Exhibit "B"

THENCE WITH THE NORTHEAST LINE OF SAID 10.608 ACRE TRACT, ALONG THE SOUTHWEST MARGIN OF NAMELESS ROAD, THE FOLLOWING TWO CALLS:

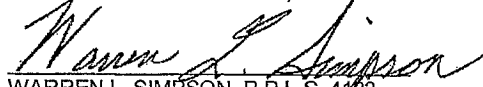
- 1) S 60°14'48" E - 249.72' TO A POINT FOR ANGLE,
- 2) S 60°07'19" E - 75.34', RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.165 ACRE OF LAND.

THIS DESCRIPTION IS BASED ON THE ATTACHED EXHIBIT DRAWING MADE BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122.

BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

SURVEYED: JULY 28 2017

RELEASED: NOVEMBER 29, 2017



WARREN L. SIMPSON, R.P.L.S. 4122

PROJ NO. 3-00619

PLAT NO. A1-1354

FIELD NOTE NO. 088

MAP CHECKED: 11/28/2017-JBM

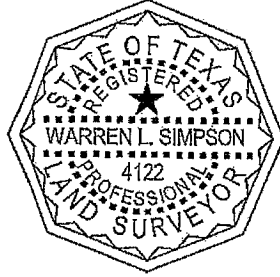


Exhibit "B"

LEGEND

- = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- () = DEED CALLS
- D.R.T.C.T. = DEED RECORDS TRAVIS COUNTY, TEXAS
- T.C.C.D. = TRAVIS COUNTY CLERK'S DOCUMENT
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- P.R.T.C.T. = PLAT RECORDS TRAVIS COUNTY, TEXAS
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- X— = WIRE FENCE
- O— = UTILITY POLE
- G— = GUY WIRE
- E— = OVERHEAD ELECTRIC LINE
- [Box with T] = TELEPHONE RISER

LINE TABLE		
LINE	DIRECTION	LENGTH
L-1	S 26° 41' 05" W	20.37'
L-2	N 62° 24' 29" W	2.51'
L-3	N 60° 07' 19" W	73.97'
L-4	N 60° 14' 48" W	173.00'
L-5	S 30° 53' 10" W	35.19'
L-6	N 59° 06' 50" W	20.00'
L-7	N 30° 53' 10" E	34.80'
L-8	N 60° 14' 48" W	55.62'
L-9	N 26° 40' 58" E	20.03'
L-10	S 60° 14' 48" E	249.72'
(L-10)	(S 57° 02' 36" E)	(249.72')
L-11	S 60° 07' 19" E	75.34'
(L-11)	(S 36° 46' 05" E)	(75.77')

EXHIBIT

OF A 20 FOOT WIDE (0.165 ACRE) ELECTRIC EASEMENT LOCATED IN THE JAMES SYLVESTER SURVEY, ABSTRACT 761 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 10.608 ACRE TRACT REFERENCED IN A DEED TO OUR LADY QUEEN OF PEACE HOUSE OF PRAYER, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT 2010147870 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DESCRIBED IN A DEED OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT 2006093205 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SURVEYOR'S NOTES:

SURVEYED: JULY 28, 2017

RELEASE DATE: NOVEMBER 29, 2017

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

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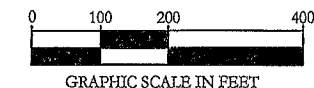
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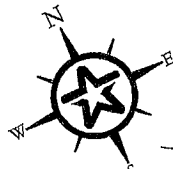
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Phone: 1-254-714-1402 • T.B.P.E. Registration No. 8093
T.B.P.L.S. Registration No. 10032500



GRAPHIC SCALE IN FEET

PLAT NO. A1-1354 PROJ. NO. 3-00619 DRAFTED 11/28/17
TAB NA F/N NO. 088 FB/PG 3-3/32 DRAWN BY TFG/IBM
DWG. NAME 3-00619ESMT-PARCEL 088 - OURMAP CHK'D 11/28/17
LADY QUEEN OF PEACE.DWG



FIELD NOTE
POINT OF BEGINNING
GRID COORDINATES
N:10158373.57' E:3058462.00'

NAMELESS ROAD
(VARIABLE WIDTH)

0.165 ACRE
EASEMENT

STEVEN HUEMANN
AND
ANTONIA M. HUEMANN
CALLED 10.838
ACRES
T.C.C.D. 2002240427
O.P.R.T.C.T.

OUR LADY QUEEN OF PEACE
HOUSE OF PRAYER
CALLED 10.608 ACRES
T.C.C.D. 2010147870
O.P.R.T.C.T.

(NO DESCRIPTION
PROVIDED IN DEED)

DESCRIBED UNDER
T.C.C.D. 2006093205
O.P.R.T.C.T.

CONCRETE
PLANTER
WITH SIGN
GATE KEYPAD
2.65' X 2.65'
BRICK MAILBOX

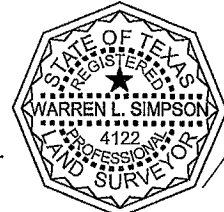
OUR LADY QUEEN OF PEACE HOUSE OF PRAYER
CALLED 11.528 ACRES
T.C.C.D. 2011162332
O.P.R.T.C.T.

JAMES SYLVESTER SURVEY
ABSTRACT 761
TRAVIS COUNTY, TEXAS

LOT 8
WHITE RIM MOUNTAIN
SECTION ONE
VOLUME 82, PAGE 5
P.R.T.C.T.

LOT 9
WHITE RIM MOUNTAIN
SECTION ONE
VOLUME 82, PAGE 5
P.R.T.C.T.

LOT 10
WHITE RIM MOUNTAIN
SECTION ONE
VOLUME 82, PAGE 5
P.R.T.C.T.



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

G:\PROJECTS\3-00619\3 PHASE 2 LAND RIGHTS\1.0 CAD\3-00619ESMT-PARCEL 088 - OUR LADY QUEEN OF PEACE.DWG, 8.5X11-NO CERT, 11/29/2017 2:17:05 PM, jmontemayor, 1:1

Exhibit "B"