



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

5725 West Hwy 290, Suite 202
Austin, Texas, 78735-7822

EXHIBIT " _____ "

**PORTION OF
136.342 AC. OKRA LAND INCORPORATED
(ELECTRIC AND WATER EASEMENT)**

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

A DESCRIPTION OF 0.312 ACRES (APPROXIMATELY 13,594 SQ. FT.) IN THE SUMNER BACON SURVEY NO. 62, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 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; SAID 0.312 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch rebar found for the southeast corner of said 136.342 acre tract, being the south corner of a 0.896 acre tract described in Document No. 2004019177 of the Official Public Records of Travis County, Texas, also being the west line of a 32.950 acre tract described in Document No. 2020230923 of the Official Public Records of Travis County, Texas, being the approximate centerline of Manor and Taylor Lane as shown in Travis County Road Book, Precinct 1, Page 72, also being a portion of an abandoned county road referenced in Documents Nos. 2000046321, 2001205199 and 202100182, all of the Official Public Records of Travis County, Texas;

THENCE North 63°25'37" West, with the south line of the 136.342 acre tract, being the north line of said abandoned road, a distance of **25.86 feet** to a fencepost found for the northeast corner of Lot 38, Block P, Shadowglen Phase 2, Sections 25-26, a subdivision of record in Document No. 202100182 of the Official Public Records of Travis County, Texas;

THENCE North 62°07'10" West, with the south line of the 136.342 acre tract, being the north line of said Lot 38, the north line of Lot 1, Block P of said Shadowglen Phase 2, Sections 25-26, the north terminus of Silent Falls Lane (60' right-of-way width) as described in Document No. 202100181 of the Official Public Records of Travis County, Texas, the north line of Lot 24, Block T of Shadowglen Phase 2, Section 28, a subdivision of record in said Document No. 202100181, a distance of **2514.06 feet** to a calculated point in the north terminus of Caldera Way (50' right-of-way width) as described in said Document No. 202100181, also being in the south line of the 136.342 acre tract and being the **POINT OF BEGINNING** of herein described tract;

THENCE North 62°07'10" West, with the south line of the 136.342 acre tract, being the north line of said north terminus of Caldera Way, the north line of Lot 1, Block F of Shadowglen Phase 2, Sections 27A-28B, a subdivision of record in Document No. 202100183 of the Official Records of Travis County, Texas, a distance of **542.46 feet** to a calculated point in the north line of said Lot 1, Block F, being the south line of the 136.342 acre tract;

THENCE crossing the 136.342 acre tract the following five (5) courses and distances:

1. **North 27°45'30" East**, a distance of **157.20 feet** to a calculated point, from which a 1/2 inch rebar with "Chaparral" cap found for an angle point in the north line of the 136.342 acre tract, being the south line of a 123.550 acre tract described in Document No. 2021275494 of the Official Public Records of Travis County, Texas, bears North 15°09'19" East, a distance of 1168.05 feet;
2. **South 62°07'10" East**, a distance of **20.00 feet** to a calculated point;
3. **South 27°45'30" West**, a distance of **137.20 feet** to a calculated point;
4. **South 62°07'10" East**, a distance of **522.50 feet** to a calculated point;
5. **South 27°52'50" West**, a distance of **20.00 feet** to the **POINT OF BEGINNING**, and containing 0.312 acres of land, more or less.

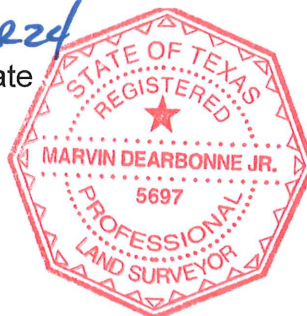
Surveyed on the ground June 2023. Bearing basis: The Texas Coordinate System of 1983 (2011), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: 496-002-EWE



