

FIELD NOTES DESCRIPTION

DESCRIPTION OF 35.66 ACRES OF LAND IN THE JOSE ANTONIO NAVARRO GRANT, ABSTRACT NO. 53, BASTROP COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 67.83 ACRE TRACT OF LAND DESIGNATED AS TRACT 8, DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO ATLANTIS WKA BASTROP, LLC OF RECORD IN DOCUMENT NO. 202117668, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 35.66 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod found at the westerly northwest corner of the said 67.83 acre tract, in the east line of a certain called 1.21 acre tract designated as Tract 1 and described in the said Special Warranty Deed with Vendor's Lien to Atlantis WKA Bastrop, LLC of record in 202117668, Official Public Records of Bastrop County, Texas, same being the southwest corner of a certain called 29.91 acre tract described in the Special Warranty Deed with Vendor's Lien to Atlantis WKA Bastrop, LLC of record in Document No. 202210676, Official Public Records of Bastrop County, Texas, for the northwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE S 62°08'29" E, leaving the east line of the said 1.21 acre tract, with the south line of the said 29.91 acre tract, with a north line of the said 67.83 acre tract, with the north line of the tract described herein, a distance of 581.20 feet to a calculated point for the northeast corner of the tract described herein, from which an 8-inch cedar fence corner post found for the southeast corner of the said 29.91 acre tract and a re-entrant corner of the said 67.83 acre tract bears S 62°08'29" E, a distance of 567.83 feet;

THENCE leaving the south line of the said 29.91 acre tract, crossing the said 67.83 acre tract, with the east line of the tract described herein, the following two (2) courses and distances:

1. S 05°37'30" E, a distance of 1,151.62 feet to a calculated angle point, and
2. S 01°52'30" E, a distance of 587.94 feet to a calculated point in the north line of a certain called 1,443.0 acre tract of land designated as Second Tract and described in the deed to John W. Caldwell, Jr. of record in Document No. 201816538, Official Public Records of Bastrop County, Texas, in the south line of the said 67.83 acre tract, for the southeast corner of the tract described herein;

THENCE N 62°07'59" W, with the north line of the said 1,443.0 acre tract, with the south line of the said 67.83 acre tract, with the south line of the tract described herein, a distance of 1,501.62 feet to a 5/8-inch iron rod with a red illegible plastic cap found at the southwest corner of the said 67.83 acre tract, same being the southeast corner of a certain called 0.64 acre tract designated as Tract 7 and described in the said Special Warranty Deed with Vendor's Lien to Atlantis WKA Bastrop, LLC of record in 202117668, Official Public Records of Bastrop County, Texas, for the southwest corner of the tract described herein;

THENCE leaving the north line of the said 1,443.0 acre tract, with the west line of the said 67.83 acre tract, with the east line of the said 0.64 acre tract and with the east line of the said 1.21 acre tract, the following two (2) courses and distances:

1. N 27°39'37" E, a distance of 897.17 feet to a 1/2-inch iron pipe found at the northeast corner of the said 0.64 acre tract and the southeast corner of the said 1.21 acre tract, for an angle point of the tract described herein, and
2. N 27°31'04" E, a distance of 573.66 feet to the **POINT OF BEGINNING** and containing 35.66 acres of land, more or less.

Bearing Basis: Texas Coordinate System, Central Zone (4203), NAD 83(2011), Grid.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of March through December 2021, and May 2022.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 10th day of April 2024 A.D.



HR Green Development TX, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735

Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas



EXHIBIT A [40.011 ACRES]
 CRAIG ANTHONY WASHINGTON AS
 TRUSTEE FOR THE WASHINGTON
 CHILDREN'S TRUST NO 2
 DOC. NO. 200412826, O.P.R.B.C.TX.

