

FIELD NOTES FOR A 10,540 SQUARE FOOT WATERLINE EASEMENT:

Being a **10,540 Square Foot** tract of land situated in the Green Berry Gates Survey, Abstract No. 315, Travis County, Texas, and being out of the remainder of a called 10.000 Acre tract of land conveyed to Plata Holdings, LLC in Document No. 2021219060 of the Official Public Records of Travis County, Texas. Said 10,540 square foot tract, as shown hereon, being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the common line between said 10.000 acre remainder tract and Lot 1, Manor Storage, a plat recorded in Document No. 200400240 of the Official Public Records of Travis County, Texas for the northeast corner hereof, from which a 5/8" iron rod with an orange cap stamped "RL SURVEYING RPLS 4532" found on the south right-of-way line of U.S. Highway No. 290, a variable width right-of-way recored in Volume 622, Page 450 of the Deed Records of Travis County, Texas, marking the northerly most common corner of said Lot 1 and said 10.000 acre remainder tract, bears N 13° 57' 14" E, a distance of 8.99 feet;

THENCE: S 13° 57' 14" W, with said common line, a distance of **15.64 feet**, to a calculated point for the southeast corner hereof;

THENCE: crossing into said 10.000 acre remainder tract, the following five (5) courses:

1. S 87° 29' 06" W, a distance of **336.86 feet**, to a calculated point for corner,
2. S 86° 55' 50" W, a distance of **36.66 feet**, to a calculated point for corner,
3. S 87° 54' 45" W, a distance of **155.11 feet**, to a calculated point for corner,
4. S 42° 12' 20" W, a distance of **22.90 feet**, to a calculated point for corner, and
5. S 87° 12' 20" W, a distance of **149.74 feet**, to a calculated point in the common line between said 10.000 acre remainder tract and Lot 11, Block A, Final Plat Establishing Lot 11 – Manor Commons East Rapid Express Carwash, a plat recorded in Document No. 202200207 of the Official Public Records of Travis County, Texas, for the southwest corner hereof, from which a 1/2" iron rod with a pink cap stamped "4WARD SURVEY GROUP" found marking an angle point in said common line bears S 04° 23' 19" W, 264.25 feet, for reference.

THENCE: N 04° 23' 19" E, with said common line, a distance of **15.12 feet**, to a calculated point for the northwest corner hereof, from which a calculated point on the south right-of-way line of said U.S. Highway No. 290, same being the calculated common north corner of said Lot 11 and said 10.000 acre remainder tract bears N 04° 23' 19" E, a distance of 21.66 feet, and from said calculated common corner a found 1/2" iron rod found bears S 04° 23' 19" W, a distance of 0.42 feet, for reference;

THENCE: crossing into said 10.000 acre remainder tract, the following five (5) courses:

1. N 87° 12' 20" E, a distance of **141.63 feet**, to a calculated point for corner,
2. N 42° 12' 20" E, a distance of **23.01 feet**, to a calculated point for corner,
3. N 87° 54' 45" E, a distance of **161.30 feet**, to a calculated point for corner,
4. N 86° 55' 50" E, a distance of **36.60 feet**, to a calculated point for corner, and
5. N 87° 29' 06" E, a distance of **341.37 feet**, to the **POINT OF BEGINNING** and containing **10,540 square deet** of land, more or less.

Bearings are based on the State Plane Coordinate System of the Texas, Central Zone (4203), North American Datum of 1983. Field work was completed on March 17, 2023.



FIELD NOTES FOR A 10,500 SQUARE FOOT TEMPORARY CONSTRUCTION EASEMENT:

Being a **10,500 Square Foot** tract of land situated in the Green Berry Gates Survey, Abstract No. 315, Travis County, Texas, and being out of the remainder of a called 10.000 Acre tract of land conveyed to Plata Holdings, LLC in Document No. 2021219060 of the Official Public Records of Travis County, Texas. Said 10,500 square foot tract, as shown hereon, being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the common line between said 10.000 acre remainder tract and Lot 1, Manor Storage, a plat recorded in Document No. 200400240 of the Official Public Records of Travis County, Texas for the northeast corner hereof, from which a 5/8" iron rod with an orange cap stamped "RL SURVEYING RPLS 4532" found on the south right-of-way line of U.S. Highway No. 290, a variable width right-of-way recored in Volume 622, Page 450 of the Deed Records of Travis County, Texas, marking the northerly most common corner of said Lot 1 and said 10.000 acre remainder tract, bears N 13° 57' 14" E, a distance of 24.63 feet;