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

21 MAR 2024
Date

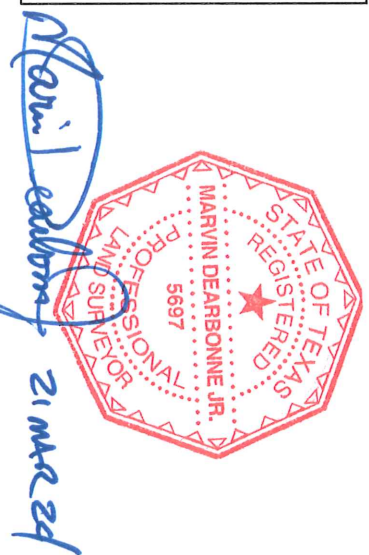


SKETCH TO ACCOMPANY A DESCRIPTION OF 0.312 ACRES (APPROXIMATELY 13,594 SQ. FT.) IN THE SUMNER BACON SURVEY NO. 62, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 136.342 ACRE TRACT CONVEYED TO OKRA LAND INCORPORATED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED SEPTEMBER 20, 2022 AND RECORDED IN DOCUMENT NO. 2022173856 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N63°25'37"W	25.86'
L2	N62°07'10"W	2514.06'
L3	N62°07'10"W	542.46'
L4	N27°45'30"E	157.20'
L5	N15°09'19"E	1168.05'
L6	S62°07'10"E	20.00'
L7	S27°45'30"W	137.20'
L8	S62°07'10"E	522.50'
L9	S27°52'50"W	20.00'

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

DATE OF SURVEY: 06/08/2023
 PLOT DATE: 03/21/2024
 DRAWING NO.: 496-002
 PROJECT NO.: 496-002-EWE
 T.B.P.E.L.S. FIRM NO. 10124500
 DRAWN BY: EMD
 SHEET 1 OF 3



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 486-002-EWE

123.550 ACRES
MONARCH RANCH AT MANOR
(2021275494)

BACON
SUMNER SURVEY NO. 62

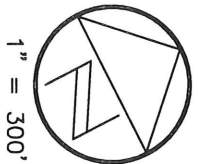
136.342 ACRES
OKRA LAND
INCORPORATED
(2022173856)

APPROXIMATE
CENTERLINE OF
MANOR &
TAYLOR LANE

APPROXIMATE
SURVEY LINE

F.M. 973

GREENBURY
GATES
SURVEY
NO. 63



APPARENT R.O.W. OF MANOR &
TAYLOR LANE

(R.O.W. WIDTH NOT SPECIFIED)
(TRAVIS COUNTY ROAD BOOK,
PRECINCT 1 PAGE 72)

0.896 ACRE
ROY VELASQUEZ
(2004019177)

L2

SHEET 3 OF 3

SHEET 2 OF 3

L1

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

LOT 24, BLOCK T
SHADOWGLEN PHASE 2
SECTION 28
(202100181)

SILENT FALLS WAY
(60' R.O.W. WIDTH)
(202100181)

LOT 1, BLOCK P
SHADOWGLEN PHASE 2
SECTIONS 25-26
(202100182)

LOT 38, BLOCK P
SHADOWGLEN PHASE 2
SECTIONS 25-26
(202100182)

32.950 ACRES
TIMMERMAN
COMMERCIAL
DEVELOPMENTS, LP
(2020230923)

SHEET 2 OF 3

Chapparal



1" = 300'

123.550 ACRES
MONARCH RANCH AT MANOR
(2021275494)

SUMNER BACON
SURVEY NO. 62

136.342 ACRES
OKRA LAND
INCORPORATED
(2022173856)

20' ELECTRIC AND
WATER EASEMENT
0.312 ACRES
APPROX. 13,594 SQ. FT.

LOT 1, BLOCK F
SHADOWGLEN PHASE 2
SECTIONS 27A-27B
(202100183)

CALDERA WAY
(50' R.O.W. WIDTH)
(202100181)

LOT 24, BLOCK T
SHADOWGLEN PHASE 2
SECTION 28
(202100181)

SHEET 3 OF 3
SHEET 2 OF 3

