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Surveying and Mapping

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EXHIBIT " _____ "

**A PORTION OF
0.78 AC. HENRIETTE B. VELASQUEZ
(RIGHT-OF-WAY EASEMENT)**

**0.006 ACRES
SUMNER BACON SURVEY NO. 62
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.006 ACRES (APPROXIMATELY 263 SQ. FT.) IN THE SUMNER BACON SURVEY NO. 62, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 0.78 ACRE TRACT CONVEYED TO HENRIETTA B. VELASQUEZ IN A SPECIAL WARRANTY DEED DATED DECEMBER 27, 2002 AND RECORDED IN DOCUMENT NO. 2003002504 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.006 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found in the Approximate Centerline of Manor & Taylor Lane (R.O.W. Width not Specified) (Travis County Road Book, Precinct 1, Page 72), same being the east corner of a portion of an abandoned county road referenced in Documents Nos 2000046321, 2001205199 and 202100182, all of the Official Public Records of Travis County, being the south corner of a called 136.342 acre tract conveyed to Okra Land Incorporated in a Special Warranty Deed with Vendor's Lien, dated September 20, 2022 and recorded in Document No. 2022173856 of the Official Public Records of Travis County, Texas, being the south corner of a 1.00 acre tract described in Volume 12592, Page 1305 of the Real Property Records of Travis County, Texas, same being an angle point in the north line of a 32.950 acre tract conveyed in a Special Warranty Deed to Timmerman Commercial Development, LP, dated November 30, 2020 and recorded in Document No. 2020230923 of the official Public Records of Travis County, Texas, said 32.950 acres being as a portion of a called 55.312 acres, save and except the following two tract: 1) that certain 9.173 acre tract described in Document No. 2002093083 of the Official Public Records of Travis County, Texas, 2) that certain 13.189 acre tract described in Document No. 2017062033 of the Official Public Records of Travis County, Texas, and being the east corner of an Open Space/Drainage Lot of Shadowglen Phase 2, Section 25-26, according to the Map or Plat thereof recorded in Document No. 202100182 of the Official Public Records of Travis County, Texas;

THENCE North 27°02'56" East, with the approximate centerline of said Manor & Taylor Lane, same being the southeast line of the 136.342 acre tract, also being the northwest line of said 1.00 acre tract, and the northwest line of said 0.78 acre tract, a distance of **700.94 feet** to a calculated for the **POINT OF BEGINNING** and the west corner of herein described tract;

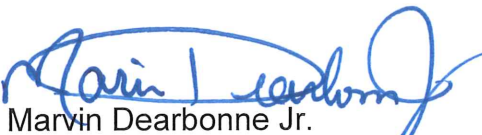
THENCE North 27°02'56" East, continuing with the approximate centerline of the Manor & Taylor Lane, with the southeast line of the 136.342 acre tract and the northwest line of the 0.78 acre tract, a distance of **37.94 feet** to a 1/2" rebar with "Chaparral" cap found in the west right-of-way line of F.M.973 (right-of-way width varies) as shown on CSJ 1200-02-022, being in the east line of the 136.342 acre tract, and being the north corner of the 0.78 acre tract and the herein described tract, from which a 1/2" rebar found for a point of curvature in the west right-of-way line of said F.M. 973 at Station 42+622.414 - 30.480 meters right, bears along said curve to the right, having a radius of 612.86 feet, a central angle of 17°51'34", an arc length of 191.03 feet and a chord that bears North 18°03'47" East, a distance of 190.26 feet;

THENCE with the west curving right-of-way line to the left, having a radius of **612.86 feet**, a central angle of **3°57'16"**, an arc length of **42.30 feet** and a chord that bears **South 07°09'23" West**, a distance of **42.29 feet** to a calculated point for the south corner of the herein described tract, from which a TxDot Type II Monument with Disk found for a point of tangency in the west right-of-way line of F.M. 973 at Station 42+766.692 - 30.480 meters, bears along a curve to the left, having a radius of 612.86 feet a central angle of 24°56'06", an arc length of 266.72 feet, and a chord that bears South 07°17'18" East, a distance of 264.62 feet;

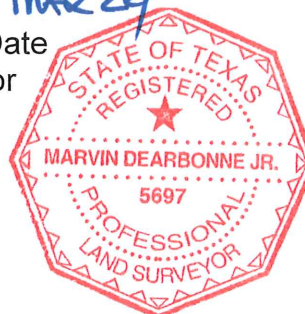
THENCE North 55°44'02" West, crossing the 0.78 acre tract, a distance of **14.50 feet** to the **POINT OF BEGINNING**, of herein described tract, and containing 0.006 acres of land, more or less.