THENCE: S 13° 57' 14" W, with said common line, a distance of **15.64 feet**, to a calculated point for the southeast corner hereof;

THENCE: crossing into said 10.000 acre remainder tract, the following five (5) courses:

1. S 87° 29' 06" W, a distance of **332.35 feet**, to a calculated point for corner,
2. S 86° 55' 50" W, a distance of **36.72 feet**, to a calculated point for corner,
3. S 87° 54' 45" W, a distance of **148.92 feet**, to a calculated point for corner,
4. S 42° 12' 20" W, a distance of **22.79 feet**, to a calculated point for corner, and

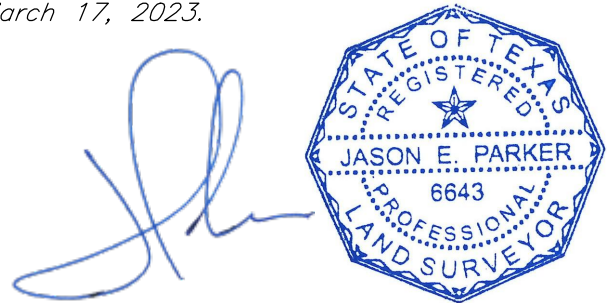
S 87° 12' 20" W, a distance of **157.84 feet**, to a calculated point in the common line between said 10.000 acre remainder tract and of Lot 11, Block A, Final Plat Establishing Lot 11 – Manor Commons East Rapid Express Carwash, a plat recorded in Document No. 202200207 of the Official Public Records of Travis County, Texas, for the southwest corner hereof, from which a 1/2" iron rod with a pink cap stamped "4WARD SURVEY GROUP" found marking an angle point in said common line bears S 04° 23' 19" W, 249.13 feet, for reference.

THENCE: N 04° 23' 19" E, with said common line, a distance of **15.12 feet**, to a calculated point for the northwest corner hereof, from which a calculated point on the south right-of-way line of said U.S. Highway No. 290, same being the calculated common north corner of said Lot 11 and said 10.000 acre remainder tract bears N 04° 23' 19" E, a distance of 36.78 feet, and from said calculated common corner a found 1/2" iron rod found bears S 04° 23' 19" W, a distance of 0.42 feet, for reference;

THENCE: crossing into said 10.000 acre remainder tract, the following five (5) courses:

