

FIELD NOTES DESCRIPTION

DESCRIPTION OF 19.90 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 19.90 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 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set in a west line of a certain called 67.83 acre tract of land designated as Tract 8 and 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, for the easterly northeast corner of the said 29.91 acre tract, for the northeast corner and **POINT OF BEGINNING** of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set in the south right-of-way line of Old State Highway No. 71, also known as the old abandoned Austin and Bastrop Highway, in the north line of a certain called 32.42 acre tract of land described in the Warranty Deed to Linda Sue West of record in Document No. 201920184, Official Public Records of Bastrop County, Texas, for a northwest corner of the said 67.83 acre tract, bears N 28°26'14" E, a distance of 284.77 feet;

THENCE S 28°26'14" W, with the east line of the said 29.91 acre tract, with a west line of the said 67.83 acre tract, with the east line of the tract described herein, a distance of 1,155.25 feet to an 8-inch diameter cedar fence corner post found at the southeast corner of the said 29.91 acre tract, same being a re-entrant corner of the said 67.83 acre tract, for the southeast corner of the tract described herein;

THENCE N 62°08'29" W, with the south line of the said 29.91 acre tract, with a north line of the said 67.83 acre tract, with the south line of the tract described herein, a distance of 567.83 feet to a calculated point for the southwest corner of the tract described herein, from which a 5/8-inch iron rod found in the east line of a certain called 1.21 acre tract of land designated as Tract 1 and 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, at the most westerly northwest corner of the said 67.83 acre tract, same being the southwest corner of the said 29.91 acre tract, bears N 62°08'29" W, a distance of 581.20 feet;

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

1. N 05°37'30" W, a distance of 575.95 feet to a calculated angle point, and
2. N 09°12'04" W, a distance of 202.66 feet to a calculated point for the northwest corner of the tract described herein;

THENCE continuing across the said 29.91 acre tract, with the north line of the tract described herein, the following thirteen (13) courses and distances:

1. S 80°43'07" E, a distance of 101.72 feet to a calculated angle point,
2. S 63°19'34" E, a distance of 63.04 feet to a calculated angle point,
3. N 79°20'44" E, a distance of 87.07 feet to a calculated angle point,
4. N 43°30'33" E, a distance of 108.21 feet to a calculated angle point,

5. N 59°51'25" E, a distance of 80.84 feet to a calculated angle point,
6. N 84°19'44" E, a distance of 204.65 feet to a calculated angle point,
7. N 64°27'05" E, a distance of 53.76 feet to a calculated angle point,
8. N 39°08'02" E, a distance of 99.92 feet to a calculated angle point,
9. N 60°23'28" E, a distance of 40.10 feet to a calculated angle point,
10. S 68°35'31" E, a distance of 70.97 feet to a calculated point-of-curvature,
11. with the arc of a curve to the right, having a radius of 225.00 feet, an arc distance of 118.83 feet, and a chord which bears S 47°15'59" E, a distance of 117.45 feet to a calculated point of non-tangency,
12. S 88°08'18" E, a distance of 58.06 feet to a calculated angle point, and
13. N 39°03'45" E, a distance of 70.37 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for an angle point in the north line of the said 29.91 acre tract, for a calculated angle point in the north line of the tract described herein;

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

14. S 05°00'47" E, a distance of 162.38 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for an angle point, and
15. S 73°48'36" E, a distance of 140.91 feet to the **POINT OF BEGINNING** and containing 19.90 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

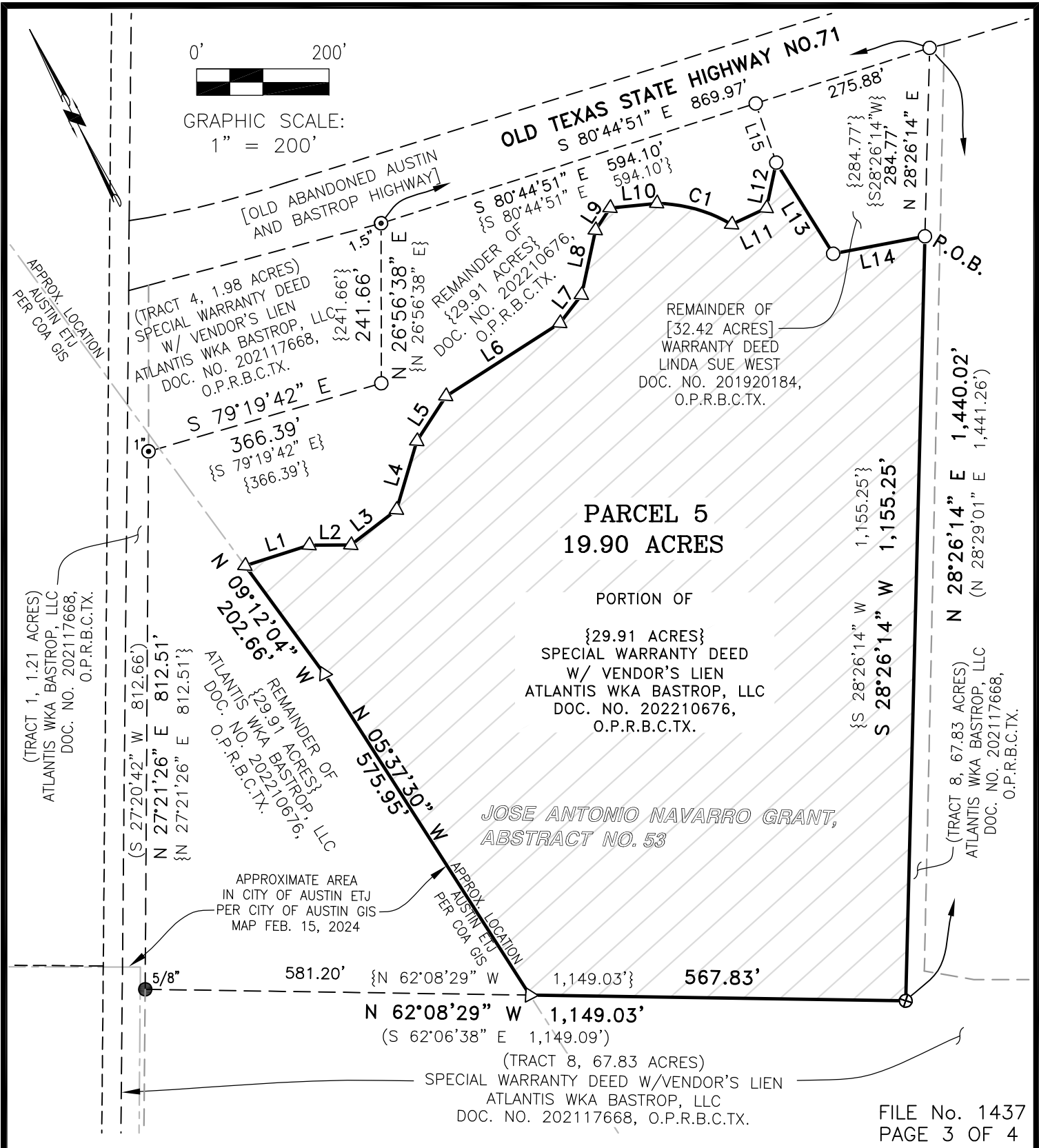
That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during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





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DEVELOPMENT TX

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SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

SURVEY SKETCH to Accompany Description:

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