Surveyed on the ground June 2023. Bearing basis: The Texas Coordinate System of 1983 (2011), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: 496-002-RE1.dwg


Marvin Dearbonne Jr.
Registered Professional Land Surveyor
State of Texas No. 5697
T.B.P.E.L.S. Firm No. 10124500

19 MAR 24
Date



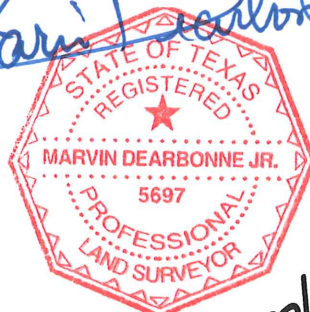
SKETCH TO ACCOMPANY A DESCRIPTION OF 0.006 ACRES (APPROXIMATELY 263 SQ. FT.) IN THE SUMNER BACON SURVEY NO. 62, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 0.78 ACRE TRACT CONVEYED TO HENRIETTA B. VELASQUEZ IN A SPECIAL WARRANTY DEED DATED DECEMBER 27, 2013 AND RECORDED IN DOCUMENT NO. 2003002504 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	612.86'	3°57'16"	42.30'	S07°09'23"W	42.29'
C2	612.86'	17°51'34"	191.03'	N18°03'47"E	190.26'
C3	612.86'	24°56'06"	266.72'	S07°17'18"E	264.62'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27°02'56"E	37.94'
L2	N55°44'02"W	14.50'
L3	N63°25'37"W	25.86'

LEGEND	
● ^{CH}	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
●	1/2" REBAR FOUND (OR AS NOTED)
⊙	TxDOT TYPE II DISK FOUND
△	CALCULATED POINT
⊗	FENCE POST FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
()	RECORD INFORMATION

Marvin Dearbonne Jr. 19 MAR 24



DATE OF SURVEY: 06/08/2023
 PLOT DATE: 03/18/24
 DRAWING NO.: 496-002-RE1
 PROJECT NO.: 496-002
 T.B.P.E.L.S. FIRM NO. 10124500
 DRAWN BY: EMD
 SHEET 1 OF 3

Chaparral

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 496-002-RE1

SHEET 3 OF 3
SHEET 2 OF 3

0.78 ACRE
HENRIETTA B. VELASQUEZ
(2003002504)

SUMNER BACON
SURVEY NO. 62

1.00 ACRE
FRANK VELASQUEZ
(12592/1305)

136.342 ACRES
OKRA LAND
INCORPORATED
(2022173856)



1" = 60'

APPROXIMATE CENTERLINE OF
MANOR & TAYLOR LANE

APPARENT R.O.W. OF
MANOR & TAYLOR LANE
(R.O.W. WIDTH NOT SPECIFIED)
(TRAVIS COUNTY ROAD BOOK, PRECINCT 1 PAGE 72)

(N27°02'56"E 738.58')

N27°02'56"E 700.94'
(N30°00'00"E 399.25')

32.950 ACRES
TIMMERMAN COMMERCIAL
DEVELOPMENTS, LP
(2020230923)

SAID 32.950 ACRES
BEING A PORTION OF
A CALLED 55.312 ACRES
SAVE AND EXCEPT
THE FOLLOWING 2 TRACTS
9.173 ACRES
(2002093083)
13.189 ACRES
(2017062033)

P.O.C.

L3

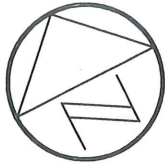
PORTION OF ABANDONED
COUNTY ROAD REFERRED
TO IN DOC. 2001205199,
2000046321 & 202100182

OPEN SPACE/DRAINAGE LOT
SHADOWGLEN PHASE 2
SECTIONS 25-26
(202100182)

APPROXIMATE SURVEY LINE

GREENBURY GATES
SURVEY NO. 63

Chaparral



1" = 60'

TXDOT CL
STATION
42+622.414
30.480M RT
(100.00')

APPROXIMATE SURVEY LINE

GREENBURY GATES
SURVEY NO. 63

SUMNER BACON
SURVEY NO. 62

RIGHT-OF-WAY
EASEMENT
0.006 ACRES
APPROX. 263 SQ. FT.

PROPOSED
VIDALIA STREET
(64' R.O.W.)

P.O.B.

APPARENT R.O.W. OF
MANOR & TAYLOR LANE
(R.O.W. WIDTH NOT SPECIFIED)
(TRAVIS COUNTY ROAD BOOK, PRECINCT 1 PAGE 72)

F.M. 973
(VARIABLE WIDTH R.O.W.)
(CSJ: 1200-02-022)

136.342 ACRES
OKRA LAND
INCORPORATED
(2022173856)

TXDOT CL
STATION
42+766.692
30.480M RT
(100.00')

0.78 ACRE
HENRIETTA B. VELASQUEZ
(2003002504)

APPROXIMATE CENTERLINE OF
MANOR & TAYLOR LANE

(N27°02'56"E 738.58')
N27°02'56"E 700.94'
(N30°00'00"E 325.66')

SHEET 3 OF 3
SHEET 2 OF 3

1.00 ACRE
FRANK VELASQUEZ
(12592/1305)