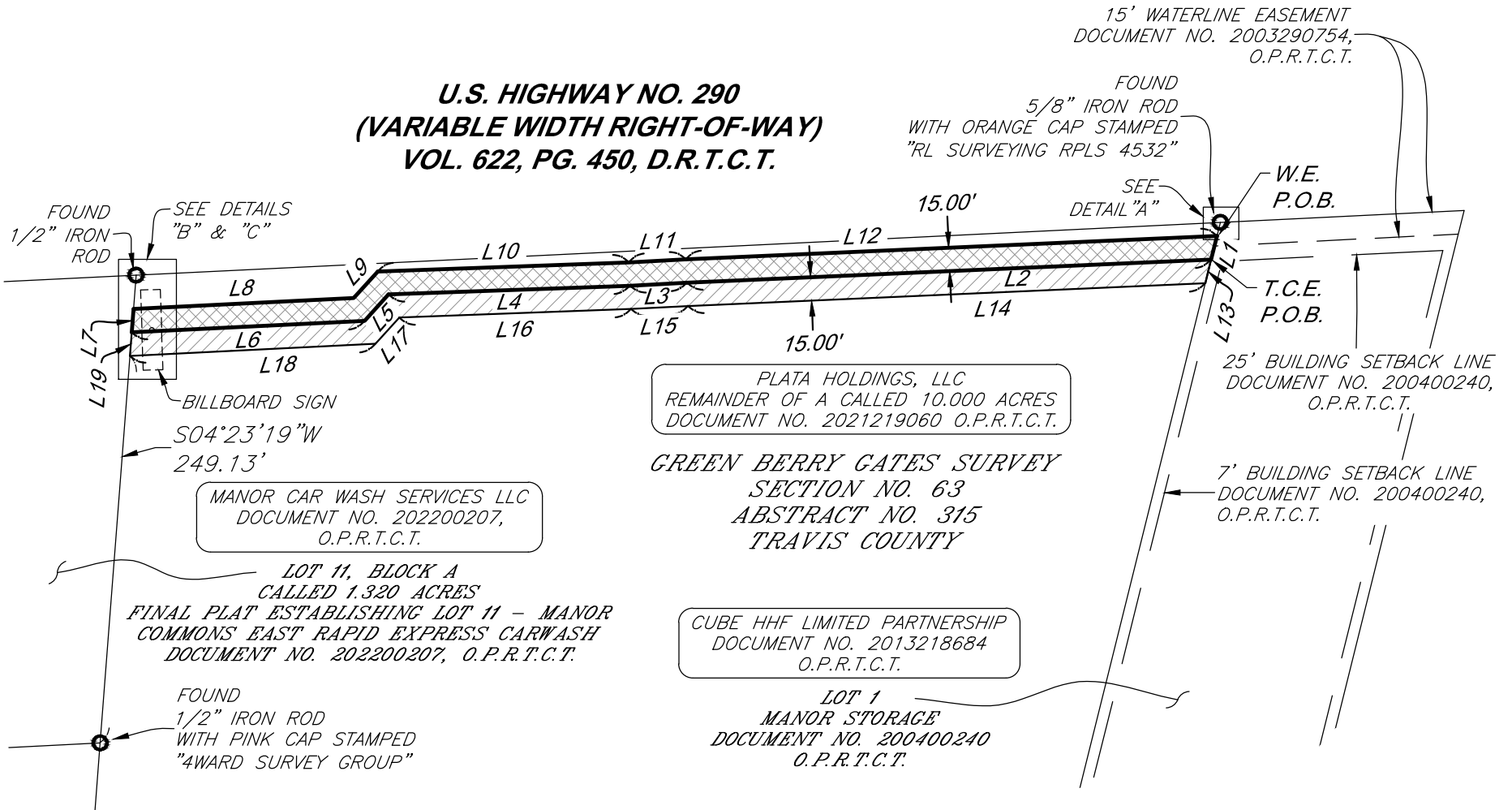
1. N 87° 12' 20" E, a distance of **149.74 feet**, to a calculated point for corner,
2. N 42° 12' 20" E, a distance of **22.90 feet**, to a calculated point for corner,
3. N 87° 54' 45" E, a distance of **155.11 feet**, to a calculated point for corner,
4. N 86° 55' 50" E, a distance of **36.66 feet**, to a calculated point for corner, and
5. N 87° 29' 06" E, a distance of **336.86 feet**, to the **POINT OF BEGINNING** and containing **10,500 square feet** of land, more or less.

Bearings are based on the State Plane Coordinate System of the Texas, Central Zone (4203), North American Datum of 1983. Field work was completed on March 17, 2023.



15110.01 Civil 3D (Base Drawings) Survey | 15110.01 F3009 - Plata Holdings - WLF - Revised.dwg Layout: TX-8.8x11-L --- Wednesday December 20, 2023, 10:55am --- Copyright 2023, George Butler Associates, Inc.

U.S. HIGHWAY NO. 290
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 622, PG. 450, D.R.T.C.T.



NOTES:

- BEARINGS BASED ON TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, 4203, NAD83-US SURVEY FEET.

