

FIELD NOTES DESCRIPTION

DESCRIPTION OF 5.16 ACRES OF LAND IN THE JOSE ANTONIO NAVARRO GRANT, ABSTRACT NO. 53, BASTROP COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 29.91 ACRE TRACT OF LAND 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; SAID 5.16 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 in the east line of a certain called 1.21 acre tract designated as Tract 1 and described in the Special Warranty Deed with Vendor's Lien to Atlantis WKA Bastrop, LLC of record in 202117668, Official Public Records of Bastrop County, Texas, at the westerly northwest corner of a certain called 67.83 acre tract designated as Tract 8 and described in the said 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, same being the southwest corner of the said 29.91 acre tract, for the southwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE N 27°21'26" E, leaving the westerly northwest corner of the said 67.83 acre tract, with the east line of the said 1.21 acre tract, with the west line of the said 29.91 acre tract, with the west line of the tract described herein, a distance of 545.12 feet to a calculated point for the northwest corner of the tract described herein, from which a 1-inch iron pipe found in the east line of the said 1.21 acre tract, at a westerly northwest corner of the said 29.91 acre tract, same being the southwest corner of a certain called 1.98 acre tract designated as Tract 4 and described in the said 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, bears N 27°21'26" E, a distance of 267.39 feet;

THENCE leaving the east line of the said 1.21 acre tract, crossing the said 29.91 acre tract, with the north line of the tract described herein, the following three (3) courses and distances:

1. S 62°28'18" E, a distance of 124.33 feet to a calculated angle point,
2. N 24°19'33" E, a distance of 40.17 feet to a calculated angle point,
3. N 51°11'23" E, a distance of 61.18 feet to a calculated point for the northeast corner of the tract described herein;

THENCE continuing across the said 29.91 acre tract, with the east line of the tract described herein, the following two (2) courses and distances:

4. S 09°12'04" E, a distance of 202.66 feet to a calculated angle point, and
5. S 05°37'30" E, a distance of 575.95 feet to a calculated point in the south line of the said 29.91 acre tract and a north line of the said 67.83 acre tract, for the southeast corner of the tract described herein, from which an 8-inch diameter 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 N 62°08'29" W, with the south line of the said 29.91 acre tract and a north line of the said 67.83 acre tract, with the south line of the tract described herein, a distance of 581.20 feet to the **POINT OF BEGINNING** and containing 5.16 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.

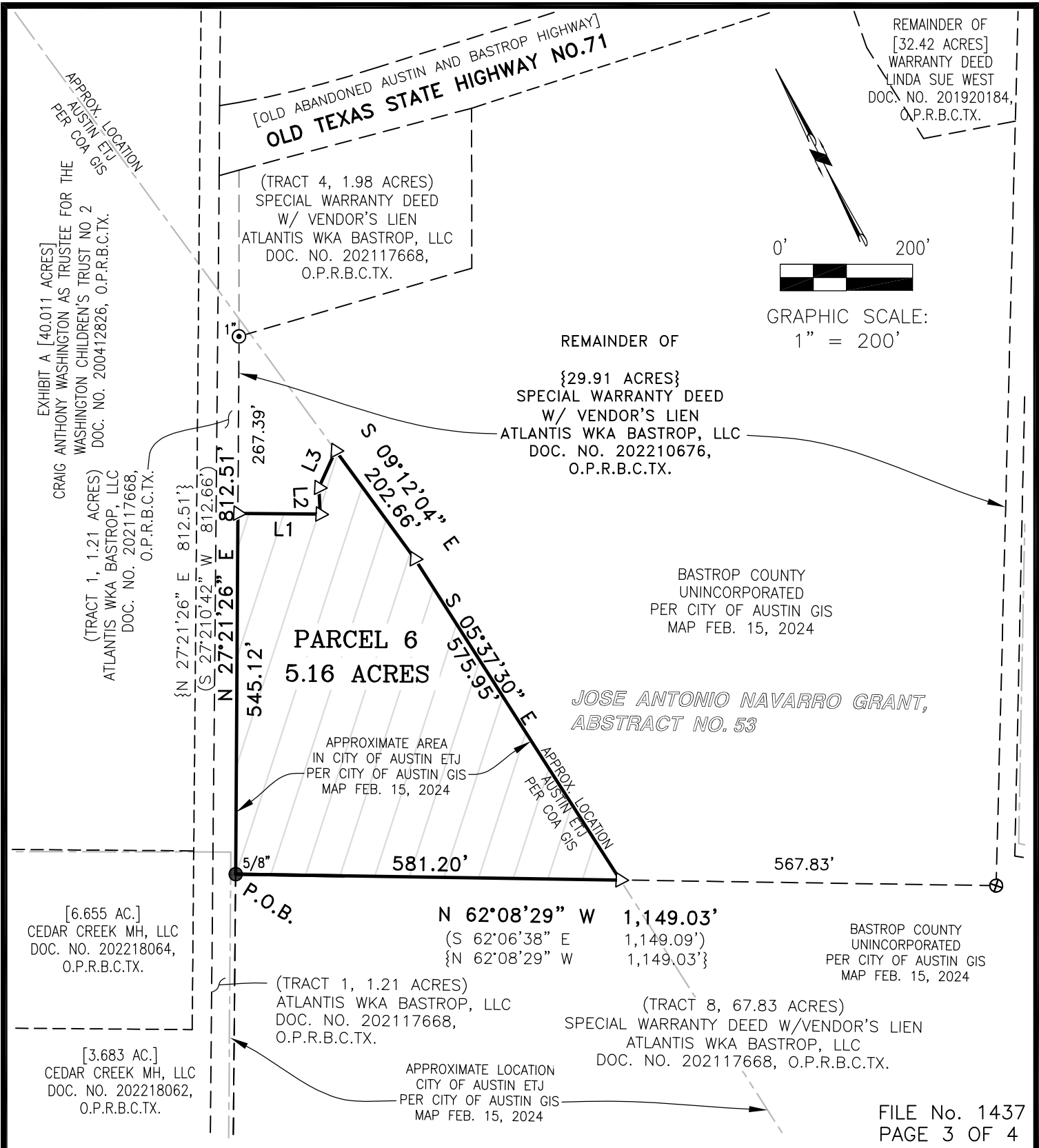
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 10th day of April 2024 A.D.



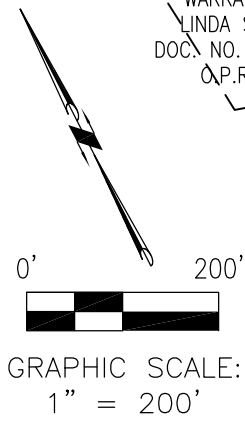
HR Green Development TX, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735

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





REMAINDER OF
[32.42 ACRES]
WARRANTY DEED
LINDA SUE WEST
DOC. NO. 201920184,
O.P.R.B.C.TX.



REMAINDER OF

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

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

*JOSE ANTONIO NAVARRO GRANT,
ABSTRACT NO. 53*

APPROXIMATE AREA
IN 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

(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.

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

FILE No. 1437
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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:

5.16 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

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

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 62°28'18" E	124.33'
L2	N 24°19'33" E	40.17'
L3	N 51°11'23" E	61.18'

FILE No. 1437
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DEVELOPMENT TX

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