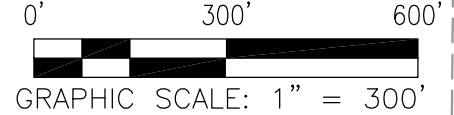
[6.655 AC.]
 CEDAR CREEK MH, LLC
 DOC. NO. 202218064,
 O.P.R.B.C.TX.

[3.883 AC.]
 CEDAR CREEK MH, LLC
 DOC. NO. 202218062,
 O.P.R.B.C.TX.

(TRACT 7, 0.64 ACRES)
 SPECIAL WARRANTY DEED
 W/VENDOR'S LIEN
 ATLANTIS WKA BASTROP, LLC
 DOC. NO. 202117668,
 O.P.R.B.C.TX.

{29.91 ACRES}
 SPECIAL WARRANTY DEED
 W/ VENDOR'S LIEN
 ATLANTIS WKA BASTROP, LLC
 DOC. NO. 202210676,
 O.P.R.B.C.TX.

{N 62°08'29" W 1,149.03'
 (S 62°06'38" E 1,149.09')
S 62°08'29" E 1,149.03'



581.20'
 (TRACT 1, 1.21 ACRES)
 SPECIAL WARRANTY DEED
 W/VENDOR'S LIEN
 ATLANTIS WKA BASTROP, LLC
 DOC. NO. 202117668,
 O.P.R.B.C.TX.

*JOSE ANTONIO NAVARRO GRANT,
 ABSTRACT NO. 53*

APPROXIMATE LOCATION
 CITY OF AUSTIN ETJ
 PER CITY OF AUSTIN GIS
 MAP FEB. 15, 2024

BASTROP COUNTY
 UNINCORPORATED
 PER CITY OF AUSTIN GIS
 MAP FEB. 15, 2024

**PARCEL 7
 35.66 ACRES**

(TRACT 8, 67.83 ACRES)
 SPECIAL WARRANTY DEED
 W/ VENDOR'S LIEN
 ATLANTIS WKA BASTROP, LLC
 DOC. NO. 202117668,
 O.P.R.B.C.TX.

5/8"

P.O.B.

N 27°31'04" E
 573.66'
 (S 27°35'09" W
 (575.55'))

1/2"

N 27°39'37" E
 897.17'
 (S 27°35'09" W
 895.59')

5/8" ILLEGIBLE

1,501.62'

N 62°07'59" W 1,883.16'
 (N 62°08'45" W 1,882.92')

[S 61°24'22" E 1,910.83']

[SOUTH TRACT - 1,443.0 ACRES]
 JOHN W. CALDWELL, JR.
 DOC. NO. 201816538,
 O.P.R.B.C.TX.

S 01°52'30" E
 587.94'

381.54'

APPROX. LOCATION
 AUSTIN ETJ
 PER COA GIS

1" SQUARE BOLT

APPROX. LOCATION
 AUSTIN ETJ
 PER COA GIS

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HRGreen.

DEVELOPMENT TX

5508 HIGHWAY 290 WEST
 SUITE 150
 AUSTIN, TX 78735
 512.872.6696
 HRGREEN.COM

TBPE NO: 16384
 TBPLS NO: 10194101

SURVEY SKETCH to Accompany Description:

35.66 ACRES
 JOSE ANTONIO NAVARRO GRANT, A-53
 BASTROP COUNTY, TEXAS

NOTES:

1. BEARING AND DIRECTION CONTROL ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99996723.

LEGEND

● 5/8"	5/8" IRON ROD FOUND
● 1/2"	1/2" IRON ROD FOUND
⊙	1" SQUARE BOLT FOUND
⊗	8" DIA. CEDAR FENCE CORNER POST FOUND (BOUNDARY)
△	CALCULATED POINT
{ }	RECORD INFORMATION PER DOC. NO. 202117668, O.P.R.B.C.TX.
()	RECORD INFORMATION PER DOC. NO. 202210676, O.P.R.B.C.TX.
[]	ADJOINER INFORMATION
P.O.B.	POINT OF BEGINNING
O.P.R.B.C.TX.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS

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