Denotes Waterline Easement
 10,540 Square Feet

Denotes T.C.E.
 10,500 Square Feet

Scale : 1"=100'



2301 Double Creek Drive
 Building 1, Suite 110
 Round Rock, Texas 78664
 512.616.0055
 www.gbateam.com

PROJECT NUMBER
 15110.01

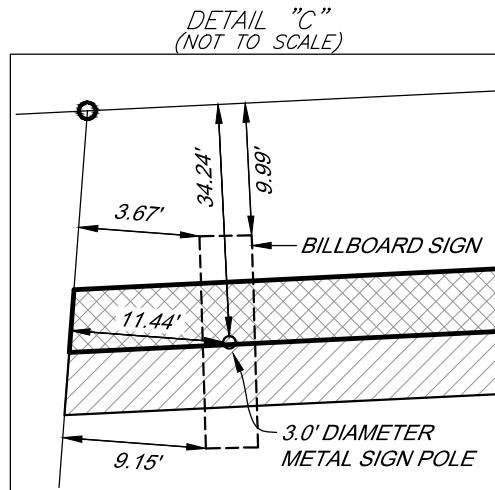
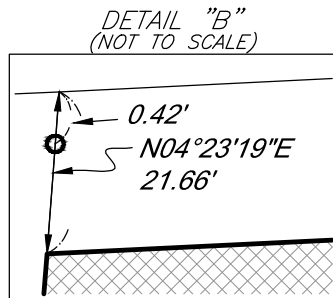
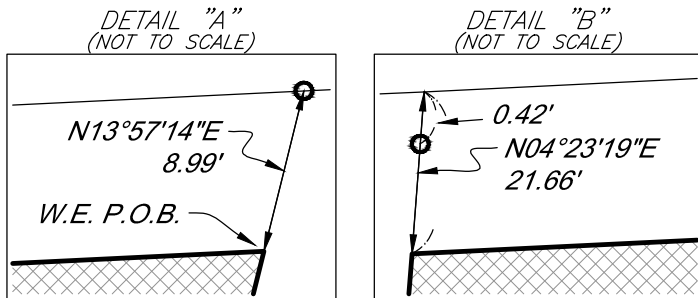
DATE
 12/20/2023

Exhibit "A"
 WATERLINE EASEMENT
 MANOR, TRAVIS CO., TX

SHEET NUMBER

3 of 4

15110.01 Civil 3D (Base Drawings) Survey 15110.01 F3009-Plan Holdings-WLE-Reviewed.dwg Layout: TX-B.0x11-L-P04 --- Wednesday December 20, 2023 10:55am --- Copyright 2023, George Butler Associates, Inc.



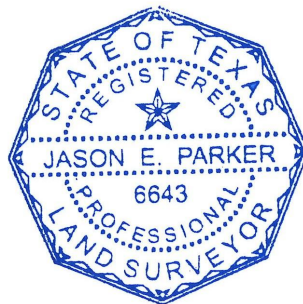
LEGEND

	PROPERTY CORNER FOUND AS NOTED
P.O.B.	POINT OF BEGINNING
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
W.E.	WATERLINE EASEMENT

Line Table		
Line #	Bearing	Distance
L1	S13° 57' 14"W	15.64
L2	S87° 29' 06"W	336.86
L3	S86° 55' 50"W	36.66
L4	S87° 54' 45"W	155.11
L5	S42° 12' 20"W	22.90
L6	S87° 12' 20"W	149.74
L7	N4° 23' 19"E	15.12
L8	N87° 12' 20"E	141.63
L9	N42° 12' 20"E	23.01
L10	N87° 54' 45"E	161.30
L11	N86° 55' 50"E	36.60
L12	N87° 29' 06"E	341.37
L13	S13° 57' 14"W	15.64
L14	S87° 29' 06"W	332.35
L15	S86° 55' 50"W	36.72
L16	S87° 54' 45"W	148.92
L17	S42° 12' 20"W	22.79
L18	S87° 12' 20"W	157.84
L19	N4° 23' 19"E	15.12

This is to certify that this real property exhibit was prepared by me or under my direct supervision. This exhibit does not warrant that a boundary survey was performed upon the hereon shown tract of land.

JASON E. PARKER 12/20/2023
 REGISTERED PUBLIC LAND SURVEYOR NO. 6643
 STATE OF TEXAS



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PROJECT NUMBER
 15110.01

DATE
 12/20/2023

Exhibit "A"
**WATERLINE EASEMENT
 MANOR, TRAVIS CO., TX**

SHEET NUMBER

4 of 4